

ANABELLE ISLAND

Community Development District

OCTOBER 21, 2026

AGENDA

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

October 14, 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, October 21, 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 September 16, 2026 Meeting
- IV. Consideration of Fence Application - 2859 Monroe Lakes Terrace
- V. Ratification of Agreement with CALM III, LLC. *(under separate cover)*
- VI. Staff Reports
 - A. Attorney
 - B. Engineer - Update on the Underdrain Project
 - C. Manager - Fiscal Year 2026 Goals and Objectives Report
 - D. Operations Manager
- VII. Supervisors Requests
- VIII. Audience Comments
- IX. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipts Schedule

C. Approval of Check Register

- X. Ratification of Funding Request No. 36
- XI. Ratification of Funding Request No. 37
- XII. Next Scheduled Meeting – November 12, 2026 @ 2:00 p.m. at the Plantation Oaks
Amenity Center
- XIII. Adjournment

THIRD ORDER OF BUSINESS

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

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held on Wednesday, **September 16, 2026**, at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Darren Gowens
Sarah Milner
Marcus Martinez
Rose Bock

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

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

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Giles opened the public comment period for agenda items only and asked that comments be kept to three minutes.

A resident asked for an update regarding the transition from United Land Services to BrightView. Staff stated that BrightView is scheduled to begin October 1st and that United would continue performing work through the transition. Staff noted they would coordinate with

BrightView to ensure they were prepared to assume services and advised that United had continued performing work and making repairs. Concerns regarding pond maintenance were also discussed, with staff noting that some pond areas were intentionally not being serviced due to wet conditions and the potential for equipment damage.

The resident also asked for an update on the second phase of paving and whether the District was waiting on a permit. Staff stated that the underdrain project must be completed before paving can proceed to avoid having to disturb the new pavement. It was confirmed that the underdrain project received the permit, and staff indicated they would follow up regarding the status.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the August 19, 2026 Meeting

Ms. Giles presented the minutes from the August 19, 2026, meeting and asked for any comments or corrections. A Supervisor noted that she had previously submitted revisions, which were incorporated into the updated minutes.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Minutes of the August 19, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of:

A. Variance Agreement for Fence Easement – Lot 104

Ms. Giles reviewed ratification of a variance agreement for Lot 104 that had previously been approved. Ms. Giles noted that this was an older variance for which the District had been awaiting the homeowner's signature and confirmed that an alternative access point had been identified. The Board ratified the Variance Agreement.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Variance Agreement for Fence Easement – Lot 104, was ratified.

B. Landscape Agreement with Brightview

Ms. Giles reviewed the landscape agreement with BrightView, with services scheduled to begin October 1, 2026. Staff indicated there were no concerns with the transition at this time. The Board ratified the agreement.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Landscape Agreement with Brightview, was ratified.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Moczynski stated she had nothing to report and asked if the Board had any questions.

B. Engineer

Mr. Wieger reported that permits had been received for the underdrain project and that the pre-application/pre-construction process with Clay County was underway, with work expected to begin shortly. Staff and the Chair will coordinate with the District Engineer and District Counsel following the meeting to establish a start date and prepare notification to affected residents, including Lots 61 and 62. Staff will also coordinate with KB Homes and the HOA regarding distribution of the notice and access requirements for the work.

Staff also provided an update regarding a drainage complaint at 2542 Clayton Falls Cove. A site inspection was conducted on August 7; however, the homeowner was not present. Staff will coordinate directly with the resident to arrange access for further inspection of the side yard and drainage pipe. It was noted that the issue is also related to the Pond 9 inspection and ongoing construction and dewatering activities in the area.

C. Manager

Ms. Giles explained that GMS is separating its District management and administrative services from its on-site amenity management and operations services. District management and administrative services will remain with GMS, while the on-site services will transition to CALM III. She noted that the personnel, pricing, and agreement terms will remain unchanged.

The Board approved the agreement with CALM III, subject to review by District Counsel and the Chairman, with the agreement to be brought back at the next meeting for ratification.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Agreement with CALM III, Subject to Review by District Counsel and the Chair to be Brought Back at the Next Meeting for Ratification, was approved.

D. Operations Manager

Mr. Soriano provided an update on the upcoming transition to BrightView, noting that staff would meet with BrightView and conduct a walkthrough to identify any outstanding items as they assume landscape maintenance responsibilities. Staff will also work with BrightView to update the community landscape maps and establish a service schedule identifying the areas to be maintained on specific days. It was noted that the mowing schedule will vary seasonally, with reduced service beginning in October and increased frequency during the growing season.

The Board discussed wet areas that have not been consistently maintained due to recent rainfall. Mr. Soriano stated that these areas were included in the RFP and would be addressed with BrightView. Staff will closely monitor the transition and address any incomplete or previously invoiced work with the outgoing vendor as necessary.

Staff also reported ongoing issues with the amenity card access system. The control board has been replaced multiple times, and the system has experienced recurring failures that have been attributed to possible lightning strikes. Staff advised that the vendor is now charging for replacement boards and service calls and noted that the District may need to consider a different card access system if the issues continue.

SIXTH ORDER OF BUSINESS**Supervisor Requests**

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS**Audience Comments**

Resident (Ms. Fran Steinert) asked whether the Board would be responsible for the new section being developed by Dream Finders. Staff clarified that the development would be a separate CDD and would not be part of Anabelle Island or use the District's amenity facilities, subject to the District's adopted Amenity Policies and Rates. Discussion followed regarding the surrounding development areas, including Dream Finders, KB Homes and Century, and the

location and timing of the proposed roadway improvements. Staff offered to meet with Mr. Steiner following the meeting to further clarify the development areas.

Resident (Mr. Darryl Greene) requested a copy of the itemized scope of work for BrightView so residents could better understand the landscaping contractor's responsibilities. Staff advised that the scope could be provided by email and discussed making it available on the District's website. Mr. Greene also asked about development near Winter Lake and the newly paved Block Island Parkway. Staff discussed the areas being developed by Dream Finders, KB Homes and Century and clarified that the developments are separate from the District.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

B. Assessment Receipts Schedule

C. Approval of Check register

Ms. Giles presented the financial reports, including the balance sheet as of August 31, 2026, and the assessment receipt schedule showing the District was 100% collected. She presented the August check register totaling \$55,036.91 and noted there were no unusual variances.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Check Register Totaling \$55,036.91, was approved.

