

ANABELLE ISLAND

Community Development District

SEPTEMBER 16, 2026

AGENDA

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

September 9, 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, September 16, 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 August 19, 2026 Meeting
- IV. Ratification of:
 - A. Variance Agreement for Fence Easement - Lot 104
 - B. Landscape Agreement with Brightview
- V. Staff Reports
 - A. Attorney
 - B. Engineer - Discussion of Underdrain Project
 - C. Manager - Update to Agreement for Amenity Management and Operation & Maintenance On Site Services
 - D. Operations Manager
- VI. Supervisors Requests
- VII. Audience Comments
- VIII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipts Schedule

C. Approval of Check Register

- IX. Ratification of Funding Request No. 34
- X. Ratification of Funding Request No. 35
- XI. Next Scheduled Meeting – October 21, 2026 @ 2:00 p.m.
- XII. Adjournment

THIRD ORDER OF BUSINESS

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

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held on Wednesday, **August 19, 2026**, at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Darren Gowens
Sarah Milner
Marcus Martinez

Chairman
Vice Chairperson
Assistant Secretary

Also present were:

Marilee Giles
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 2:12 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.

Residents raised concerns regarding roadway and infrastructure conditions throughout the community, including raised manhole covers, curbing, uneven pavement and roadway lifts that were creating safety concerns for vehicles, motorcycles and bicycles. Staff explained that several of the roadway lifts were associated with ongoing development and would be addressed as

construction progressed. Drainage improvements along Windsor Lakes Way were also discussed, with staff noting that the proposed underground drainage work currently extends to Granite Falls Lane and that engineering would provide additional information as the project moves forward.

Residents also discussed drainage and standing-water concerns in several areas of the community, including Clayton Falls Cove, Windsor Lakes and surrounding streets. Concerns included missing or inadequate drainage, flooding of driveways and yards, high pond levels and water beneath portions of the asphalt. Staff explained that some pond levels and drainage conditions were related to ongoing construction and dewatering activities and advised residents to continue reporting specific locations so they could be reviewed with the District Engineer. Staff also noted that Dream Finders was evaluating the pond near Clayton Falls and possible lowering of the water level to help alleviate water staging affecting Block Island Parkway and nearby drainage areas.

Additional comments concerned the number of dead or failing trees throughout the development. Residents questioned the landscaping warranty period, particularly where trees had been installed before homeowners took ownership of their properties. Staff explained that the District could only address landscaping within areas covered by the District's landscape contract and noted that the District's contract requires a minimum one-year warranty. Residents were encouraged to pursue builder or developer-related tree concerns with the appropriate responsible party.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the July 15, 2026 Meeting

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

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

FOURTH ORDER OF BUSINESS

Ratification of:

A. Variance Agreement for Fence Easement – Lot 161

Ms. Giles reviewed ratification of a variance agreement for Lot 161 that had previously been approved.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Variance Agreement for Lot 161, was ratified.

B. Work Authorization with United Land Services for Sandridge Entrance Refresh and Irrigation Installation

Ms. Giles reviewed ratification of a work authorization with United Land Services for landscaping and irrigation work at the entrance to Sandridge. Staff explained that the project was associated with restoration following roadway work and included replacement of landscaping, sod and irrigation. Ms. Giles noted that pricing had been revised and coordinated with the District's contractor.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Work Authorization with United Land Services for Sandridge Entrance Refresh and Irrigation Installation, was ratified.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07,
Adopting the Annual Meeting Schedule
for Fiscal Year 2027**

Ms. Giles presented Resolution 2026-07, adopting the annual meeting schedule for Fiscal Year 2027. Staff noted that the District is required to establish and publish its annual meeting schedule. Meetings will continue to be held on the third Wednesday of each month at 2:00 p.m., unless otherwise noted on the schedule. Upon approval, the schedule will be posted to the District's website and published in the local newspaper.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Resolution 2026-07 Adopting the Annual Meeting Schedule for Fiscal Year 2027, was approved.

SIXTH ORDER OF BUSINESS

**Public Hearing Adopting the Budget for
Fiscal Year 2027**

Ms. Giles presented the Fiscal Year 2027 budget. She noted that the Board had previously approved the proposed budget at the May meeting. Although the overall budget increased, developer contributions were included to keep assessments flat for residents. She also noted that the budget included a comparison of Fiscal Year 2026 and Fiscal Year 2027 assessments.

Ms. Giles asked the Board for a motion to open the public hearing.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Opening the Public Hearing, was approved.

There being no public comments, Ms. Giles asked for a motion to close the public hearing.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Ms. Giles presented Resolution 2026-05, relating to the annual appropriations and adopting the Fiscal Year 2027 budget.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Resolution 2026-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027, was approved.

B. Consideration of Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Ms. Giles presented Resolution 2026-06, providing for the imposition of special assessments and certification of the assessment roll for Fiscal Year 2027. Staff explained that the resolution allows the assessments to be placed on the County tax roll and collected through the annual property tax bills.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Budget Deficit Funding Agreement for Fiscal Year 2027

Ms. Giles presented the Budget Deficit Funding Agreement for Fiscal Year 2027. Ms. Moczynski explained that, although the overall budget increased, the increase would not be passed on to individual residential homeowners. The developer will fund the difference for additional

District costs during Fiscal Year 2027. The agreement memorializes the developer's obligation to provide the deficit funding and is similar to the agreement approved for the prior fiscal year.

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

EIGHTH ORDER OF BUSINESS

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**

Ms. Giles reviewed the proposals received for landscape and irrigation maintenance. She explained the scoring process and noted that all proposers were required to be scored, even where pricing exceeded the District's anticipated budget. Following completion and review of the individual scores, the overall rankings were determined as follows: BrightView ranked first with an overall score of 85.66, United Land Services ranked second with 81.32, and VerdeGo ranked third with 74.37.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Ranking of the Landscape and Irrigation Maintenance Proposals with Brightview Ranked First, United Land Services Ranked Second, and Verdego Ranked Third, was approved.

The Board discussed moving forward with the top-ranked proposer and the timing necessary to have the new landscape contract in place for the beginning of the fiscal year. It was noted that the existing agreement with United expires September 30th and that staff would need sufficient time to negotiate and prepare the new agreement with BrightView. The Board also discussed maintaining the second- and third-ranked firms as alternatives should negotiations with BrightView be unsuccessful.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, to Authorize Chair Gowens to Work with District Staff to Negotiate and Execute the Landscape and Irrigation Maintenance Agreement with Brightview, was approved.

The Board discussed the non-renewal of the existing landscape and maintenance agreement with United Land Services.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Non-Renewal of the Existing Landscape and Irrigation Maintenance Agreement with United Land Services, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Moczynski stated she had no specific items to report and reminded the Board that the required ethics training must be completed by the end of the year.

B. Engineer – Discussion of Underdrain Project

Mr. Wieger provided an update on the underdrain project and permitting. Alliance resubmitted information to the District on June 18th, received a Request for Additional Information (RAI) on July 16th, and responded on July 28th. The required fee was paid on July 22nd. The permit remains under review, with several comments still requiring resolution, and no permit has been issued. Mr. Wieger had also not received an update regarding coordination with the County. The anticipated start of construction remained September, subject to receipt of the necessary permit.

Mr. Wieger also provided an update regarding Block Island construction. The inspection team observed flooding in the area and discussed the issue with field crews and Dream Finders. Dream Finders was aware of the concern and was exploring potential solutions but had not yet provided a firm plan or recommendation.

C. Manager – Discussion of Fiscal Year 2027 Goals and Objectives

Ms. Giles presented the Fiscal Year 2027 Goals and Objectives, explaining that Florida law requires special districts to establish annual goals, objectives, performance measures, and standards for reporting. The proposed goals and objectives were recommended by staff and were

generally consistent with those established for the prior year. It was noted that the goals were designed to be reasonably attainable based on the District's current operations, including a goal of holding at least six meetings annually.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Fiscal Year 2027 Goals and Objectives, was approved.

D. Operations Manager

Mr. Soriano reported that the Landscape and Irrigation Maintenance RFP was the primary focus during the previous month. He then provided an update regarding flooding near Windsor Lake. Residents had contacted staff regarding elevated water levels affecting two ponds in the area. Staff investigated and determined that several beaver dams were located on adjacent property owned by American Homes for Rent. The flooding was primarily contained to that property but was beginning to impact the District's property and nearby homeowners.

Staff had previously attempted to remove portions of the dams, but the beavers returned and rebuilt them. Because the dams are located on private property, District staff cannot enter the property to perform additional work. It was noted that American Homes for Rent had also inspected the area and attempted to address the dams.

The Board discussed future construction in the area and the potential for the flooding to affect the District's upcoming work. It was noted that the adjacent property had recently transferred to Century Communities. Staff will attempt to contact Century Communities and coordinate with Dream Finders to make them aware of the beaver activity and drainage concerns as development proceeds.

Amendment to the Agenda – Lot 270 Encroachment Petition

The Board amended the agenda to add consideration of a petition from the owners of Lot 270 regarding a proposed fence encroachment. The motion to amend the agenda was approved.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, to Amend the Agenda to Add Lot 270 Encroachment Petition, was approved.

The property owners explained that they were requesting permission to install a six-foot panel vinyl fence in connection with a proposed pool. The requested fence location would extend into a drainage easement containing a large drainage pipe. The owners stated they were willing to enter into an agreement accepting responsibility for installation, removal, repair and maintenance of the fence and allowing the District access when necessary.

Mr. Wieger expressed concern with allowing the fence within the drainage easement due to the size and depth of the drainage pipe and the need to maintain sufficient access for future inspection, maintenance or repairs. Ms. Moczynski agreed that adequate access must be preserved for the District and other governmental entities with rights to the easement. The Board also discussed the potential precedent of granting an exception when other properties surrounding the pond contain similar easements.

Following discussion, the Board determined that the fence should not be permitted within the side drainage easement. The Board clarified that the previously approved arrangement for the rear portion of the property could remain subject to execution of the appropriate agreement.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Board Disapproved the Lot 270 Petition to Allow the Fence within the Drainage Easement, While Maintaining the Requirement that the Property Owners Enter into an Agreement Regarding the Fence along the Rear of the Property, was approved.

TENTH ORDER OF BUSINESS

Supervisors Requests

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

ELEVENTH ORDER OF BUSINESS

Audience Comments

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

Audience comments continued with discussion regarding trees located within District and conservation easement areas. Staff explained that residents with concerns about potentially hazardous or damaged trees should contact management so the specific tree can be inspected and documented. It was noted that healthy trees within conservation areas are generally expected to remain in their natural condition; however, trees determined to present an actual safety concern

may be evaluated for appropriate action. Staff also clarified that photographs are taken during inspections to document conditions and protect both the District and residents.

A resident raised concerns regarding construction traffic associated with nearby development, including potential damage to District-maintained roadways. The resident requested that the District explore whether construction vehicles could be restricted from using community roads and directed to another access point. Staff advised that the District could investigate whether construction vehicles are violating any applicable requirements and address matters within the District's authority but could not provide advice regarding individual homeowners or private property matters. Additional discussion followed regarding prior roadway damage from construction vehicles and the importance of documenting and reporting concerns so they can be addressed with the appropriate parties.

Additional comments were made regarding required tree types within the community, including concerns that certain trees originally represented or required during development had not been installed. Staff explained that matters involving approved development plans and required landscaping may fall under Clay County's permitting and inspection authority. Residents were encouraged to submit concerns to the County when appropriate. Staff agreed to post relevant contact information on the Anabelle Island community page so residents would know where to direct those concerns.

TWELFTH 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 balance sheet and income statement as of July 31, 2026, and the assessment receipt schedule reflecting 100% collections. The Board also reviewed the check register in the amount of \$10,904.71.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Check Register Totaling \$10,904.71, was approved.

THIRTEENTH ORDER OF BUSINESS

Ratification of Funding Request No. 33

Ms. Giles reviewed Funding Request No. 33 in the amount of \$33,332.44, representing the developer contribution.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, Funding Request No. 33 in the Amount of \$33,332.44, was ratified.
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FOURTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Wednesday
September 16, 2026 @ 2:00 p.m.**

Ms. Giles stated the next meeting is scheduled for September 16, 2026, at 2:00 at the same location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the meeting was adjourned.
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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.: 39-05-25-010097-011-04

**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 22 day of August 2026, by and among Christopher Hooke and Meghan Hooke, husband and wife ("**Owner**"), residing at 2338 Dallas Creek Ln, 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 104, according to the plat ("**Plat**") titled *Anabelle Island Phases 1A and 1B*, recorded in Plat Book 68, Page(s) 1-18, in the Public Records of Clay County, Florida ("**Property**"); and

WHEREAS, Owner desires to erect certain improvements described and limited to a fence ("**Improvement**") within a District drainage easement ("**Easement**") located on Lot 104 ("**Easement Area**"), as shown on the Plat and the plans attached hereto as **Exhibit A**; and

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

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

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

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **Easement for Improvement Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvement limited to that which is described herein and no other, on the Easement Area in conformance with the plans attached hereto as **Exhibit A**.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

- a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.
- b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

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

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

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

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

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

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

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

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

Witnesses:

CHRISTOPHER HOOKE

By: Caleb WilkesBy: [Signature]Caleb WilkesName: Christopher Hooke

Print Name

Title: Owner2881 Monroe Lakes terrace

Address

By: Glori N. Hooke

MEGHAN HOOKE

Glori N. HookeBy: [Signature]

Print Name

Name: Meghan Hooke220 Audubon Place, St Johns
Address FLTitle: OwnerSTATE OF FLORIDA)
COUNTY OF Duval)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of August, 2026, by Christopher Hooke and Megan Hooke. The person ☒ is personally known to me or ☐ produced _____ as identification.

Tracy Wilkes
NOTARY PUBLIC
TRACY WILKES
Commission # HH 418920
Expires July 9, 2027

(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: SG Gilbert

Print Name

10475 Fortune Pkwy Box #2256
Address

By: Bajae W. Woodruff

Print Name

10475 Fortune Pkwy Suite 100
Address

ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT

By: Darren Gowers

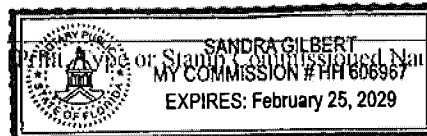
Chair/Vice Chair, Board of Supervisors

STATE OF FLORIDA)
COUNTY OF Duval)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of August, 2026, by Darren Gowers, 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.

Sandra Gilbert

NOTARY PUBLIC

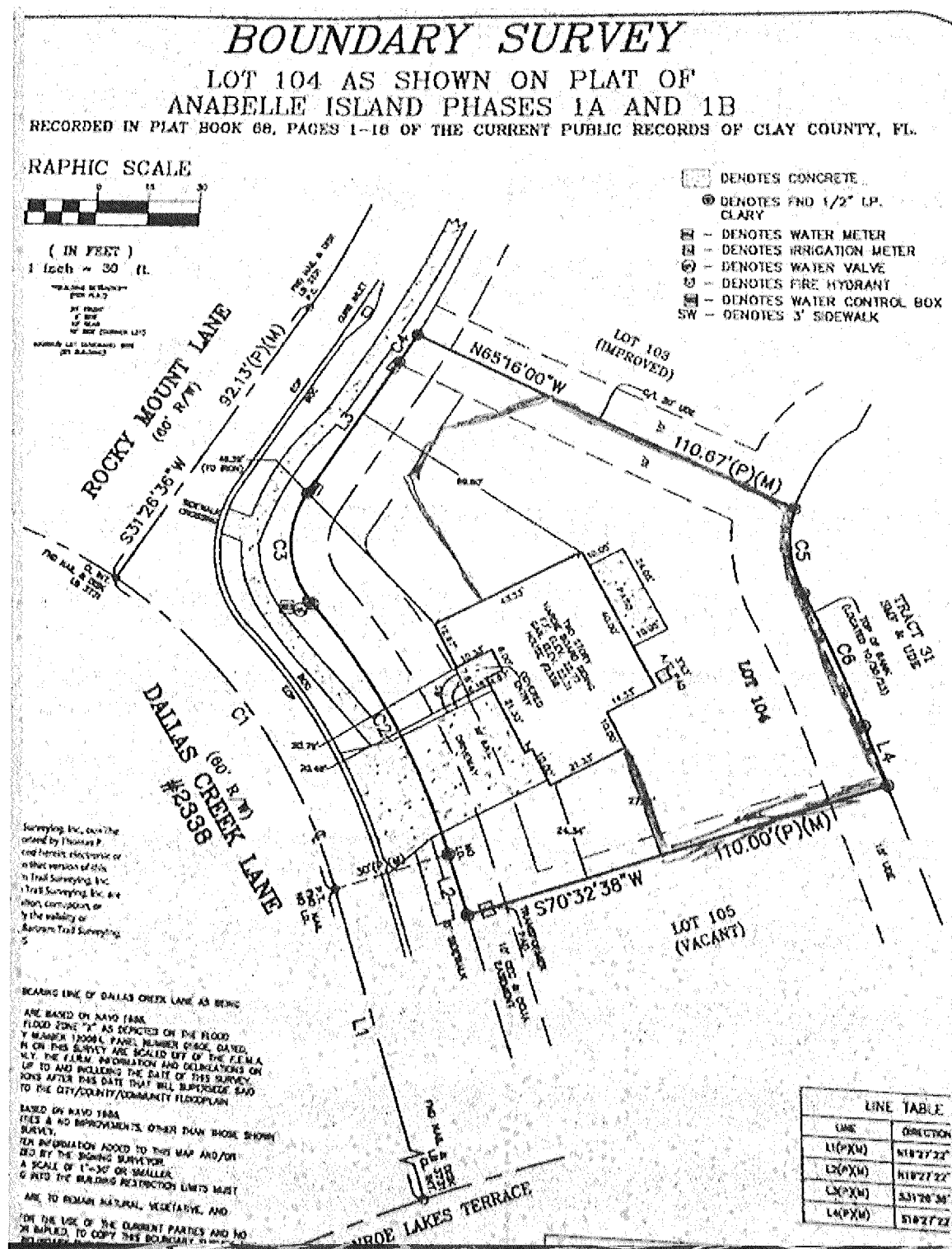


(Signature of Notary Public)

[END OF SIGNATURE PAGES]

Exhibit A: Plans

Exhibit A Plans



B.

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT**

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

Anabelle Island Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, with a mailing address of c/o Governmental Management Services North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

Brightview Landscape Services, Inc., a Florida corporation, whose address is 11530 Davis Creek Court, Jacksonville, Florida 32256 (“**Contractor**,” and collectively with the District, the “**Parties**”).

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

WHEREAS, the District requires an independent contractor to provide certain landscape and irrigation maintenance services to certain lands within and without the District boundaries; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a “Project Manual” and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, the Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which the Parties have agreed upon:

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

2 SCOPE OF SERVICES.

A. The Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit E (“Work”)**. The Contractor shall provide no fewer than the number of landscape maintenance staff, including but not limited to laborers, supervisors, and technical personnel, as specified in **Exhibit A**.

- B. The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit E** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **Exhibit B**.
- C. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work.
- D. The Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, the Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. MANNER OF CONTRACTOR'S PERFORMANCE.

- A. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **Exhibit C**. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. Contractor acknowledges that it is responsible for continuously monitoring the health and appearance of the landscaping assets located within the Property, and for notifying the District if additional services are needed to maintain same.
- B. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled Work during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).
- C. The Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, structures or curbing, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of District and at Contractor's sole cost and expense.

- D. The Contractor shall maintain at all times strict discipline among its employees and shall not employ for performance of Work contemplated under this Agreement any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No solicitation of any kind is permitted on District property.

4 MONITORING OF SERVICES.

- A. The District shall designate in writing one or more persons to act as the District's representatives with respect to the Work to be performed under this Agreement ("**District Representatives**"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's Work. This authority shall include but not be limited to verification of correct timing of Work to be performed, methods of pruning, pest control and disease control. The District hereby designates its **District Manager and Field Manager**, or their designees, to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). In the event the District Manager and Amenity Manager provide differing direction, the Contractor shall not take direction from either District Representative and immediately contact the Chairperson of the Board of Supervisors and District Counsel to resolve the conflict. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.
- B. The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, Contractor agrees to meet District Representatives no less than one (1) time per month to inspect the entirety of the property and discuss conditions, schedules, and items of concern regarding this Agreement and shall include a landscape report monthly for Board of Supervisors review, which shall be presented at least eight (8) days before the monthly Board meeting.
- C. If the District Representatives identify any deficient areas, the District Representatives shall notify Contractor whether through a written report or otherwise. Contractor shall then, within the time period specified by the District Representatives or if no time is specified then within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified, then within three (3) days and prior to submitting any invoices. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity to: (i) fine Contractor

One Hundred Dollars (\$100) per day through a reduction in compensation; (ii) withhold some or all of Contractor's payments under this Agreement; and (iii) contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly performed by Contractor, and it is Contractor's responsibility to perform the Work in accordance with this Agreement.

- i. Notwithstanding the foregoing, the District Representatives shall monitor and rate the Contractor's performance in accordance with the requirements set out herein and in the Scope of Services, and shall report the results of such monitoring to the Contractor and the District's Board of Supervisors. In monitoring the Contractor's performance, the District Representatives are anticipated to record Contractor's performance on a form substantially similar to the Landscape Evaluation Scorecard attached hereto as part of **Exhibit D**. If at any time the Contractor's performance rating drops below 80%, and such deficiency persists for thirty (30) calendar days or longer, Contractor's compensation shall be automatically reduced by the difference between 80% and the Contractor's performance rating (i.e. if Contractor's performance rating is 70% and is not corrected to at least 80% within 30 calendar days, Contractor's compensation shall be reduced by 10% for the month at issue and until the target score of 80% is reached). This shall not be construed to limit the District's remedies hereunder or in law or equity for deficient service.

- D. Any oversight by the District Representative of the Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by the Contractor, and it is the Contractor's responsibility to perform the Work in accordance with this Agreement. Moreover, nothing in this section 4 shall be construed to authorize the Contractor to perform additional work or services at the sole direction of the District Representatives, and all additional work or services and related compensation shall be governed by section 7.C. of this Agreement.

5 SUBCONTRACTORS. Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6 EFFECTIVE DATE. This Agreement shall be binding and effective as of the date that this Agreement is signed by the last of the Parties hereto and shall remain in effect as set forth in section 7, unless terminated in accordance with the provisions of this Agreement.

7. COMPENSATION; TERM.

- A. **Term.** The initial term of this Agreement shall begin on October 1, 2026, and continue through September 30, 2027 ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for four (4) additional times on an annual basis each

October 1, in the District's sole discretion and at the amounts set forth in **Exhibit B**. Notwithstanding anything to the contrary herein, the District's obligation to pay under this Agreement are contingent upon an annual appropriation by the District's Board of Supervisors and the levy of a valid operations and maintenance special assessment. In the event that such annual appropriation is not made, this Agreement shall be terminated with no further obligations of the Contractor.

- B. Compensation.** Compensation for the Work shall be in the total amount of **One Hundred Thousand Eight Hundred Twenty-Four Dollars and Zero Cents (\$100,824.00)** per year, in monthly installments of **Eight Thousand Four Hundred Two Dollars and Zero Cents (\$8,402.00)** ("Compensation") for the Initial Term, as more specifically described in **Exhibit B**. Such Compensation covers the items specified in each respective part of Contractor's Bid Form attached hereto. All additional work or services and related compensation shall be governed by section 7.C. of this Agreement.
- C. Additional Work.** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"), in substantially the form attached hereto as **Exhibit F**. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **Exhibit B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- D. Payments by the District.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall be for services actually rendered in the preceding month and shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- E. Payments by the Contractor.** Subject to the terms herein, the Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, the Contractor will provide proof of such payment. The Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, the District may at any time make payments due to the

Contractor directly or by joint check, to any person or entity for obligations incurred by the Contractor in connection with the performance of Work, unless the Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due the Contractor in the same manner as if such payment had been made directly to the Contractor. The provisions of this Section are intended solely for the benefit of the District and will not extend to the benefit of any third persons, or obligate the District or its sureties in any way to any third party. Subject to the terms of this Section, the Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that the Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. The Contractor waives any right to file mechanic's and construction liens.