NINTH ORDER OF BUSINESS

Ratification of Funding Request No. 34

Ms. Giles presented Funding Request No. 34 in the amount of \$19,990.21 for KB funding. Ms. Giles asked for a motion to ratify.

On MOTION by Mr. Gowens, seconded by Mr. Martinez, with all in favor, the Funding Request No.34 in the Amount of \$19,990.21, was ratified.

TENTH ORDER OF BUSINESS

Ratification of Funding Request No. 35

Ms. Giles presented Funding Request No. 35 in the amount of \$15,678.45. Ms. Giles asked for a motion to ratify.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Funding Request No.35 in the Amount of \$15,678.45, was ratified.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting- October 21, 2026

@ 2:00 p.m. at the same location

Ms. Giles stated that the next meeting was scheduled for October 21, 2026.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Giles asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Architectural Request Form

Association	Anabelle Island HOA, Inc
Date	08/18/2026 09:13:36 PM
Owner Name	Angel Cintron-Caraballo
Account Number	ABI2859M
Zip	32043
Unit	
Phase	
Address	2859 Monroe Lakes Terrace, Green Cove Springs, FL 32043
Home Phone	
Cell Phone	9049849522
Email Address	acintronc2006@gmail.com
Estimated Start Date	9/1/2026 12:00:00 AM
Estimated Completion Date	9/30/2026 12:00:00 AM
ACC Type	Fence
Full Detailed Description of the Project:	Install 10 feet of 6X6 T&G PRIVACY PVC FENCE TAN PKG-KIT 2 ea Install 12 feet of 6X6 T&G PRIVACY RACKABLE PVC GATE TAN PKG-KIT
My project requires neighbor approval (YES or NO). If so, please attach form:	No
I have uploaded the property boundary survey with the proposed changes drawn on it and included the exact location and dimensions of the project(s) or improvement(s)	True
I have uploaded the Contractor's Certificate of Liability Insurance	True
By clicking submit, I hereby agree to each of the following:	
I agree that I may be required to alter or remove my improvement if it does not follow the plan as submitted and approved by the Architectural Committee.	
I agree to NOT BEGIN my project BEFORE receiving formal approval by the Architectural Committee.	
I understand that approval by the ACC does not constitute the approval of the city or local municipality and that I may also be required to obtain a building permit.	

AS RECORDED IN PLAT BOOK 06, PAGES 1-18 OF THE CURRENT PUBLIC RECORDS OF CLAY COUNTY, FL.

- 6H Tan pvc Privacy
- 4H 2Rail Black Aluminum

(IN FEET)
1 inch = 30 ft.

1. The first step is to identify the problem.
 2. The second step is to define the problem.
 3. The third step is to analyze the problem.
 4. The fourth step is to develop a solution.
 5. The fifth step is to implement the solution.
 6. The sixth step is to evaluate the solution.
 7. The seventh step is to monitor the solution.
 8. The eighth step is to maintain the solution.
 9. The ninth step is to improve the solution.
 10. The tenth step is to document the solution.

10. van't Hof, G. *Angew. Mathem. Biol.* 1990, 42, 105-116. This paper is devoted to the question of the existence of a unique solution for the problem of the determination of the parameters of the logistic growth model from a single observation. The author shows that this problem is ill-posed in the sense of Hadamard and that the solution does not depend continuously on the data. This is a well-known result in the theory of ill-posed problems.

DETAIL
NOT TO SCALE

LOT 146

24.85' COVERED PORCH

15.50'

45.00'

12.54'

LOT 145 (IMPROVED)

LOT 107 (IMPROVED)

2ND STORY HOUSE BOARD BOUND

1st. ELEV. 22.51'

GAR. ELEV. 21.91'

HOUSE 2000'

COVERED PORCH

DR

DR

21.17'

10.16'

6ft gate

5ft

6ft gate

5ft

TRANSFORMER PAD

3/4" REBAR 4" X 12" LK 2001

30' W/ SEC 8 EASEMENT

STOCKWALK

30' (C&G)

21.35'

20.55'

300'

60' R/W

MONROE LAKES TERRACE #2859

 DENOTES CONCRETE
 * DENOTES FND 1/2" I.P.
 CLARY
 UNLESS OTHERWISE NOTED
 2 - DENOTES FIBERGLASS LIGHT POLE
 9 - DENOTES TELEPHONE HAND HOLE
 - DENOTES WATER METER
 - DENOTES CABLE RISER
 - DENOTES IRRIGATION METER
 SW - DENOTES 3' SIDEWALK

LINE TABLE		
LINE	DIRECTION	LENGTH
13730000	WEST 20°N	121.75
13730000	WEST 20°N	1.00
13730000	WEST 10°N	110.00

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CURVE DIRECTION	CURVE LENGTH	DELT
C1(F)X4	500.00	245.11	38.77°15'5"W	142.83	28.05°15'
C2(F)X4	500.00	310.49	57.36°34'W	170.27	12.38°45'
C3(F)X4	500.00	57.82	180°58'40"W	32.90	0°15'40"
C4(F)X4	265.00	265.32	38.77°15'45"E	26.08	50.46°28'
C5(F)X4	845.00	44.38	188.74°22'W	44.38	2°58'28"