- F. No Escalation.** Contractor shall not demand or be entitled to additional compensation on the basis of escalation in fuel, materials, utilities, labor or other expenses.

8 INSURANCE.

- A.** At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
- i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
 - ii. COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. AUTOMOBILE LIABILITY:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. UMBRELLA LIABILITY:** With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Agreement.
 - v. CONTRACTORS POLLUTION LIABILITY.** With limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.

- B. The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds on all above listed policies except Workers' Compensation and Employer's Liability Coverage. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, The District may deduct such amount from any payment due Contractor. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
- D. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- E. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- F. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- G. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

9. INDEMNIFICATION.

- A. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities,

damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the Indemnitees, jointly or individually.
- C. 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 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.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, 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.

11. WARRANTY AND COVENANT.

- A. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. The Contractor further warrants to the District those warranties which the Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). The Contractor shall replace or repair warranted items to the District's satisfaction and

in the District's discretion. Neither final acceptance of the Work, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve the Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, the Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. The Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. The Contractor shall be responsible for maintaining and warranting all plant material maintained by the Contractor as of the first date of the Work.

- B.** The Contractor hereby covenants to the District that it shall perform the Work:
 - ii.** using its best skill and judgment and in accordance with generally accepted professional standards; and
 - iii.** in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform.
- C.** The Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12 ENVIRONMENTAL ACTIVITIES. Contractor agrees it is licensed, capable and shall use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, Contractor shall immediately notify the District of any chemical or fuel spills. Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. ACCEPTANCE OF THE LANDSCAPE MAINTENANCE AREA. By executing this Agreement, Contractor agrees that Contractor was able to inspect the Property prior to the time of submission of the bid, and that Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation infrastructure, in its current condition, and on an "as is" basis. Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of Contractor, except that Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism unless the same was in the Contractor's control. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

14 NO ESCALATION CLAUSE. Contractor shall not demand or be entitled to additional compensation on the basis of escalation in fuel, materials, utilities, labor or other expenses.

15 TAX-EXEMPT DIRECT PURCHASES. The Parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- A. The District may elect to purchase any or all materials directly from a supplier identified by the Contractor.
- B. Contractor shall furnish detailed Purchase Order Requisition Forms (“**Requisitions**” or “**Requisition**”) for all materials to be directly purchased by the District.
- C. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- D. The purchase order issued by the District shall include the District’s consumer certificate of exemption number issued for Florida sales and use tax purposes.
- E. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. Contractor’s possession of the materials will constitute a bailment. Contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
- F. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District’s issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
- G. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.
- H. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

16 COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

17. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

18. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

19. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

20. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause or upon any revocation by the District of their acknowledgment and consent to this Agreement by providing written notice of termination to Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any such termination shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement, Contractor shall be entitled to payment for all Work rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets available against Contractor, as Contractor's sole means of recovery hereunder.

21. PERMITS AND LICENSES. All permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor at its sole cost and expense and maintained for the term of this Agreement. This shall include, but not be limited to, any permits required by Florida Department of Transportation, Clay County, or other regulatory agency.

22. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment of this Agreement without such prior written approval shall be void.

23. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent Contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this

Agreement.

24 HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

25 AGREEMENT. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent of any inconsistency between this document, and the exhibits attached hereto, this Agreement shall control.

26 ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

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

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

29 NOTICES. Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Anabelle Island Community Development District
c/o Governmental Management Services North Florida
475 West Town Place, Suite 114
St. Augustine, FL 32902
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Ave.
Tallahassee, FL 32301
Attn: District Counsel, Anabelle Island CDD

B. If to Contractor: Brightview Landscape Services, Inc.
1153 Davis Creek Court
Jacksonville, FL 32256
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States

government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

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

31. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Clay County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT GOVERNMENTAL MANAGEMENT SERVICES NORTH FLORIDA, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092; 904-940-5850, OR MGILES@GMSNF.COM.

33. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of

this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

34. ARM'S LENGTH TRANSACTION. 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 any doubtful language will not be interpreted or construed against any Party.

35. PUBLIC ENTITY CRIMES. The Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

36. FOREIGN INFLUENCE. The Contractor understands that under Section 286.101, *Florida Statutes*, that the Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

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

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

39. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Agreement.

40. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*.

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below and effective as of the date first written above.

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

By: Darren Gowens
☐ Chairperson
☐ Vice Chairperson
Date: 2026-09-03

BRIGHTVIEW LANDSCAPE SERVICES, INC.

By: _____
Its: _____
Date: _____

- Exhibit A: Scope of Services**
- Exhibit B: Proposal Pricing**
- Exhibit C: Forms**
- Exhibit D: Landscape Evaluation Scorecard**
- Exhibit E: Maintenance Map**
- Exhibit F: Form of Additional Services Order**

EXHIBIT A SCOPE OF SERVICES

General Requirements:

The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for Armstrong CDD.

Reporting:

Contractor will assist in developing detailed service maps for cuts and irrigation. The Contractor will notify Owner/District representative when a service will be performed. This will be accompanied by an outlined monthly report submitted to the Owner.

- a) **Monthly Property Inspection:** Once per month a senior representative from the Contractor shall accompany the On-site Manager or designee for a windshield inspection of the property. The schedule for these inspections will be agreed to by both parties via email and text. Upon completion of the inspection the Contractor is required to provide a writeup of the inspection and provide details of any deficiencies noted with a timeline to remedy all repairs or issues with 72 hours.
- b) **Irrigation Reporting:** monthly inspection of the irrigation system is complete as defined here after, the Contractor must provide a detailed report of any issues noted and a list of all repairs made during the inspection. This report outlining all zone inspections shall be provided via email to the On-site Manager or designee upon completion for review. **The Contractor is always encouraged to provide a list of recommendations to the district for improving the irrigation system to conserve water for consideration.**
- c) **Attendance Requirements for CDD Board Meetings:** Upon request of the district, the Contractor shall attend any regularly scheduled board meeting. During this meeting the Contractor will be required to provide a detailed presentation to address any issues as directed by the On-site Manager or designee or to provide a general status update of the properties condition. This report will be presented before the board and residents.
- d) **Newsletter:** Contractor should work with the on-site management to provide a newsletter to neighborhood residents concerning local and seasonal suggestions for residential lots and their landscaping, fertilization, irrigation, etc...

Schedule of Service:

The Contractor will be on site weekly to complete the scope of work. Contractor will endeavor to schedule all work to be completed by Friday of each week. Contractor shall be on site as required year-round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand company vehicles shall not be parked in any area that may block traffic. Contractor service vehicles must be indicated by company logo, licensed, and tagged. All company personnel shall be in company uniforms.

Mowing:

The Contractor shall mow within the contract areas as described below (and also shown on maintenance map):

- **St Augustine and Bahia areas:** 1 time per week through Monday and Friday during the growing season and twice a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall be defined to include

the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. **(For a total of 41 cuts)**

Edging and String Trimming:

All hardscape will be edged each mowing cycle. Beds and tree rings will be edged twice monthly during the growing season, and as needed during the cool season. Care shall be taken not to damage fence posts, signs, up lights, light poles or discharging of clippings into lakes or other bodies of water. Contractor shall be responsible for repairs to all stucco surfaces in the event of damage by trimmers, mowers, and weed eaters.

- a) Edging Requirements: The Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, buildings to maintain shape and configuration. Edging equipment will include manufacturer's guards to deflect hazardous debris. All grass runners will be removed after edging to keep mulch areas and walkways free of weeds and encroaching grass. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.
- b) The Contractor shall notify the district of any areas considered inaccessible to mowing machinery and once approved, these areas will be maintained with string trimmers or chemical means, as environmental conditions permit.
- c) Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- d) The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations.**
- e) Care should be taken not to damage fence posts, light poles or other structural items or fixtures

Trimming/Palm Pruning:

Shrubs, vines, and ornamental trees shall be pruned to maintain their desired natural shape and to maintain appropriate distances between pedestrians and vehicle areas. Trees shall be pruned when dormant, or as recommended by the University of Florida agriculture standards. Medjool Palms shall be trimmed twice yearly. Palm trees around the pool deck shall be trimmed as needed to prevent seed pods from dropping into the pool and onto the deck.

- Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
- Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
- Areas in the median shall be clear of vegetation or obstruction to a height of 8 feet.
- All ornamental grasses, and hedges within sight lines will be cut back two (2) per year, once in the spring, no later than May 15, and once in the month of August. Additional spot trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager.

Pruning shall include removal of all dead wood and up limbing of multi-stem trees wherever irrigation is blocked. Bike paths and walking trails shall be kept clear of overhanging vegetation. Crape Myrtle pruning shall take place in March, or as recommended by the University of Florida agriculture standards and shall include removal of dead wood and sucker growth, cross branching and tip pruned. Crape Myrtles are not to be heavily cut back unless directed by Community/Operations Manager. Additional spot trimming may

be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager

Weeding of Landscape Beds:

Plant beds, natural areas and hardscape shall be kept free of noxious weed growth by utilizing chemical and/or mechanical means. Post and Pre-emergent herbicides shall be used. Care shall be exercised not to damage plants or turf areas. Any herbicide over spray causing damage shall be repaired at Contractor's expense.

Blowing:

All hardscape areas will be blown clean following all maintenance operations. Care will be taken not to blow debris into storm drains and pool areas. Curbs and storm gutters will be kept free of dirt, silt, and other debris.

Turf, Shrub, and Tree Pest Control:

All turf areas will be inspected weekly and spot treated as needed to maintain a healthy appearance. The Contractor shall establish a grass and plant pesticide spray/granular program to provide the application of pesticides as needed to control mole crickets, chinch bugs, and other grass and plant pest as well as plant and grass fungus. All recreational areas shall be treated for fire ants ,whether sprayed or granular as needed. All roadside areas should be treated for fire ants locally to prevent large mounds from appearing in site. When possible, low application rates will be utilized to help reduce environmental stress. All chemicals and pesticides shall be purchased and obtained as to the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. Any applications at the amenity center sports fields require prior approval from the On-Site Community/Operations Manager.

Amenity Center and Pool Deck Areas:

Fire ant control will be done using Top Choice granular fire ant bait. Broadcast application will be done in March. Spot treatments will be done as needed to control mound outbreaks.

Seasonal Color:

Annuals shall be changed out at a minimum of 4 cycles annually with additional change outs to be done as needed at Contractor expense to ensure constant color. Color, species, and bed design shall be approved by the Manager prior to installation. Additional soil amendments, fungicides and insect applications will be performed as needed to maintain vigorous growth and color. (See Map for Locations)

Annual Contracted replacements:

Contractor will work with in-site management to install/replace up to a designated amount of 1 gallon and 3-gallon perineal plants at Amenity Center and high Visibility areas of the district

Mulching:

Contractor will mulch/pine straw twice per year, in November and May. The mulch/straw will be installed at a depth of at least three (3) inches and shall match the existing mulch. Mulch/pine straw will be distributed evenly and not piled around plants and tree trunks.

Irrigation Inspection and Repair Guidelines:

Monthly inspections (12 inspections/per yr.) to all controllers and the full irrigation system including battery controllers will be performed by the Contractor and shall include:

- All sprinkler heads checked for proper operation and coverage. Minimize overspray onto roadways and pedestrian areas when possible.
- Inspect all valve boxes for broken or missing lids, replacing as needed

- . Relocation or adjustment of heads to accommodate plant growth as needed
- Adjust as needed the controller to provide proper application of supplemental water while following the required SJRWMD guidelines.
- Adjust watering schedules to correspond with seasonal color installation, fertilization applications and pest control operations.
- Adjust watering schedules as required by association manager as needed to accommodate special events and sports activities.
- Watering schedules will be adjusted as needed based on seasonal rainfall amounts.
- A written report outlining all zone inspections shall be provided to the property manager upon completion of the inspection.
- Contractor must provide an on call 24-hour emergency service person that is familiar with the system.
- Contractor will maintain testing and certification records on all backflows connected to the system.
- Contractor is responsible for all system parts and labor on supply lines of 2" and smaller, including any battery-operated valves and timers, and or small wiring between devices to allow for proper equipment operation. Any repairs needed that is not included in this scope of service, including vandalism and damage due to vehicles will be proposed and approved by the District representative and billed separately.
- Contractor will certified/licensed inspection to any backflow devices required as part of the irrigation system. Any and all reports will be submitted to the proper agency annually or as required
- Contractor is to provide quarterly pump and well service through a licensed well contractor that is NOT the irrigation contractor. Licensed well contractor is to be approved by the On-Site Community Operations Manager and a full report will be provided to this manager.

The annual inspection contract amount shall include all of the following repairs as needed, and pre-approved in an amount of up to \$500.00 With notification of amount and detail to the on-site management, Any and all repairs above this amount will need to be approved before hand with the on-site management through the board. During repairs the Contractor is required to clearly mark the area with lawn flags indicating that a particular section of landscape is "under repair". These flags and/or safety cones will communicate to the residents that the issue has been identified and is currently under repair. All flags and/or cones must be clearly visible at night for vehicles and the residents. All irrigation repairs shall be concluded within 24 hours of notification unless otherwise approved by the Amenity General Manager or designee.

- Lateral Line Repairs
- Valve repair and replacement as required
- Solenoid Replacement
- Head replacement, raising and adjusting as needed
- Wire splices, locating cut wires as needed.
- Valve Box Replacement as needed.
- Decoder repair and replacement as needed
- Battery replacement in all controllers as needed to maintain memory functions

Other than major repair needing time-sensitive approvals, **any** damage to the landscape due to an irrigation related issue, be it over or under watering, shall be repaired or replace at the landscape Contractor's expense. There shall be no extra costs for special service calls for repairing, adjusting or maintaining the irrigation system unless the damage is due to vandalism or power surges. All irrigation repairs shall be completed within 24 hours of notification.

Debris and Trash Removal:

- a) Policing of grounds will on each visit/day per week of service. Prior to each daily mowing operation, the Contractor is responsible for pick up all trash to include bottles, cans, bags, fallen limbs and palm fronds, dead plants, and other debris on the property areas (i.e., grass areas, monument beds, pond banks, roundabouts, near or adjacent to amenity centers, medians, etc.) including signs (i.e., for sale, etc.) displayed in rights-of-way and common areas unless otherwise directed by the Amenity General Manager or designee or staff.
- b) Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the district.
- c) Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common property. This includes but is not limited to realtor, yard sale, and for rent signage. A monthly trash pick up shall be done in all areas abutting common property. This includes any wood lines adjacent to a common parcel.
- d) Natural Areas defined as visible areas (within 5' of existing bed lines) of natural vegetation, also as designated on the site map, shall be kept free of dead branches or unsightly weeds and vines that detract from the appearance of the landscape. Particular attention will be given to invasive grape vines through manual and/or chemical means. These areas should be inspected and maintained during each mowing schedule.

Fertilization and Weed Control of Turf Areas:

All St. Augustine lawn areas shall be fertilized with granular slow-release fertilizers using the following minimum schedules. Turf shall be maintained at a lush healthy state unless otherwise dormant. Program shall provide a lawn, which is evenly green and thick and one that does not promote surge growth or burning. Contractor is responsible for replacement of grass that is damaged due to lack of maintenance. Fertilizers shall be sulfur coated. One pound of total nitrogen shall be applied per 1000 per application. Nitrogen will be in slow-release form. Weed control in turf areas shall be done as needed to maintain a healthy weed free appearance. Pre-emergent herbicides shall be applied in the spring and fall. PH/Fertility testing will be done prior to the spring fertilization to determine nutritional requirements and adjustments needed. Contractor shall submit test results to the Manager.

Fertilization of Shrubs and Trees and Annuals:

Shrubs and trees shall be fertilized twice yearly with a balanced slow-release nitrogen source. Additional micronutrients and added manganese will be applied to palms and magnolias. Plants needing fertilizers and/or minor elements shall be treated as necessary. Applications will be made in March and November. Palms shall be fertilized with palm fertilizer four (4) times per year and treated with fungicide every 90 days. Seasonal annuals will be fertilized on 30-day cycles utilizing water soluble nitrogen.

Playground Areas:

- All playground mulch will be raked out and redistributed monthly to fill holes and voids.
- Each playground will receive a fresh application of Certified Playground Mulch once annually at the discretion of the Manager.
- All playground areas will be weeded a minimum of once monthly.

Storm Damage and Clean Up:

The contractor shall not be responsible for cleaning after or removing the debris or results of damage caused by major flooding or hurricanes as part of this agreement. (Except for normal removal of palm fronds and

miscellaneous tree, or shrub debris from storms.) Any and all services not completed due to storm will be credited toward “storm clean up” charges as directed by this contract. Any and all services above and beyond typical weekly/monthly charges due after the credit is applied should be noted on an itemized invoice stating exact service and charges

Quality Control Inspections:

A qualified representative from the Contractor’s firm shall accompany the Manager on quality inspections at a minimum of once monthly. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection. A mandatory written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall include fertilization and pest control schedules as well as special projects needing attention.

Non-Complete:

Contractor will endeavor to complete all services as defined in this scope. Any and all items not completed due to weather, contractor issues, or district requests shall be approved through the operations management team and itemized services will be credited toward another service in this contract. The District management team and contractor will work together in good faith to finalize any and all credited services for the benefit of the neighborhood aesthetics and financial standing.

General Notes:

Traffic control through all work zones under this contract shall comply with the most current State of Florida Department of Transportation ‘Roadway and Traffic Design Standards’ available at:

Florida Department of Transportation

Maps and Publication Sales

Mail Station 12

605 Suwannee Street

Tallahassee, FL 32399-0450

Phone: (850) 414-4050

Fax: (850) 414-4915

www11.myflorida.com/rddesign/publications/pub.htm

Licensure:

Contractor must have and maintain the appropriate licensure for business operation within the appropriate counties. This includes irrigation licensing, pest control business license and applicable business license. Prior to using any subcontractors, the association must first approve said subcontractors. All subcontractors are required to be licensed, insured and provide that documentation. Any intentions to utilize subcontractors to complete any portion of this RFP should be outlined and disclosed with the proposal.

EXHIBIT B PROPOSAL PRICING



PROPOSAL FORM PART IV – PRICING

October 1, 2026 thru September 30, 2027

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	<u>\$33,300.00</u>
2. Pruning (Shrubs and Trees)	<u>\$2,760.00</u>
3. Palm Pruning	<u>\$444.00</u>
4. Cleaning litter, bogus signs	<u>\$3,180.00</u>
5. Pesticide/Fertilization Application	<u>\$9,096.00</u>
6. Irrigation Inspections and Repairs	<u>\$6,168.00</u>
7. Mulch Installation	<u>\$31,140.00</u> (250cy x 2)
8. Annual Flower Rotation	<u>\$2,232.00</u> (180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	<u>\$12,504.00</u> (200cy yearly)
Total Proposal Price (Items 1-9)	<u>\$100,824.00</u>

Proposal Summary By Month (Reflect seasonal variations by month)

October	\$8,402.00
November	\$8,402.00
December	\$8,402.00
January	\$8,402.00
February	\$8,402.00
March	\$8,402.00
April	\$8,402.00
May	\$8,402.00
June	\$8,402.00
July	\$8,402.00
August	\$8,402.00
September	\$8,402.00



PROPOSAL PRICING

October 1, 2027 through September 30, 2028

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf	<u>\$33,300.00</u>
2. Pruning (Shrubs and Trees)	<u>\$2,760.00</u>
3. Palm Pruning	<u>\$444.00</u>
4. Cleaning litter, bogus signs	<u>\$3,180.00</u>
5. Pesticide/Fertilization Application	<u>\$9,096.00</u>
6. Irrigation Inspections and Repairs	<u>\$6,168.00</u>
7. Mulch Installation	<u>\$31,140.00</u> (250cy x 2)
8. Annual Flower Rotation	<u>\$2,232.00</u> (180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	<u>\$12,504.00</u> (200cy yearly)

Total Proposal Price (Items 1-9) \$100,824.00

Proposal Summary By Month (Reflect seasonal variations by month)

October	\$8,402.00
November	\$8,402.00
December	\$8,402.00
January	\$8,402.00
February	\$8,402.00
March	\$8,402.00
April	\$8,402.00
May	\$8,402.00
June	\$8,402.00
July	\$8,402.00
August	\$8,402.00
September	\$8,402.00



PROPOSAL PRICING

October 1, 2028 through September 31, 2029

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	<u>\$33,960.00</u>
2. Pruning (Shrubs and Trees)	<u>\$2,820.00</u>
3. Palm Pruning	<u>\$456.00</u>
4. Cleaning litter, bogus signs	<u>\$3,240.00</u>
5. Pesticide/Fertilization Application	<u>\$9,276.00</u>
6. Irrigation Inspections and Repairs	<u>\$6,288.00</u>
7. Mulch Installation	<u>\$31,764.00</u> (250cy x 2)
8. Annual Flower Rotation	<u>\$2,280.00</u> (180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	<u>\$12,756.00</u> (200cy yearly)

Total Proposal Price (Items 1-9) \$102,840.00

Proposal Summary By Month (Reflect seasonal variations by month)

October	\$8,570.00
November	\$8,570.00
December	\$8,570.00
January	\$8,570.00
February	\$8,570.00
March	\$8,570.00
April	\$8,570.00
May	\$8,570.00
June	\$8,570.00
July	\$8,570.00
August	\$8,570.00
September	\$8,570.00



PROPOSAL PRICING

October 1, 2029 through September 30, 2030

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	<u>\$34,644.00</u>	
2. Pruning (Shrubs and Trees)	<u>\$2,880.00</u>	
3. Palm Pruning	<u>\$468.00</u>	
4. Cleaning litter, bogus signs	<u>\$3,300.00</u>	
5. Pesticide/Fertilization Application	<u>\$9,456.00</u>	
6. Irrigation Inspections and Repairs	<u>\$6,408.00</u>	
7. Mulch Installation	<u>\$32,400.00</u>	(250cy x 2)
8. Annual Flower Rotation	<u>\$2,328.00</u>	(180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	<u>\$13,008.00</u>	(200cy yearly)
Total Proposal Price (Items 1-9)	<u>\$104,892.00</u>	

Proposal Summary By Month (Reflect seasonal variations by month)

October	\$8,741.00
November	\$8,741.00
December	\$8,741.00
January	\$8,741.00
February	\$8,741.00
March	\$8,741.00
April	\$8,741.00
May	\$8,741.00
June	\$8,741.00
July	\$8,741.00
August	\$8,741.00
September	\$8,741.00



PROPOSAL PRICING

October 1, 2030 through September
30, 2031

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	<u>\$35,340.00</u>
2. Pruning (Shrubs and Trees)	<u>\$2,940.00</u>
3. Palm Pruning	<u>\$480.00</u>
4. Cleaning litter, bogus signs	<u>\$3,372.00</u>
5. Pesticide/Fertilization Application	<u>\$9,648.00</u>
6. Irrigation Inspections and Repairs	<u>\$6,540.00</u>
7. Mulch Installation	<u>\$33,048.00</u> (250cy x 2)
8. Annual Flower Rotation	<u>\$2,376.00</u> (180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	<u>\$13,272.00</u> (200cy yearly)
Total Proposal Price (Items 1-9)	<u>\$107,016.00</u>

Proposal Summary By Month (Reflect seasonal variations by month)

October	\$8,918.00
November	\$8,918.00
December	\$8,918.00
January	\$8,918.00
February	\$8,918.00
March	\$8,918.00
April	\$8,918.00
May	\$8,918.00
June	\$8,918.00
July	\$8,918.00
August	\$8,918.00
September	\$8,918.00



Additional Pricing Information

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units has been indicated. This is what is required to complete job to contractual specifications and should be bid accordingly.