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

1. THE MAPS ARE BASED ON THE CENTERLINE OF MONROE LANE TERRACE AS BEING SECTION 26 (21).
2. THE PLANNED DEVELOPMENT SHOWN HEREON ARE BASED ON MAPS:
A. A LARGER MAP BEARING LE MONROE PLAZA ZONE AS ASPECTED ON THE PLANNED DEVELOPMENT MAP (2004).
B. COMMUNITY MAPS (2004), FARM MAPS (2004), DATED JANUARY 11, 2004, THE PLANNED DEVELOPMENT MAP (2004) AND
C. MAPS OF THE 2.0 A.M. FARM MAPS ARE FOR REFERENCE ONLY. ALL PLANNED DEVELOPMENT INFORMATION AND DELINEATIONS ON
THIS SURVEY ARE VALID ONLY FOR LOTS UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN
SUFFICIENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE THIS INFORMATION. REVISIONS SHOULD BE MADE TO THE
OFFICIALITY/TERMINALITY PLANNED MANAGEMENT PLAN.
3. PLANNED MAPS REFLECTED HEREON ARE BASED ON MAPS:
A. NO UNDESIRABLE FOUNDATIONS OR UTILITIES AND IMPROVEMENTS OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE
SCOPE OF THIS SURVEY.
4. ANY FOUNDATIONS, UTILITIES AND/OR ANY WRITTEN INFORMATION NOTED TO THIS MAP AND/OR THEREON IS PROTECTED AND IS NOT
AUTHORIZED BY THE SURVEYING ENGINEER.
5. THIS MAP IS INTENDED TO BE SIGNED BY A SEAL OF A PROFESSIONAL ENGINEER.
6. (ENTERED & PAGES SPECTED AS EXTENDING) WITH THE SEALING RESTRICTIONS UNDER THIS MAPS UNDESIRABLE & NOT
UNDESIRABLE.
7. PLANNED DEVELOPMENT ALIGNED TO MONROE LANE TO REMAIN NATURAL, VEGETATION, AND UNDESIRABLE.
8. THIS SURVEY IS BEING PREPARED FOR THE USE OF THE CLIENTS PARTIES AND NO GUARANTEE HAS BEEN
MADE. EXPRESS OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSMISSIBLE. ANY COPIES OF THIS
BOUNDARY SURVEY THAT ARE USED BY ANY SUBSEQUENT SURVEYING SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE
IMPRINTED SIGNED SEAL OF THE SURVEYING ENGINEER. THE USE OF SUCH DOCUMENTS REFLECTS THE SURVEYING ENGINEER'S
OWN JUDGMENT OF LIABILITY OR ANY SUBSEQUENT PARAGRAPHS AND IS ONLY VALID UP TO 30 DAYS AFTER THE DATE OF
THE BOUNDARY SURVEY. THE BOUNDARY SURVEY.
9. UNDESIRABLE ARE IN SET AND ORIGINAL PARTS THEREOF.
10. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, OWNERSHIP OR FREEDOM
OF ENCUMBRANCES.
11. THIS SURVEY HAS NOT BEEN DESIGNED TO DELIVER OR DEFINE ANY MONROE, ENVIRONMENTAL, SCIENTIFIC, MEDICAL, MILITARY
OR OTHER SPECIAL USES. THE SURVEYING ENGINEER HAS NO LIABILITY FOR ANY SPECIAL USES. THE SURVEYING ENGINEER HAS NO LIABILITY FOR ANY
DUTY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE SURVEYING ENGINEER.
12. UNLESS A DIFFERENCE IN VALUE, MEASURED BEHINDS AND DISTANCES ARE EXISTENT WITH PLAT VALUES.
13. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
14. BOUNDING AND IMPROVEMENTS ARE AS SHOWN HEREON ARE NOT NECESSARILY TO THE PARTIES PROPERTY UNDER
REVISIONS WITH ALL BOUNDING AND ARE BEING THE BOUNDING AND ARE BEING THE BOUNDING AND ARE BEING THE BOUNDING
15. PLEASE REFER TO THE PLAT FOR ALL INFORMATION THAT MAY BE FOUND ON THIS PLAT.
16. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO DETERMINE THE PLAT, THE BOUNDING AND ARE BEING THE BOUNDING

FIRST AMERICAN TITLE INSURANCE COMPANY
KH TITLE SERVICES, INC./FINANCIAL SERVICES
KHHS HOME LOANS LLC
ANGEL A. CINTRON RIVERA AND CYD MARIEL CARABALLO MURIEL
AND ANGEL ANTONIO CINTRON CARABALLO

REVISION D: CHANGE CERTIFICATION (5/31/20) (01/1/22)
 REVISION D: CHANGE CERTIFICATION (5/31/20) (01/1/22)
 REVISION D: RECTIFY FINAL W/O IMPROVEMENTS (5/31/20) (01/1/22)
 REVISION D: ADDS FINAL W/O IMPROVEMENTS (10/2/22) (01/1/22)
 PREPARED FOR: ED HOME JACKSONVILLE LLC

CERTIFIED TO: AND ANGEL ANTONIO CINTRON CARABALLO

[illegible]

THE JOURNAL OF THE



LAND DEVELOPMENT
CONSULTANTS

BARTRAM TRAIL SURVEYING, INC.

6449 KATHLEEN CARR PARKWAY STE 4106

CHITTEN COVE SPRINGS, FL (1967)

1984年：284、223、269、284、223

WWW.BARTRAMRAIL.NET
CERTIFICATE OF AUTHORIZATION CB 00090



COPYRIGHT

[illegible]

ANY PERSONS STATE OF FLA. NO. 2025
FIELD NO. COMPLETELY NEW OFFICERLY OWNED
[Handwritten signature]
THOMAS P. HOOVER
STATE OF FLORIDA NUMBER LS-3507

NOTATION:

The survey has been made without benefit of abstract or search of title, and therefore the undersigned and her/his heirs, assigns and successors make no claim regarding information, status or not same has been pertaining to ownership, nature of ownership, rights of way, easements, encroachments, boundary line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search of title.

This survey is prepared and verified for the exclusive use of the client named herein and the survey map and report of the signed hereon are not valid without the signature and the original return and seal of a Florida Licensed Surveyor and Engineer.

FIRM: 7000 2200		Y (N/A)	
PAGE NO:		100004 01000 03/17/94	
FR/PO		2103/00 2103/2	
DATE: 7/15/94		SCALE: 1"=30'	
PROJECT NO: 200-25-100		REVISION: 0	
SHEET 1 OF 1			



Fence Outlet of Jacksonville Inc
250 Lane Ave N
Jacksonville , FL 32254

ID : 00269909
Angel Cintron
Quote On : July 24, 2026
Submit On : August 18, 2026
Jacksonville

REPLACEMENT

Customer Address

Angel Cintron
2859 Monrow Lakes Ter
Green Cove Springs, FL 32043
cintronangel223@gmail.com
(904) 984-9512, (904) 984-9512

Description of Work

Install 10 feet of 6X6 T&G PRIVACY PVC FENCE TAN PKG-KIT

2 ea Install 12 feet of 6X6 T&G PRIVACY RACKABLE PVC GATE TAN PKG-KIT

Paid On	Type	Trans No/Check No	Amount
August 18, 2026	Previous Payment		\$1,765.00