<u>SOD/SEED/MULCH:</u>	<u>Unit Price</u>	<u>Total Cost</u>
Sodded Argentine Bahia Lawn, SF Stripped and Installed	\$1.15 S/F	
Sodded St Augustine Lawn, SF Stripped and Installed	\$0.96 S/F	
Pine Straw	\$15.00	*per bale
3" Deep Pine Bark (2 x annually) 250 C/Y per application	\$65.00	\$32,500.00
3" Deep Cert. Playground Mulch (per specs.) 200 C/Y per application	\$85.00	\$17,000.00
St. Augustine (stripped and laid)	\$0.96 sf	

* Pine straw bales may be traded off as credit for pine bark mulch

<u>SHRUBS/TREES:</u>	<u>Unit Price</u>	<u>Total Cost</u>
1 Gallon plants 160	\$7.76	\$1,241.60
3 Gallon plants 80	\$15.50	\$1,240.00
Agapanthus (1 Gal)	\$7.76	
Azalea (3 Gal)	\$15.50	
Ligustrum (3 Gal)	\$15.50	
Loropetalum (3 Gal)	\$15.50	
Lantana (1 Gal)	\$7.75	
Holly (3 Gal)	\$15.50	
Ligustrum Tree (8X8)- Installed/Guaranteed 1 year	\$750.00	
Crape Myrtle (100 Gal) - Installed/Guaranteed 1 year	\$824.00	
Loblolly Pine (30 Gal) - Installed/Guaranteed 1 year	\$306.00	
Southern Magnolia 6" Cal. - 20' OA- Installed/Guaranteed 1 year	\$2,500.00	
Live Oak 6" Cal. - 22' OA- Installed/Guaranteed 1 year	\$2,500.00	

<u>FLOWERS:</u>	<u>Unit Price</u>	<u>Total Cost</u>
Annuals (4" pots) including installation	\$3.10	
Flowers for Change Outs (4 x annually) 180 per change out	\$558.00 x4 =	\$2,232.00



PEST/WEED/FERTILIZER:	Unit Price	Total Cost
Top Choice Application	_____	\$750.00 per acre
St. Augustine Fertilization	_____	\$360.00 per acre
Shrub Fertilization (8-10-10 with micronutrients)	_____	\$75.00 per acre
Tree fertilization (14-14-14 with micronutrients)	_____	\$75.00 per acre
Palms (High Manganese Combo)	_____	\$150.00 per acre

IRRIGATION:	Unit Price	Total Cost
A. Rainbird ESP 32		Market varies on Irrigation.
B. Hunter ICC		We get preferred pricing,
C. Hunter ACC 2 Wire		but it fluctuates.

PLEASE PROVIDE RATES FOR THE FOLLOWING:	Rate
A. Mowers	\$85.00 /per acre
B. Bush Hog	\$85.00 /per hour
C. Tractor	\$85.00 /per hour
D. Supervisor with Transportation	\$85.00 /per hour
E. Laborer with Hand Equipment	\$85.00 /per hour
F. Truck	\$150.00 /per hour
G. Irrigation Tech Labor Rate	\$85.00 /per hour

Please Provide "Emergency" hourly rates associated with storm clean up for the following items:

A. Tractor	\$85.00 /per hour
B. Laborer w/ hand equipment	\$85.00 /per hour
C. Supervisor	\$85.00 /per hour
D. Truck	\$150.00 /per hour

EXHIBIT C
FORMS

[Attached beginning at following page]

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
DAILY WORK JOURNAL

DATE: _____

DESCRIPTION OF WORK PERFORMED TODAY: _____

LOCATIONS: _____

ISSUES REQUIRING ATTENTION: _____
(Please notify District Rep. if any)

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR’S NAME: _____

REPRESENTATIVE NAME: _____

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE
REQUEST)**

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN’S NAME: _____

REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

EXHIBIT D
ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE EVALUATION FORM

Month of Service: _____
District Representative: _____
Date: _____

Part 1: General Landscape Maintenance ____/100% complete

- **List deficient areas:**

Part 2: Fertilization ____/100% complete

- **List deficient areas:**

Part 3: Pest Control ____/100% complete

- **List deficient areas:**

Part 4: Irrigation System Monitoring and Maintenance ____/100% complete

- **List deficient areas:**

Part 5: Installation of Mulch ____/100% complete

- **List deficient areas:**

Part 6: Annual Installation ____/100% complete

- **List deficient areas:**

Average % Complete: ____/100%

**EXHIBIT E
MAINTENANCE MAP**



EXHIBIT F FORM OF ADDITIONAL SERVICES ORDER

THIS ADDITIONAL SERVICES ORDER (the “ASO”) is presented according to the requirements established within the executed *Landscape & Irrigation Maintenance Services Agreement*, dated October 1, 2026, between the parties listed below (the “**Agreement**”). This ASO is made and entered into effective this _____ day of _____, 202_, by and between:

Anabelle Island Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Clay County, Florida, with a mailing address of c/o Governmental Management Services North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”); and

Brightview Landscape Services, Inc., a Florida corporation, whose address is 11530 Davis Creek Court, Jacksonville, Florida 32256 (“**Contractor**,” and collectively with the District, the “**Parties**”).

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

Proposal Date/Number	Description of Services	Compensation

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 **Attachment A**. Contractor shall invoice the District, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement.

3. ACCEPTANCE. Execution of this ASO 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 ASO, remain in full force and effect, including applicable warranties. To the extent that any other terms provided in **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 ASO to be executed the day and year first above written.

BRIGHTVIEW LANDSCAPE SERVICES, INC.

**ANABELLE ISLAND COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

Chairperson, Board of Supervisors

Attachment A:

EIGHTH ORDER OF BUSINESS

A.

Anabelle Island
Community Development District

Unaudited Financial Reporting
August 31, 2026



Anabelle Island
Community Development District
Combined Balance Sheet
August 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	\$ 42,739	\$ -	\$ -	\$ 42,739
Investments:				
Custody	86	-	-	86
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	166,901	-	166,901
Construction	-	-	18,318	18,318
Prepaid Expenses	1,852	-	-	1,852
Deposits	1,975	-	-	1,975
Total Assets	\$ 46,652	\$ 340,309	\$ 18,318	\$ 405,278
Liabilities:				
Accounts Payable	\$ 15,678	\$ -	\$ -	\$ 15,678
Total Liabilities	\$ 15,678	\$ -	\$ -	\$ 15,678
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,852	\$ -	\$ -	\$ 1,852
Deposits	1,975	-	-	1,975
Restricted for:				
Debt Service - Series	-	340,309	-	340,309
Capital Project - Series	-	-	18,318	18,318
Unassigned	27,147	-	-	27,147
Total Fund Balances	\$ 30,974	\$ 340,309	\$ 18,318	\$ 389,600
Total Liabilities & Fund Balance	\$ 46,652	\$ 340,309	\$ 18,318	\$ 405,278

Anabelle Island
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 277,488	\$ 277,488	\$ 278,072	\$ 584
Developer Contributions	150,832	113,567	113,567	-
Interest Income	500	500	1,351	851
Other Income	-	-	550	550
Total Revenues	\$ 428,820	\$ 391,555	\$ 393,540	\$ 1,985
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 6,000	\$ 5,500	\$ 1,400	\$ 4,100
FICA Taxes	454	416	107	309
Engineering	5,000	5,000	12,365	(7,365)
Attorney	35,000	35,000	36,430	(1,430)
Arbitrage Rebate	700	700	1,800	(1,100)
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	3,785	3,785	-
Annual Audit	5,800	5,800	5,800	-
Trustee Fees	5,200	5,200	5,230	(30)
Management Fees	55,745	51,099	51,100	-
Website Maintenance	1,260	1,155	1,155	-
Information Technology	1,890	1,733	1,733	-
Telephone	300	275	270	5
Postage	500	500	907	(407)
Insurance General Liability	6,729	6,340	6,340	-
Printing	500	500	749	(249)
Legal Advertising	2,500	2,292	596	1,696
Other Current Charges	700	642	691	(50)
Office Supplies	100	92	4	88
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 138,580	\$ 132,102	\$ 136,534	\$ (4,433)
<u>Operations & Maintenance</u>				
<u>Ground Maintenance</u>				
Electric	\$ 3,000	\$ 2,750	\$ 1,825	\$ 925
Reclaimed Water	18,000	16,500	12,875	3,625
Repairs & Maintenance	5,000	5,000	5,015	(15)
Field Operations Management	15,000	13,750	13,750	-
Landscape - Contract	118,520	108,643	92,037	16,606
Landscape - Contingency	10,000	10,000	29,753	(19,753)
Lake Maintenance	11,040	10,120	10,120	-
Irrigation Repairs	10,000	9,167	8,934	233
Subtotal Ground Maintenance	\$ 190,560	\$ 175,930	\$ 174,309	\$ 1,621

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Amenity Center				
Insurance	\$ 11,840	\$ 11,840	\$ 18,386	\$ (6,546)
Internet	1,000	917	-	917
Electric	9,000	9,000	11,731	(2,731)
Water & Sewer/Irrigation	7,500	6,875	6,484	391
Refuse Service	2,000	2,000	2,191	(191)
Access Cards	2,000	1,833	-	1,833
Janitorial Maintenance	12,840	11,770	11,770	-
Janitorial Supplies	4,000	3,667	-	3,667
Pool Maintenance	16,050	14,713	14,713	-
Pool Chemicals	10,700	9,808	9,815	(6)
Pool Permit	500	458	325	133
Facility Maintenance	7,500	6,875	3,292	3,583
Repairs & Maintenance	10,000	9,167	-	9,167
Special Events	2,000	1,833	-	1,833
Holiday Decorations	1,000	917	-	917
Office Supplies	200	183	-	183
Pest Control	1,550	1,421	935	486
Subtotal Amenity Center	\$ 99,680	\$ 93,277	\$ 79,642	\$ 13,636
Total Operations & Maintenance	\$ 290,240	\$ 269,207	\$ 253,951	\$ 15,257
Total Expenditures	\$ 428,820	\$ 401,308	\$ 390,485	\$ 10,824
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (9,753)	\$ 3,055	\$ (8,839)
Net Change in Fund Balance	\$ -	\$ (9,753)	\$ 3,055	\$ (8,839)
Fund Balance - Beginning	\$ -		\$ 27,919	
Fund Balance - Ending	\$ -		\$ 30,974	

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	53,323	-	113,567
Interest Income	1	1	15	335	425	224	167	92	43	45	0	-	1,351
Other Income	263	-	-	-	53	-	-	-	105	53	77	-	550
Total Revenues	\$ 22,114	\$ 293,497	\$ 5,491	\$ 3,573	\$ 2,014	\$ 1,769	\$ 2,142	\$ 1,707	\$ 956	\$ 6,877	\$ 53,400	\$ -	\$ 393,540
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	1,139	-	12,365
Attorney	5,666	4,252	1,911	1,734	1,854	2,071	3,712	6,358	6,679	-	2,195	-	36,430
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	344	-	3,785
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	4,645	-	51,100
Website Maintenance	105	105	105	105	105	105	105	105	105	105	105	-	1,155
Information Technology	158	158	158	158	158	158	158	158	158	158	158	-	1,733
Telephone	19	-	47	-	-	-	13	74	68	48	0	-	270
Postage	393	16	37	34	15	44	12	11	295	33	17	-	907
Insurance General Liability	6,340	-	-	-	-	-	-	-	-	-	-	-	6,340
Printing	123	110	32	32	51	27	29	-	96	192	57	-	749
Legal Advertising	193	-	-	-	47	47	47	-	-	53	208	-	596
Other Current Charges	59	65	114	74	46	70	34	56	43	58	72	-	691
Office Supplies	0	0	0	0	0	0	1	0	0	0	0	-	4
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	\$ 8,940	\$ -	\$ 136,534
Operations & Maintenance													
Ground Maintenance													
Electric	\$ 164	\$ 166	\$ 170	\$ 169	\$ 167	\$ 163	\$ 163	\$ 167	\$ 173	\$ 160	\$ 164	\$ -	\$ 1,825
Reclaimed Water	2,243	1,618	3,890	568	980	596	872	502	531	537	538	-	12,875
Repairs & Maintenance	-	138	547	-	48	48	-	3,582	-	591	61	-	5,015
Field Operations Management	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	13,750
Landscape - Contract	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	-	92,037
Landscape - Contingency	-	-	1,709	1,923	11,000	500	1,821	-	-	1,170	11,630	-	29,753
Lake Maintenance	920	920	920	920	920	920	920	920	920	920	920	-	10,120
Irrigation Repairs	-	-	3,877	44	2,158	854	-	-	-	1,559	443	-	8,934
Subtotal Ground Maintenance	\$ 12,944	\$ 12,459	\$ 20,730	\$ 13,241	\$ 24,890	\$ 12,698	\$ 13,393	\$ 14,788	\$ 11,241	\$ 14,554	\$ 23,372	\$ -	\$ 174,309