Total Due \$2,049.00

Payment - \$1,765.00

Balance Due \$284.00

Angel Cintron

Andres Castano

Jacksonville Office - (904) 539-5605

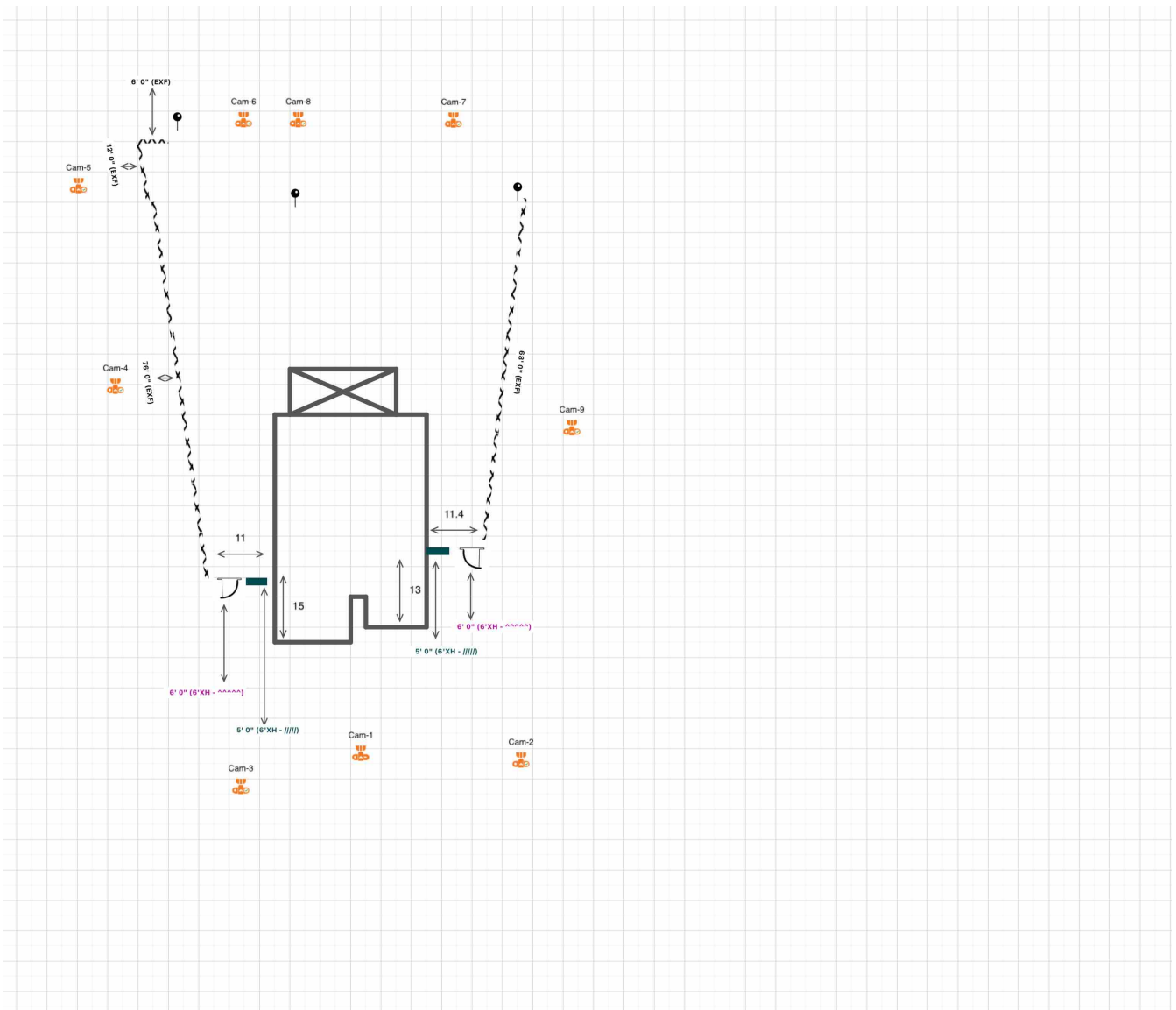
Andres Castano - (904) 807-5032

This contract includes the clauses referred to in the attached appendices.

Layout - L3

ID: 00269909 - Angel Cintron

Submit On : August 18, 2026 - Jacksonville



Legends

/////: (6.0 X 10) ft ea 6X6 T&G PRIVACY PVC FENCE TAN PKG-KIT

~~~~~: 2 (6.0 X 6.0) ea 6X6 T&G PRIVACY RACKABLE PVC GATE TAN PKG-KIT

● 3 x Pin

# Questions

ID: 00269909 - Angel Cintron

Submit On : August 18, 2026 - Jacksonville

|                                                        |              |            |             |
|--------------------------------------------------------|--------------|------------|-------------|
| Is racked gate marked?                                 |              | Yes        | Not Needed  |
| Have post caps been discussed?                         |              | Yes        | No          |
| Pool?                                                  |              | Yes/Future | No          |
| Have preinstalled photos been taken?                   |              | Yes        | No          |
| Corner lot?                                            |              | Yes        | No          |
| Have corner lot setbacks been discussed with customer? |              | Yes        | No          |
| Have house setbacks been marked?                       |              | Yes        | No          |
| Fence Line to be cleared by                            | Fence Outlet | Customer   | No Clearing |
| Do you live in an HOA community?                       |              | Yes        | No          |
| Will you need HOA/ARC approval?                        |              | Yes        | No          |
| Do you have HOA/ARC approval in hand?                  |              | Yes        | No          |
| Previous fence being taken down by                     | Fence Outlet | Customer   | Not Needed  |

# Site Pictures

ID: 00269909 - Angel Cintron

Submit On : August 18, 2026 - Jacksonville

---

Cam - 2 Front Right



Cam - 3 Front Left



Cam - 4 Left



Cam - 5 right



Cam - 6 rear



Cam - 7 rear



Cam - 8 Rear



Cam - 9 Right



## Pool Pictures

ID: 00269909 - Angel Cintron

Submit On : August 18, 2026 - Jacksonville

|                        |     |    |
|------------------------|-----|----|
| Screen Enclosure       | Yes | No |
| Baby Barrier Fence     | Yes | No |
| Pool Vinyl Covers      | Yes | No |
| Pool Safety Net Covers | Yes | No |

# Property Pin Photos

ID: 00269909 - Angel Cintron

Submit On : August 18, 2026 - Jacksonville

---



# Grading

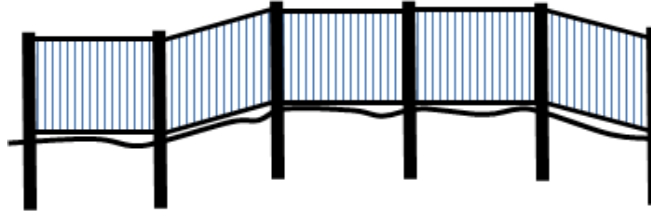
ID: 00269909 - Angel Cintron

Submit On : August 18, 2026 - Jacksonville



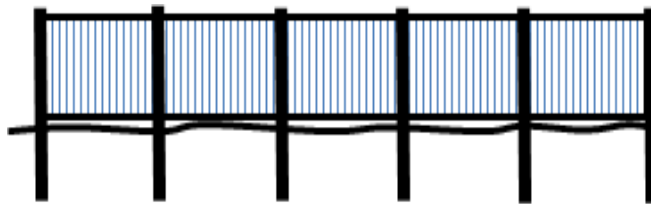
## Jacksonville

### Grading



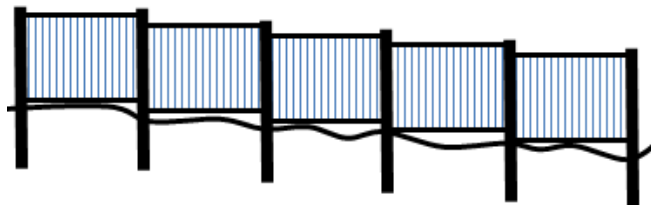
#### ☒ Contoured Fences

As the name suggests, a contoured fence follows the lines and contours of the property precisely and is a very common choice by most customers. The top and bottom horizontal rails provide a parallel line to the ground at all points. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



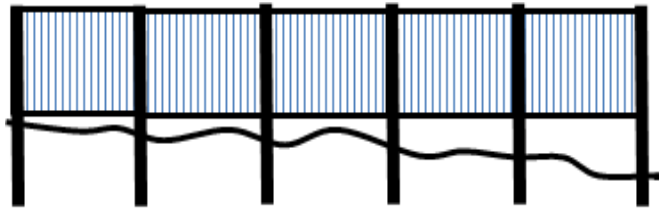
#### ☐ Straight Top

If your yard is flat this would be a very common option for most customers. The installation of the fence on a flat yard will look like this, straight across the top, straight across the bottom, with a small gap underneath. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.



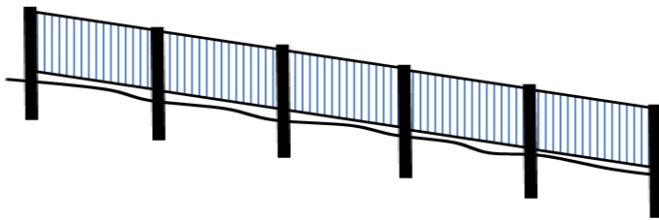
#### ☐ Stepped Fence on Slope

If you have a steep slope to contend with, stepped fencing can be one of your options. While it doesn't provide the smooth, even lines of a regular fence, it can accommodate steep slopes without installing an excessively slanted fence line. The significant drawback of stepped fencing is that it leaves a triangular open space between each panel and the sloping ground below. If you have pets or small children, this may not be an acceptable option. So if you need a fully-enclosed fence, you can combine stepped fencing with additional landscaping and fill in the spaces with new soil and grass seed. The larger openings can also be blocked with planters or thick bushes.



#### ☐ **Level Top Fence on Slope**

If you have a steep slope to contend with, a level top fence can be an option. With this application your fence will be straight across the top and straight across the bottom. However, because of the extreme slope could be a significant drawback because of the large uncovered openings at the bottom of the fence. If you have pets or small children this may not be an acceptable option. So if you choose this option and need a fully enclosed fence, your options are limited and sometimes very costly. You must be aware of your local code restrictions because of the excessive height and spacing changes in some of the areas of the fence.



#### ☐ **Racked Fences**

The way to match a fence to its slope is to rack it. The racking method means adjusting the fence's rails so that it matches the slope beneath it while the pickets and posts remain vertical. This type of installation is a very common choice for pets and small children. However, with small changes in grade, small gaps might need to be addressed. The small gaps could be addressed by placing dirt and grass seed or small landscape vegetation to cover the small areas.

Angel Cintron  
2859 Monrow Lakes Ter  
Green cove springs, FL 32043  
Jul 30, 2026

Andres Castano  
Fence Outlet Jacksonville  
Aug 18, 2026

# Appendix A

ID: 00269909 - Angel Cintron

Submit On : August 18, 2026 - Jacksonville



## Jacksonville Contract Clause

Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstances does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. By signing this contract, you give us the permission to send text messages to the mobile number listed.

Fence Outlet will assume the responsibility for locating underground cables and utilities, however, **however, unless the Sprinkler Assurance Plan has been agreed to, Fence outlet is not responsible for any sprinklers or other unmarked buried lines or objects.**

Payment is due at the time of completion of work, and a finance charge of 1 ½ % per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of the debt including reasonable attorney fees.

If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of a sum equal to 50% of entire contract price, plus cost of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.

Customer assumes full responsibility for obtaining homeowners association approval for the type and location of fence.

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

Angel Cintron  
2859 Monrow Lakes Ter  
Green cove springs, FL 32043  
Jul 30, 2026

Andres Castano  
Fence Outlet Jacksonville  
Aug 18, 2026

## Appendix B

ID: 00269909 - Angel Cintron

Submit On : August 18, 2026 - Jacksonville



### Jacksonville

#### Pre-Installation Checklist

Thank you for choosing Fence Outlet to perform your fence project. There are many key items to consider before the installation of your fence.

##### ✓ 1. Homeowner's Association:

I understand that Fence Outlet will assist me in filling out the HOA Fence application and supply necessary documentation (marked property survey, photos of future fence, and copy of the contract with description of future fence) but I am solely responsible for submitting the application and providing Fence Outlet with the HOA decision/approval Letter once I receive it.

##### ✓ 2. Underground Utilities/Sprinklers:

Fence Outlet will contact the needed locate service to detect underground lines. This will locate gas, cable, electric and phone lines that have been installed by the utility companies. These lines will be notated through the use paint and flags. Any lines not installed by those companies will not be detected. i.e. septic tank/lines, pool piping, sprinkler lines/systems, private gas lines or any other line installed by others. Also, locate companies do not mark water lines that run from the meter to the house. For this reason, *Fence Outlet* is not responsible for these items.

##### ✓ 3. Change Orders:

Fence Outlet understands that sometimes changes must be made to the contract prior to the installation of the fence. Due to fabrication times, we request any changes be made a minimum of 5 business days before install. Any changes made after 5 days prior will incur a fee of \$350.00 plus any costs for the changes in materials and/or labor.

##### ✓ 4. Trees/Bushes/Hedges/Plants:

Ultimately, it is the customer's responsibility to clear the fence line. Fence Outlet can trim some small items such as small bushes, hedges and plants at a rate of \$95.00/hour. The site is considered a construction site. While Fence Outlet will make every effort to not disturb any existing flowers or bushes, we cannot guarantee that no damage will occur.