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	1,087	-	11,731
Water & Sewer/Irrigation	318	295	295	295	295	303	841	930	850	968	1,096	-	6,484
Refuse Service	256	167	256	167	167	256	167	167	167	256	167	-	2,191
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	-	11,770
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	-	14,713
Pool Chemicals	892	892	892	892	892	892	892	892	892	898	892	-	9,815
Pool Permit	-	-	-	-	-	-	-	-	-	-	325	-	325
Facility Maintenance	-	45	1,020	529	48	354	-	90	-	1,057	148	-	3,292
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	190	-	-	-	190	-	190	-	175	190	-	935
Subtotal Amenity Center	\$ 23,024	\$ 4,876	\$ 5,657	\$ 5,228	\$ 4,659	\$ 6,569	\$ 5,383	\$ 5,711	\$ 5,409	\$ 6,814	\$ 6,312	\$ -	\$ 79,642
Total Operations & Maintenance	\$ 35,968	\$ 17,335	\$ 26,386	\$ 18,469	\$ 29,549	\$ 19,267	\$ 18,775	\$ 20,499	\$ 16,650	\$ 21,368	\$ 29,684	\$ -	\$ 253,951
Total Expenditures	\$ 64,633	\$ 27,029	\$ 35,114	\$ 27,610	\$ 39,393	\$ 29,371	\$ 33,891	\$ 35,403	\$ 29,298	\$ 30,119	\$ 38,625	\$ -	\$ 390,485
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)	\$ 14,776	\$ -	\$ 3,055
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)	\$ 14,776	\$ -	\$ 3,055

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 346,860	\$ 346,860	\$ 347,590	\$ 730
Interest Income	2,000	2,000	12,499	10,499
Total Revenues	\$ 348,860	\$ 348,860	\$ 360,089	\$ 11,229
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	\$ 12,739	\$ 11,229
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 1,510	\$ 1,510	\$ 12,739	\$ 11,229
Fund Balance - Beginning	\$ 152,928		\$ 327,569	
Fund Balance - Ending	\$ 154,438		\$ 340,309	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending August 31, 2026

Description	SE 2022
<u>Revenues</u>	
<i><u>Interest Income:</u></i>	
Construction	\$ 722
Transfer In	-
Total Revenues	\$ 722
<u>Expenditures</u>	
Capital Outlay	\$ 10,230
Transfer Out	-
Total Expenditures	\$ 10,230
Excess Revenues (Expenditures)	\$ (9,508)
Beginning Fund Balance	\$ 27,826
Ending Fund Balance	\$ 18,318

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 August 31, 2026

Date		Check #'s	Amount	
General Fund				
Payroll			\$	-
			Subtotal	\$ -
Accounts Payable	8/10/26	410-419	\$	32,162.44
	8/18/26	420		144.90
	8/31/26	421-426		19,771.15
	8/31/26	427		74.16
			Subtotal	\$ 52,152.65
Autopay*	8/6/26	CCUA	\$	1,633.32
	8/28/26	Clay Electric		1,250.94
			Subtotal	\$ 2,884.26
Total			\$	55,036.91

*Autopayment invoices are available upon request.

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/10/26	00015	7/01/26 386769B	202607 320-57200-44400	JUL LAKE MAINTENANCE	*	920.00	
				THE LAKE DOCTORS			920.00 000415
8/10/26	00005	7/21/26 2027-1-7	202607 310-51300-31100	PROF SRVCS THUR 07/11/26	*	2,898.85	
				LIVE OAK ENGINEERING			2,898.85 000416
8/10/26	00028	7/16/26 1	202607 320-57200-45400	JUL PRESSURE WASHING SVCS	*	505.00	
				RIVERSIDE MANAGEMENT SERVICES INC			505.00 000417
8/10/26	00013	7/01/26 212730	202607 320-57200-43400	JUL LANDSCAPE MAINTENANCE	*	8,367.00	
				FLORIDA ULS OPERATING LLC			8,367.00 000418
8/10/26	00013	7/08/26 214758	202607 320-57200-43600	REPRS TO MAINLINE/LATERAL	*	1,558.84	
				FLORIDA ULS OPERATING LLC			1,558.84 000419
8/18/26	00003	7/23/26 2026-318	202607 310-51300-48000	FY27 BUDGET MEETING 8/19	*	144.90	
				OSTEEN MEDIA GROUP			144.90 000420
8/31/26	00001	7/31/26 142	202607 320-57200-46220	POOL PERMIT	*	325.00	
		7/31/26 142	202607 320-57200-46000	DOORKING IM SERVER-JUL26	*	60.95	
				GOVERNMENTAL MANAGEMENT SERVICES			385.95 000421
8/31/26	00001	8/01/26 140	202608 320-57200-46100	AUG26 CONTRACT ADMIN	*	1,250.00	
		8/01/26 140	202608 320-57200-45600	AUG26 TRASH SERVICES	*	166.67	
		8/01/26 140	202608 320-57200-46300	AUG26 JANITORIAL SERVICES	*	1,070.00	
		8/01/26 140	202608 320-57200-46200	AUG26 POOL MAINTENANCE	*	1,337.50	
		8/01/26 140	202608 320-57200-46210	AUG26 POOL CHEMICALS	*	891.67	
				GOVERNMENTAL MANAGEMENT SERVICES			4,715.84 000422
8/31/26	00001	8/01/26 141	202608 310-51300-34000	AUG26 MANAGEMENT FEES	*	4,645.42	
		8/01/26 141	202608 310-51300-35300	AUG26 WEBSITE ADMIN	*	105.00	

AICD ANABELLE ISLAN TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/01/26 141	202608 310-51300-35100		*	157.50	
		AUG26	INFORMATION TECH				
		8/01/26 141	202608 310-51300-31300		*	344.08	
		AUG26	DISSEMINATION SVCS				
		8/01/26 141	202608 310-51300-51000		*	.36	
			OFFICE SUPPLIES				
				GOVERNMENTAL MANAGEMENT SERVICES			5,252.36 000423
8/31/26 00015		8/01/26 395637B	202608 320-57200-44400		*	920.00	
		AUG26	LAKE MAINTENANCE				
				THE LAKE DOCTORS			920.00 000424
8/31/26 00013		8/01/26 217959	202608 320-57200-43400		*	8,367.00	
		AUG	LANDSCAPE MAINTENANCE				
				FLORIDA ULS OPERATING LLC			8,367.00 000425
8/31/26 00013		8/07/26 219670	202608 320-57200-43500		*	130.00	
			ONE TIME MOW - PH2/POND				
				FLORIDA ULS OPERATING LLC			130.00 000426
8/31/26 00001		8/01/26 141	202608 310-51300-42000		*	16.63	
			POSTAGE				
		8/01/26 141	202608 310-51300-42500		*	57.15	
			COPIES				
		8/01/26 141	202608 310-51300-41000		*	.38	
			TELEPHONE				
				GOVERNMENTAL MANAGEMENT SERVICES			74.16 000427
TOTAL FOR BANK A						52,152.65	
TOTAL FOR REGISTER						52,152.65	

AICD ANABELLE ISLAN TLEE

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: <i>Mifuro 26"x20" Enclosed Bulletin Board, Lockable Weather-Resistant Aluminum Cork Noticeboard for School & Office, Silver Frame w/Grey Flet</i>	\$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 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$66.37 -----

Shipped on June 11, 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: 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 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$130.71 -----

Shipped on June 12, 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: Felqiao 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

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$130.71

Payment information

Payment Method:

American Express | Last digits: 3053

Item(s) Subtotal: \$304.92

Shipping & Handling: \$0.00

Billing address

Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
United States

Total before tax: \$304.92

Estimated Tax: \$22.87

Grand Total: \$327.79

Credit Card transactions

American Express ending in 3053: June 12, 2026: \$327.79

To view the status of your order, return to [Order Summary](#).

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[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 *Note: All \$ amounts are in US Dollars.*
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

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:

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

Approved —
76 7/20/26

Alison Morsing
7-20-20

Total	\$201.77
Payments/Credits	\$0.00
Balance Due	\$201.77

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	Tollet Paper	21.77	F.O.
TOTAL			<u>\$21.77</u>	

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
Alison Moxing 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



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.

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
731491	7/1/2026	\$920.00

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

00000007314912001000000038676900000009200055

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



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

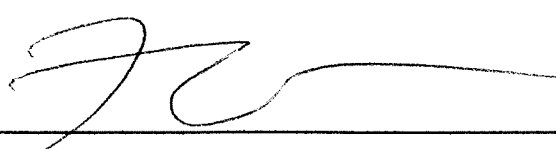
Invoice Total \$2,898.85

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 Pressure washed amenity center sidewalk in front of building and spot-cleaned neighborhood hot spots 1. 320.57200.45400 \$ 505.00		505.00	505.00
Approved 		Total	\$505.00
		Payments/Credits	\$0.00
		Balance Due	\$505.00



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 1A	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$2,565	\$30,780
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$279	\$3,348
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$65	\$780
Total for Landscape Maintenance	\$2,909	\$34,908

Phase 1B	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	\$2,958	\$35,496
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	\$702	\$8,424
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	\$370	\$4,440
Total for Landscape Maintenance	\$4,030	\$48,360

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

plus 3% increase

Thank you for your business.

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

Subtotal	<u>\$8,367.00</u>
Sales Tax	<u>\$0.00</u>
Total	\$8,367.00
Credits/Payments	<u>(\$0.00)</u>
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

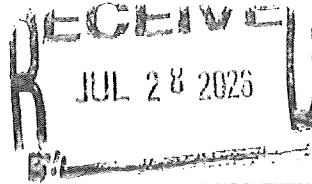
CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2026-318589
Invoice Date: 7/23/2026
Due Date: 8/22/2026

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 # 204740	Public Hearing FY 2027 Budget/ August 19, 2026	CT - Clay Today	Jul 23	2026		column inch 2x	Black & White	6.9000	\$144.90
Total:								\$144.90	

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

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

Affidavit attached to this invoice.

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

RECEIVED

By Tara Lee at 2:39 pm, Jul 28, 2026

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

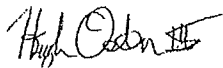
Being a Notice of Public Hearing FY 2027 Budget
Notice of Regular BOS Meeting

In the matter of August 19, 2026

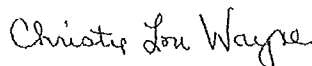
LEGAL: 204740

Was published in said newspaper in the issues:
7/16/2026 and 7/23/2026

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 07/23/2026



NOTARY PUBLIC, STATE OF FLORIDA

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

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the
Anabelle Island Community Development Dis-
trict ("District") will hold a public hearing on Au-
gust 19, 2026 at 2:00 p.m. at the Plantation
Oaks Amenity Center, 845 Oakleaf Plantation
Parkway, Orange Park, Florida 32065, for the
purpose of hearing comments and objections
on the adoption of the proposed budget ("Pro-
posed Budget") of the District for the Fiscal
Year beginning October 1, 2026 and ending
September 30, 2027 ("Fiscal Year 2027").