##### ✓ 5. Payment:

*Fence Outlet* requests 1/2 down on every new fence project. Forms of payment that will be received are cash, check or credit cards. All major credit cards are accepted. Final payment is due upon the completion of the fence project. For repairs, full payment of repair costs is required prior to the commencement of the repair work. Please sign the completion form and provide the final payment, along with any upfront repair costs, to the foreman at the job site upon the completion of the fence. By signing this agreement, you consent to securely storing your credit card information in accordance with PCI compliance rules for the remaining balance due.

## ✓ 6. Financing:

Fence Outlet utilizes Launch Credit Union and GreenSky Financial to provide financing options for your fence project. All original documents are required throughout the process. An application for credit and a retail agreement form will be required before the installation of your fence. If these items are not provided before install, your project will be postponed until received. At the completion of your fence project, you will be asked to sign a completion form stating the fence project is complete and to your satisfaction.

## ✓ 7. Verbal Commitments:

Verbal commitments are not contractual and will not be handled as such. If your estimator has promised you something that is not on the contract, it will not be completed. Please verify that all items discussed are on the contract in order for it to be completed correctly.

## ✓ 8. Install date:

Once all the needed paperwork for your fence project is processed, you will receive a phone call with an install date. The required items are a signed contract, a deposit, any finance paperwork needed, any permit paperwork needed, the permit, HOA approval, this signed checklist and a copy of your property survey. You don't have to be present for the installation; however please be available by phone if we need to communicate with you.

**Allow us 2-3 days for install weather permitting.**

## ✓ 9. Pool Code:

There are certain requirements if you have or are planning on having a pool with no screen enclosure. For a fence to meet pool code: The gates must swing out, have self closing hinges and the latches must be placed at 54" or higher. Certain styles of fence do not meet pool code due to height requirements and picket spacing. Please consult with your estimator to the styles that do/do not meet pool code.

## ✓ 10. Property Survey:

A property survey or location of property pins is required for every fence project. This ensures that the fence will be installed properly on the correct property lines. If a property survey is not available, a survey can be provided to you for a cost. If locating property pins is the only service needed, then the pins can be located for a cost. Jobs that require a permit will require a property survey.

## ✓ 11. Permits/Zoning Approval/Zoning Exemptions:

Many jobs require authorization from the municipality before we can begin your fence project. *Fence Outlet* will obtain this as part of the service we provide. However, some items will require your assistance to correctly complete the process. First, we will need a legible, updated copy of your survey, and in many instances, we will also need a copy of your HOA approval, as well as easement estoppels and other waivers. These requirements are specific to your local municipality. If your project is over \$5,000.00, we will also require a notarized Notice of Commencement (NOC). If a physical inspection is required for the job, please leave the permit hanging on the fence until the inspection has passed. **Note: Special order materials are not ordered until both the HOA and the permit are approved, in order to avoid costly restocking fees.**

✓ **12. Property Lines:**

It is always Fence Outlet's intention to install to the property line. It is company policy not to install any fence off the property line. Any request to install off the customers property will be denied unless there is a written permission given from the encroached property.

✓ **13. Personal Information:**

*Fence Outlet* does not sell any personal information to outside sources; however, we would like to obtain a minimum of two phone numbers and an email address from each customer. Having multiple means of contact with each customer will ensure proper communication.

✓ **14. Additional Materials:**

In anticipation of changes or unforeseen circumstances Fence Outlet almost always sends additional materials on our installations. **I understand that Fence Outlet will install my fence per contract and that there may be additional materials leftover and those materials belong to Fence Outlet.**

✓ **15. Mission:**

It is *Fence Outlet's* goal to provide the highest quality products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible. This checklist aids in keeping pricing down and providing a seamless installation.

Notice to Consumer: When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer(EFT) or a draft drawn from your account, or to process the payment as a check transaction. When we use information from your check to make an EFT, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If your payment is returned unpaid, you authorize the collection of your payment and a return fee by EFT(s) or draft(s) drawn from your account. Checks from \$0.01-\$50.00 = \$25.00 fee; Checks from \$50.01-\$300.00 = \$30.00 fee; Checks for \$300.01 & over = the greater of \$40.00 or 5% of the face amount of the check.

I have read and understand the above statements.



Angel Cintron  
2859 Monrow Lakes Ter  
Green cove springs, FL 32043  
Jul 30, 2026



Andres Castano  
Fence Outlet Jacksonville  
Aug 18, 2026

## Appendix C

ID: 00269909 - Angel Cintron

Submit On : August 18, 2026 - Jacksonville



### Jacksonville

### Sprinkler Assurance Plan

It is Fence Outlet's goal to provide the highest quality service and products at the most reasonable price. We want to ensure that your fence project runs as smoothly as possible.

Therefore, we are offering you the option to purchase a Sprinkler Assurance Plan.

Fence Outlet understands that though we are not responsible for damage to private lines such as sprinklers (as stated on The Contract) from time to time damage to them cannot be avoided.

This plan is optional. If you choose to purchase this plan, a Non-Refundable fee of \$60 will be added to the price of your fence proposal.

This plan assures you, the customer, that if a sprinkler is damaged during the installation of your fence; Fence Outlet will be responsible for repairing the broken line. All claims must be made within 30 days of your fence installation.

Please select one of the following options:

☐ I choose to purchase the Sprinkler Assurance Plan. I understand that the \$60 fee is a Non-Refundable fee and if any sprinklers are damaged due to the fence installation, Fence Outlet will be responsible for having them repaired. The customer understands that the Sprinkler Assurance Plan only covers breaks and does not cover moving perfectly good lines during or after installation is finished. The process of moving perfectly good lines with no breaks is the sole responsibility of the customer. The customer and Fence Outlet Representative have discussed this plan in detail and have inspected the irrigation system fully and have verified that all zones are in working order.

☐ No Sprinkler system present.

☒ I decline the Sprinkler Assurance plan and assume the full responsibility for the repair of any damaged sprinkler lines resulting from the fence installation with Fence Outlet. I understand that the Sprinkler Assurance Plan cannot be purchased after the contract has been executed.

Angel Cintron  
2859 Monrow Lakes Ter  
Green cove springs, FL 32043  
Jul 30, 2026

Andres Castano  
Fence Outlet Jacksonville  
Aug 18, 2026

---

## LABOR GUARANTEE

If the workmanship of any installation arranged by FENCE OUTLET proves at fault within 1 year from date of this invoice, FENCE OUTLET will upon notice from you, cause such fault to be corrected at no additional cost to you.

---

**INSTALLATION:** It is understood that FENCE OUTLET will only supply material and that by acceptance of this proposal you authorize FENCE OUTLET to arrange with a contractor licensed as required to do the installation you authorize FENCE OUTLET:

1. To issue to contractor a copy of the attached specifications.
2. To inspect the installations upon completion if it is considered necessary.