A regular board meeting of the District will
also be held at that time where the Board may
consider any other business that may properly
come before it. A copy of the agenda and Pro-
posed Budget may be obtained at the offices of
the District Manager, Governmental Manage-
ment Services, LLC, 476 West Town Place,
Suite 114, St. Augustine, FL 32092 ("District
Manager's Office"), during normal business
hours, or by visiting the District's website at
www.anabelleislandcdd.com.

The public hearing and meeting are open to the
public and will be conducted in accordance with
the provisions of Florida law. The public hearing
and meeting may be continued to a date, time,
and place to be specified on the record at the
meeting. There may be occasions when Board
Supervisors or District Staff may participate by
speaker telephone.

Any person requiring special accommodations
at this meeting because of a disability or phys-
ical impairment should contact the District Man-
ager's Office at least three (3) business days pri-
or to the meeting. If you are hearing or speech
impaired, please contact the Florida Relay Ser-
vice by dialing 7-1-1, or 1-800-955-8771 (TTY) /
1-800-955-8770 (Voice), for aid in contacting the
District Manager's Office.

Each person who decides to appeal any deci-
sion made by the Board with respect to any
matter considered at the public hearing or meet-
ing is advised that person will need a record of
proceedings and that accordingly, the person
may need to ensure that a verbatim record of
the proceedings is made, including the testi-
mony and evidence upon which such appeal is
to be based.

Anabelle Island Community
Development District
Manilee Gilles
Legal 204740 Published 7/16/2026 and
7/23/2026 in Clay County's Clay Today news-
paper

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

Invoice

Invoice #: 142
Invoice Date: 7/31/26
Due Date: 7/31/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Clay County - Amenity Center - Pool Permit - July 2026- Statement Date Closing - 7/25/26		325.00	325.00
DKS Cellular - Repairs & Maintenance - July 2026- Statement Date Closing - 7/25/26		60.95	60.95
Total			\$385.95
Payments/Credits			\$0.00
Balance Due			\$385.95



Clay County Health Department
1845 Town Center Blvd Fleming Island, FL 32003

PAYING ON: #: 10-60-2449127 BILL DOC #: 10-BID-8549402
RECEIVED FROM: KB Home - Jacksonville Division AMOUNT PAID: \$ 325.00
PAYMENT FORM: CREDIT CARD 3053 PAYMENT DATE: 06/26/2026
MAIL TO:

FACILITY NAME : Annabelle Island

PROPERTY LOCATION:

2360 Dallas Creek Ln
Green Cove Springs, FL 32043

Lot: _____ Block: _____

Property ID: _____

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
1170 - Pools - Operating Permit >25000	1	\$ 250.00
-1 - County - Pool Permit Fee	1	\$ 75.00

RECEIVED BY: ReyesJJ

AUDIT CONTROL NO. 10-PID-8042952

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2801468
STATEMENT DATE
July 8, 2026

SUBSCRIBER

Jay
Soriano
2360 Dallas Creek
greencove springs, florida 32043

User ID:

jsorianoAnna2

Period Starts:

June 8, 2026

Period Ends:

July 7, 2026

Previous Balance:

\$49.95

Payment Received:

(\$49.95)

New Charges:

\$62.95

Total Amount Due:

\$62.95 USD

Note: All \$ amounts are in US Dollars.

Payments

Date		Details		Amount	
6/8/2026		Credit: Autopay		(\$47.95)	
6/8/2026		Credit: Autopay		(\$2.00)	
Cell Systems					
From	To	Name	Phone	MC	Mfn
6/8/2026	7/7/2026	annabelle island	904 788 3657	0716	0
Video Systems				Transfer	Amount
				7	\$62.95

Summary

Total Amount Due	
This amount will be charged to your credit card or echeck.	
\$62.95 USD	

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

Invoice

Invoice #: 140
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		1,250.00	1,250.00
Refuse (Trash) - August 2026		166.67	166.67
Janitorial - August 2026		1,070.00	1,070.00
Pool Maintenance - August 2026		1,337.50	1,337.50
Pool Chemicals - August 2026		891.67	891.67
Alison Moxing 8-6-26			

Total \$4,715.84

Payments/Credits \$0.00

Balance Due \$4,715.84

Governmental Management Services, LLC

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

Invoice**Invoice #:** 141**Invoice Date:** 8/1/26**Due Date:** 8/1/26**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 - August 2026		4,645.42	4,645.42
Website Administration - August 2026		105.00	105.00
Information Technology - August 2026		157.50	157.50
Dissemination Agent Services -August 2026		344.08	344.08
Office Supplies		0.36	0.36
Postage		16.63	16.63
Copies		57.15	57.15
Telephone		0.38	0.38
Total			\$5,326.52
Payments/Credits			\$0.00
Balance Due			\$5,326.52

MAKE CHECK PAYABLE TO:

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

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

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

ACCOUNT NUMBER**DATE****BALANCE**

731491

8/1/2026

\$920.00

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

00000007314912001000000039563700000009200054

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 8/1/2026****Invoice 395637B****PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	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:**

\$1840.00

This Invoice Total:

\$920.00

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

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

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

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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 217959

Date	PO#
08/01/26	
Due Date	Terms
8/31/26	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 August 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

p (904) 829-9255 | f

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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 219670

Date	PO#
08/07/26	
Due Date	Terms
9/6/26	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	Qty/UOM	Rate	Ext. Price	Amount
Job #244616 - Anabelle Island Phase 2 Pond on Laurel Falls Dr.				\$130.00

\$ 65.00 per man hour x 2 hours = \$130

Anabelle Island Phase 2 Pond on Laurel Falls Dr - One Time Mow

Weedeat pond edges, culverts,

Requested by GMS

Service Date: 8-5-26

Thank you for your business.

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

Subtotal	\$130.00
Sales Tax	\$0.00
Total	\$130.00
Credits/Payments	(\$0.00)
Balance Due	\$130.00

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 #: 141

Invoice Date: 8/1/26

Due Date: 8/1/26

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		4,645.42	4,645.42
Website Administration - August 2026		105.00	105.00
Information Technology - August 2026		157.50	157.50
Dissemination Agent Services -August 2026		344.08	344.08
Office Supplies		0.36	0.36
Postage		16.63	16.63
Copies		57.15	57.15
Telephone		0.38	0.38
			TOTAL: \$74.16
 \$5,252.36 was previously paid CK#423			
Total			\$5,326.52
Payments/Credits			\$0.00
Balance Due			\$5,326.52

NINTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Funding Request # 34

August 17, 2026

PAYEE		GENERAL FUND FY26	
1	Clay Today		
	Inv # 2026-318589 - Legal Advertising - FY 2027 Budget Public Hearing	\$	144.90
2	Florida ULS Operating LLC		
	Inv # 217959 - August Landscape Maintenance	\$	8,367.00
	Inv # 219670 - Phase 2 Pond Mow - Laurel Falls Dr	\$	130.00
3	Governmental Management Services		
	Inv # 140 - August Facility Management Services	\$	4,715.84
	Inv # 141 - August Management Fees	\$	5,326.52
	Inv # 142 - Facility Maintenance/Repairs & Replacements	\$	385.95
4	The Lake Doctors		
	Inv # 395637B - August Lake Maintenance	\$	920.00
TOTAL		\$	19,990.21

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

Signature:

DocuSigned by:

Darren Gowers

Chairman/Vice Chairman

Signature:

Signed by:

Marilee Giles

Secretary/Asst. Secretary

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2026-318589
Invoice Date: 7/23/2026
Due Date: 8/22/2026



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

Advertiser
Anabelle Island CDD c/o GMS LLC

Customer ID
21005

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 204740	Public Hearing FY 2027 Budget/ August 19, 2026	CT - Clay Today	Jul 23	2026		column inch 2x	Black & White	6.9000	\$144.90
Total:									\$144.90

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

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

Affidavit attached to this invoice.

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

RECEIVED
By Tara Lee at 2:39 pm, Jul 28, 2026

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

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

Being a Notice of Public Hearing FY 2027 Budget
Notice of Regular BOS Meeting

In the matter of August 19, 2026

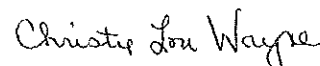
LEGAL: 204740

Was published in said newspaper in the issues:
7/16/2026 and 7/23/2026

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 07/23/2026



NOTARY PUBLIC, STATE OF FLORIDA

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

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Anabelle Island Community Development District ("District") will hold a public hearing on August 19, 2026 at 2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2027"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.anabelleislandcdd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Anabelle Island Community
Development District
Manlee Giles
Legal 204740 Published 7/16/2026 and
7/23/2026 in Clay County's Clay Today newspaper



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 217959

Date	PO#
08/01/26	
Due Date	Terms
8/31/26	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 August 2026	\$8,367.00

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

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

Amenity Center	Monthly	Yearly
Core Maintenance 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 219670

Date	PO#
08/07/26	
Due Date	Terms
9/6/26	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	Qty/UOM	Rate	Ext. Price	Amount
Job #244616 - Anabelle Island Phase 2 Pond on Laurel Falls Dr.				\$130.00

\$ 65.00 per man hour x 2 hours = \$130
Anabelle Island Phase 2 Pond on Laurel Falls Dr - One Time Mow
Weedeat pond edges, culverts,
Requested by GMS
Service Date: 8-5-26

Thank you for your business.

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

Subtotal	\$130.00
Sales Tax	\$0.00
Total	\$130.00
Credits/Payments	(\$0.00)
Balance Due	\$130.00

Governmental Management Services, LLC

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

Invoice

Invoice #: 140
Invoice Date: 8/1/26
Due Date: 8/1/26
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 - August 2026		1,250.00	1,250.00
Refuse (Trash) - August 2026		166.67	166.67
Janitorial - August 2026		1,070.00	1,070.00
Pool Maintenance - August 2026		1,337.50	1,337.50
Pool Chemicals - August 2026		891.67	891.67
<i>Alison Moring</i> 8-6-26			

Total \$4,715.84

Payments/Credits \$0.00

Balance Due \$4,715.84

Governmental Management Services, LLC475 West Town Place, Suite 114
St. Augustine, FL 32092**Invoice****Invoice #:** 141**Invoice Date:** 8/1/26**Due Date:** 8/1/26**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 - August 2026		4,645.42	4,645.42
Website Administration - August 2026		105.00	105.00
Information Technology - August 2026		157.50	157.50
Dissemination Agent Services -August 2026		344.08	344.08
Office Supplies		0.36	0.36
Postage		16.63	16.63
Copies		57.15	57.15
Telephone		0.38	0.38
Total			\$5,326.52
Payments/Credits			\$0.00
Balance Due			\$5,326.52

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

Invoice

Invoice #: 142
 Invoice Date: 7/31/26
 Due Date: 7/31/26
 Case:
 P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Clay County - Amenity Center - Pool Permit - July 2026- Statement Date Closing - 7/25/26		325.00	325.00
DKS Cellular - Repairs & Maintenance - July 2026- Statement Date Closing - 7/25/26		60.95	60.95
Total			\$385.95
Payments/Credits			\$0.00
Balance Due			\$385.95



Clay County Health Department
1845 Town Center Blvd Fleming Island, FL 32003

PAYING ON: #: 10-60-2449127 BILL DOC #: 10-BID-8549402

RECEIVED FROM: KB Home - Jacksonville Division AMOUNT PAID: \$ 325.00

PAYMENT FORM: CREDIT CARD 3053 PAYMENT DATE: 06/26/2026

MAIL TO:

FACILITY NAME : Annabelle Island

PROPERTY LOCATION:

2360 Dallas Creek Ln
Green Cove Springs, FL 32043

Lot: _____ Block: _____

Property ID: _____

EXPLANATION or DESCRIPTION:	QUANTITY	FEE
1170 - Pools - Operating Permit >25000	1	\$ 250.00
-1 - County - Pool Permit Fee	1	\$ 75.00

RECEIVED BY: ReyesJJ

AUDIT CONTROL NO. 10-PID-8042952

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2801468
STATEMENT DATE
July 8, 2026

SUBSCRIBER

Jay Soriano
2360 Dallas Creek
greencove springs, florida 32043

User ID: jsorianoAnna2

Period Starts: June 8, 2026
Period Ends: July 7, 2026

Previous Balance: \$49.95
Payment Received: (\$49.95)
New Charges: \$62.95
Total Amount Due: \$62.95 USD

Note: All \$ amounts are in US Dollars.