3. To pay the contract his charge for such installation upon your signature below establishing that the installation has been satisfactorily completed.
4. You agree to pay the amount specified here in which will cover the price of said materials and the installation charges.

This estimate is based on a completed job and any surplus material remains the property of FENCE OUTLET. No credit shall be due the customer in return of such material. There shall be no liability for delays of or failure to complete, deliver, or install materials arising from any or all cause beyond our control.

Any changes made by you to the job specification necessitating additional materials or labor shall not be included or covered by this proposal, but shall be provided for under a separate and additional orders from you.

**This proposal and said specifications shall not be altered or modified except by written agreement between the parties hereto. Any verbal understanding or agreement with a representative of FENCE OUTLET shall not be binding unless set forth herein.**

---

## NOTICE TO OWNER

Under the law, any contractor, subcontractor, material supplier or other entity or person who provides improvement to your real property, who is not paid for the labor, services or materials supplied has a right to enforce a claim for the same against your property (even though you did not contract directly with such person). Under the law, there are one or more steps you may take in correction herewith. It is up to you to review the law and decide whether you want to take these precautions. You should consult your attorney if you have any questions.

---

## CONTRACTOR: WAIVER AND RELEASE OF LIEN

Upon request by the customer, FENCE OUTLET will provide a Waiver and Release of Lien. Please contact the Accounting Department at the FENCE OUTLET branch listed on your contract to request a Waiver and Release of Lien. Please note that a Final Release of Lien will not be issued until the contract is paid in full.

*SIXTH ORDER OF BUSINESS*

*C.*

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

**October 1, 2025 – September 30, 2026**

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 1.2: Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 1.3: Access to Records Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

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

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

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

**Achieved:** Yes ☐ No ☐

#### **Goal 3.3: Annual Financial Audit**

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

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

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

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Anabelle Island Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Anabelle Island Community Development District

## *NINTH ORDER OF BUSINESS*

*A.*



***Anabelle Island***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2026***



**Anabelle Island**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2026**

|                                             | <i>General<br/>Fund</i> | <i>Debt Service<br/>Fund</i> | <i>Capital Project<br/>Fund</i> | <i>Totals<br/>Governmental Funds</i> |
|---------------------------------------------|-------------------------|------------------------------|---------------------------------|--------------------------------------|
| <b>Assets:</b>                              |                         |                              |                                 |                                      |
| <b><u>Cash:</u></b>                         |                         |                              |                                 |                                      |
| Operating Account                           | \$ 40,011               | \$ -                         | \$ -                            | \$ 40,011                            |
| <b><u>Investments:</u></b>                  |                         |                              |                                 |                                      |
| Custody                                     | 87                      | -                            | -                               | 87                                   |
| <b><u>Series 2022</u></b>                   |                         |                              |                                 |                                      |
| Reserve                                     | -                       | 173,408                      | -                               | 173,408                              |
| Revenue                                     | -                       | 167,803                      | -                               | 167,803                              |
| Construction                                | -                       | -                            | 18,366                          | 18,366                               |
| Prepaid Expenses                            | 21,890                  | -                            | -                               | 21,890                               |
| Deposits                                    | 1,975                   | -                            | -                               | 1,975                                |
|                                             |                         |                              |                                 |                                      |
| <b>Liabilities:</b>                         |                         |                              |                                 |                                      |
| Unearned Revenue                            | \$ 20,038               | \$ -                         | \$ -                            | \$ 20,038                            |
|                                             |                         |                              |                                 |                                      |
| <b>Fund Balance:</b>                        |                         |                              |                                 |                                      |
| Nonspendable:                               |                         |                              |                                 |                                      |
| Prepaid Items                               | \$ 21,890               | \$ -                         | \$ -                            | \$ 21,890                            |
| Deposits                                    | 1,975                   | -                            | -                               | 1,975                                |
| Restricted for:                             |                         |                              |                                 |                                      |
| Debt Service - Series                       | -                       | 341,210                      | -                               | 341,210                              |
| Capital Project - Series                    | -                       | -                            | 18,366                          | 18,366                               |
| Unassigned                                  | 20,059                  | -                            | -                               | 20,059                               |
|                                             |                         |                              |                                 |                                      |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 63,962</b>        | <b>\$ 341,210</b>            | <b>\$ 18,366</b>                | <b>\$ 423,539</b>                    |

**Anabelle Island**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2026**

|                                             | Adopted           | Prorated Budget   | Actual            |                   |
|---------------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                             | Budget            | Thru 09/30/26     | Thru 09/30/26     | Variance          |
| <b>Revenues:</b>                            |                   |                   |                   |                   |
| Special Assessments - Tax Roll              | \$ 277,488        | \$ 277,488        | \$ 278,072        | \$ 584            |
| Developer Contributions                     | 150,832           | 150,832           | 148,943           | (1,890)           |