Payments						
		Details				
Date					Amount	
6/8/2026		Credit: Autopay			(\$47.95)	
6/8/2026		Credit: Autopay			(\$2.00)	
Cell Systems						
From	To	Name	Phone	MC	Min	Transfer Amount
6/8/2026	7/7/2026	annabelle island	904 788 3657	0716	0	7
						\$62.95
Video Systems						

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$62.95 USD



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	8/1/2026	\$920.00

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

00000007314912001000000039563700000009200054

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 8/1/2026 Invoice 395637B PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	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:

\$1840.00

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

TENTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Funding Request # 35
August 31, 2026

PAYEE		GENERAL FUND FY26
1	Florida ULS Operating LLC Inv # 222326 - Sandridge Entrance Refresh Inv # 222522 - August Irrigation Repairs	\$ 11,500.00 \$ 442.92
2	Governmental Management Services Inv # 143 - July Facility Maintenance	\$ 148.16
3	Harvey Pest Management LLC Inv # 23618 - Quarterly Pest Control	\$ 190.00
4	Kilinski Van Wyk PLLC Inv # 15558 - July General Counsel Services	\$ 2,195.10
5	Live Oak Engineering Inv # 2027-1-8 - Professional Services thru 08/15/26	\$ 1,139.27
6	Osteen Media Group Inv # 2026-320396 - Legal Advertising - FY 2027 BOS Meetings	\$ 63.00
TOTAL		\$ 15,678.45

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

DocuSigned by:
Signature: Darren Gowens
4C4808AD092E421...
Chairman/Vice Chairman

Signed by:
Signature: Marilee Giles
A38899B0EBC1414...
Secretary/Asst. Secretary



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 222326

Date	PO#
08/28/26	
Due Date	Terms
9/27/26	Net 30

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

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

Item	Amount
------	--------

Job #228152 - Sandridge Entrance Refresh 8/24/2026

Refreshed and revitalized 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. Enhancement improvements include site preparation and landscaping restoration.

Material Delivery/Installation				\$9,976.44
51.6 Hours Labor - JAX Enhancements	1.00 Hrs	\$1,637.44	\$1,637.44	
Rose Red Knockout	8.00 7 gal	\$35.50	\$284.00	
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	
Drift Rose	30.00 3 gal	\$24.00	\$720.00	
Duranta 'Goldmound'	140.00 3 gal	\$14.50	\$2,030.00	
Site Prep				\$1,523.56
Demo / Debris Removal / Site Prep 24 Hours	1.00 Hrs	\$873.56	\$873.56	
Roll Off Dumpster 20yrd	1.00 Each	\$650.00	\$650.00	

Thank you for your business.

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

Subtotal	\$11,500.00
Sales Tax	\$0.00
Total	\$11,500.00
Credits/Payments	(\$0.00)
Balance Due	\$11,500.00



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 222522

Date	PO#
08/31/26	
Due Date	Terms
9/30/26	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 #248407 - Anabelle Irrigation repairs during August

Irrigation Repair					\$430.02
Replaced Broken Rotor on Zone 1	1.00 Each	\$58.34	\$58.34		
Replaced Broken Rotor on Zone 4	1.00 Each	\$58.34	\$58.34		
Replaced Broken Rotor on Zone 7	1.00 Each	\$58.34	\$58.34		
Repaired 1/2 Lateral Line break on Zone 5	1.00 Each	\$90.00	\$90.00		
Replaced valve seizing open on Zone 15	1.00 Each	\$165.00	\$165.00		

Job Fuel Surcharge	\$12.90
--------------------	---------

Thank you for your business.

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

Subtotal	\$442.92
Sales Tax	\$0.00
Total	\$442.92
Credits/Payments	(\$0.00)
Balance Due	\$442.92

Governmental Management Services, LLC475 West Town Place, Suite 114
St. Augustine, FL 32092**Invoice**

Invoice #: 143

Invoice Date: 8/14/26

Due Date: 8/14/26

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 July 1 - July 30, 2026	3.25	45.00	146.25
Maintenance Supplies		1.91	1.91
FACILITY MAINT 1-320-57200-45400 \$ 201.77			
Total is \$148.16 TRL			
Approved <i>[Signature]</i> 8/17/24			

Total	\$148.16
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Payments/Credits	\$0.00
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Balance Due	\$148.16
-------------	----------

Alison Moring

8-19-26

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/17/26	0.75	C.W.	Adjusted street signs to be straight and level
7/21/26	1	C.W.	Re-bolted sign to pool deck, picked up supplies
7/29/26	1.5	B.W.	Removed debris from pool deck, playground, park, parking lot and roadways
TOTAL	<u>3.25</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
ANABELLE ISLAND				
	7/21/26	Hex Nuts (2)	0.32	C.W.
	7/21/26	Lock Washers (2)	0.58	C.W.
	7/21/26	Flat Washers (2)	0.41	C.W.
	7/21/26	Hex Bolts (2)	0.60	C.W.
	TOTAL		<u>\$1.91</u>	

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>
8/27/2026		23618	\$190.00	\$0.00	\$0.00	\$0.00	\$190.00
<u>DESCRIPTION</u>			<u>TOTAL</u>	<u>DISCOUNT</u>	<u>TAX</u>		
Res Pest Control - Quarterly			\$190.00	\$0.00	\$0.00		

PLEASE REMIT: \$190.00


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 # 15558
Date: 08/13/2026
Due On: 09/12/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$6,678.89	+ \$2,195.10	) - (\$0.00	) = \$8,873.99

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LM	07/01/2026	Confer with K. Beach and review draft agenda	0.10	\$315.00	\$31.50
Service	LM	07/02/2026	Confer with C. Charbonneau re: question relating to RFP landscaping	0.10	\$315.00	\$31.50
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	\$375.00	\$75.00
Service	MB	07/06/2026	Draft easement conveying drainage easements from KB Home Jacksonville LLC to the District.	0.60	\$305.00	\$183.00
Service	LM	07/06/2026	Confer with M. Giles and J. Soriano re: answers to RFP proposer question	0.10	\$315.00	\$31.50
Service	LM	07/08/2026	Review agenda package; Review and revise draft minutes from June Board meeting	0.40	\$315.00	\$126.00
Service	LM	07/08/2026	Confer with J. Soriano re: questions from RFP landscaping, review of maps; Start to prepare first addendum	1.10	\$315.00	\$346.50

to RFP landscaping						
Service	LM	07/13/2026	Confer with District Staff and review plat dedications for easements and rights-of-way for phase 2A	0.20	\$315.00	\$63.00
Service	LM	07/13/2026	Review agenda package and prepare for Board meeting	0.10	\$315.00	\$31.50
Service	LM	07/14/2026	Prepare for Board meeting; Confer with M. Giles re: RFP addendum, fence request, etc.	0.40	\$315.00	\$126.00
Service	LM	07/15/2026	Confer with M. Giles re: possible change to budge hearing; Attend Board meeting	0.90	\$315.00	\$283.50
Service	LM	07/15/2026	Confer with M. Giles re: fence encroachments, underdrain project	0.20	\$315.00	\$63.00
Service	LM	07/17/2026	Confer with J. Soriano re: lot line and easements for fence on Black Mountain Way	0.10	\$315.00	\$31.50
Service	CD	07/22/2026	Download Executed documents relating to Phase 1A - underdrain project. Confer with District Staff regarding same.	0.20	\$200.00	\$40.00
Service	LM	07/23/2026	Confer with M. Giles and J. Soriano re: addendum to RFP landscaping, additional common areas	0.40	\$315.00	\$126.00
Service	LM	07/23/2026	Revise variance agreement for lot 52; Confer with M. Giles re: lot 52	0.40	\$315.00	\$126.00
Service	LM	07/24/2026	Review questions from RFP proposer; Prepare second addendum; Confer with J. Soriano re: second addendum	0.20	\$315.00	\$63.00
Service	LM	07/27/2026	Confer with J. Soriano and review final second addendum to landscaping RFP	0.10	\$315.00	\$31.50
Service	LM	07/27/2026	Confer with M. Giles re: variance agreement for lot 270	0.10	\$315.00	\$31.50
Service	LM	07/28/2026	Prepare variance agreement for Lot 270	0.30	\$315.00	\$94.50
Service	LM	07/28/2026	Confer with M. Giles re: variance agreement for Lot 161	0.10	\$315.00	\$31.50
Service	CD	07/28/2026	Review and respond to email from District Staff regarding recording Matiz's variance; Research Clay County Property Appraiser office to verify residence; Format and record	0.40	\$200.00	\$80.00

			variance through Simplifile in Clay County. Download Recorded Variance and Email to District Manager.			
Expense	KB	07/28/2026	Simplifile Recording: eRecording fee for Matiz's Variance.	1.00	\$111.10	\$111.10
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	\$365.00	\$36.50
					Total	\$2,195.10

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: 2027-1-8
Date: August 24, 2026
Project Number: 2027-1
Due Date: September 23, 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: August 15, 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
CAD Designer III	2.25	120.00	\$270.00
Construction Inspector II	2.50	110.00	\$275.00
Principal Engineer	2.50	225.00	\$562.50
	7.25		\$1,107.50

Reimbursable Expenses

	Amount
Mileage	\$31.77
	\$31.77

Invoice Total \$1,139.27

CLAY TODAY

A Division of Osteen Media Group

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

INVOICE

Invoice Number: 2026-320396
Invoice Date: 8/27/2026
Due Date: 9/26/2026

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

Advertiser
Anabelle Island CDD c/o GMS LLC

Customer ID
21005

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 213365	BOS Meeting Dates	CT - Clay Today	Aug 27	2026		Column Inch	Black & White	6.0000	\$63.00

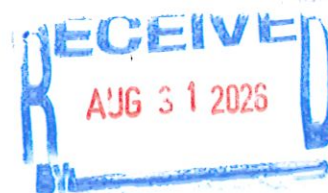
Total:									\$63.00
---------------	--	--	--	--	--	--	--	--	----------------

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 BOS Meeting Dates

In the matter of Fiscal Year 2027

LEGAL: 213365

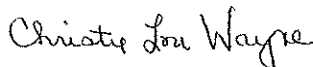
Was published in said newspaper in the issues:

8/27/2026

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 08/27/2026



NOTARY PUBLIC, STATE OF FLORIDA

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

BOARD OF SUPERVISORS MEETING DATES ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Anabelle Island
Community Development 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 of each
month as follows or otherwise noted:

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 are open to the public and will be
conducted in accordance with the provision of
Florida Law for Community Development Dis-
tricts. The meetings may be continued to a date,
time, and place to be specified on the record
at the meeting. A copy of the agenda for these
meetings may be obtained from Governmental
Management Services - North Florida, LLC,
475 West Town Place, Suite 114, St. Augustine,
Florida 32092 or by calling 904-940-5650.

There may be occasions when one or more Su-
pervisors or 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 Office at (877) 276-0889 at least 48
hours prior to the meeting. If you are hearing or
speech impaired, please contact the Florida Re-
lay Service by dialing 7-1-1, or 1-800-955-8771
(TTY) / 1-800-955-8770 (Voice), for aid in con-
tacting 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 per-
son will need a record of the proceedings and
that accordingly, the person may need to en-
sure that a verbatim record of the proceedings
is made, including the testimony and evidence
upon which such appeal is to be based.

Marilee Giles
District Manager
Legal 213365 Published 8/27/2026 in Clay
County's Clay Today newspaper