| Interest Income                             | 500               | 500               | 1,351             | 851               |
| Other Income                                | -                 | -                 | 550               | 550               |
| <b>Total Revenues</b>                       | <b>\$ 428,820</b> | <b>\$ 428,820</b> | <b>\$ 428,916</b> | <b>\$ 95</b>      |
| <b>Expenditures:</b>                        |                   |                   |                   |                   |
| <b><u>General &amp; Administrative:</u></b> |                   |                   |                   |                   |
| Supervisors Fees                            | \$ 6,000          | \$ 6,000          | \$ 1,600          | \$ 4,400          |
| FICA Taxes                                  | 454               | 454               | 122               | 331               |
| Engineering                                 | 5,000             | 5,000             | 12,365            | (7,365)           |
| Attorney                                    | 35,000            | 35,000            | 40,443            | (5,443)           |
| Arbitrage Rebate                            | 700               | 700               | 1,800             | (1,100)           |
| Assessment Roll Administration              | 5,899             | 5,899             | 5,899             | -                 |
| Dissemination Agent                         | 4,129             | 4,129             | 4,129             | -                 |
| Annual Audit                                | 5,800             | 5,800             | 5,800             | -                 |
| Trustee Fees                                | 5,200             | 5,200             | 5,230             | (30)              |
| Management Fees                             | 55,745            | 55,745            | 55,745            | -                 |
| Website Maintenance                         | 1,260             | 1,260             | 1,260             | -                 |
| Information Technology                      | 1,890             | 1,890             | 1,890             | -                 |
| Telephone                                   | 300               | 300               | 286               | 14                |
| Postage                                     | 500               | 500               | 922               | (422)             |
| Insurance General Liability                 | 6,729             | 6,729             | 6,340             | 389               |
| Printing                                    | 500               | 500               | 889               | (389)             |
| Legal Advertising                           | 2,500             | 2,500             | 596               | 1,904             |
| Other Current Charges                       | 700               | 700               | 923               | (223)             |
| Office Supplies                             | 100               | 100               | 4                 | 96                |
| Dues, Licenses & Subscriptions              | 175               | 175               | 175               | -                 |
| <b>Total General &amp; Administrative</b>   | <b>\$ 138,580</b> | <b>\$ 138,580</b> | <b>\$ 146,420</b> | <b>\$ (7,838)</b> |
| <b><u>Operations &amp; Maintenance</u></b>  |                   |                   |                   |                   |
| <b><u>Ground Maintenance</u></b>            |                   |                   |                   |                   |
| Electric                                    | \$ 3,000          | \$ 3,000          | \$ 1,972          | \$ 1,028          |
| Reclaimed Water                             | 18,000            | 18,000            | 13,332            | 4,668             |
| Repairs & Maintenance                       | 5,000             | 5,000             | 5,076             | (76)              |
| Field Operations Management                 | 15,000            | 15,000            | 15,000            | -                 |
| Landscape - Contract                        | 118,520           | 118,520           | 92,037            | 26,483            |
| Landscape - Contingency                     | 10,000            | 10,000            | 30,968            | (20,968)          |
| Lake Maintenance                            | 11,040            | 11,040            | 11,040            | -                 |
| Irrigation Repairs                          | 10,000            | 10,000            | 12,281            | (2,281)           |
| <b>Subtotal Ground Maintenance</b>          | <b>\$ 190,560</b> | <b>\$ 190,560</b> | <b>\$ 181,705</b> | <b>\$ 8,854</b>   |

## For The Period Ending September 30, 2026

|                                                          |           |          |           |           |                              |
|----------------------------------------------------------|-----------|----------|-----------|-----------|------------------------------|
|                                                          |           |          |           |           |                              |
|                                                          |           |          |           |           |                              |
| <b>Amenity Center</b>                                    |           |          |           |           |                              |
| Insurance                                                | \$        | 11,840   | \$        | 11,840    | \$ 18,386 \$ (6,546)         |
| Internet                                                 |           | 1,000    |           | 1,000     | - 1,000                      |
| Electric                                                 |           | 9,000    |           | 9,000     | 12,725 (3,725)               |
| Water & Sewer/Irrigation                                 |           | 7,500    |           | 7,500     | 7,168 332                    |
| Refuse Service                                           |           | 2,000    |           | 2,000     | 2,358 (358)                  |
| Access Cards                                             |           | 2,000    |           | 2,000     | - 2,000                      |
| Janitorial Maintenance                                   |           | 12,840   |           | 12,840    | 12,840 -                     |
| Janitorial Supplies                                      |           | 4,000    |           | 4,000     | - 4,000                      |
| Pool Maintenance                                         |           | 16,050   |           | 16,050    | 16,050 -                     |
| Pool Chemicals                                           |           | 10,700   |           | 10,700    | 10,706 (6)                   |
| Pool Permit                                              |           | 500      |           | 500       | 325 175                      |
| Facility Maintenance                                     |           | 7,500    |           | 7,500     | 3,292 4,208                  |
| Repairs & Maintenance                                    |           | 10,000   |           | 10,000    | - 10,000                     |
| Special Events                                           |           | 2,000    |           | 2,000     | - 2,000                      |
| Holiday Decorations                                      |           | 1,000    |           | 1,000     | - 1,000                      |
| Office Supplies                                          |           | 200      |           | 200       | - 200                        |
| Pest Control                                             |           | 1,550    |           | 1,550     | 935 615                      |
|                                                          |           |          |           |           |                              |
|                                                          |           |          |           |           |                              |
|                                                          |           |          |           |           |                              |
|                                                          |           |          |           |           |                              |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$</b> |          | <b>\$</b> |           | <b>\$ 16,006 \$ (15,816)</b> |
| <b>Net Change in Fund Balance</b>                        | <b>\$</b> | <b>-</b> | <b>\$</b> | <b>-</b>  | <b>\$ 16,006 \$ (15,816)</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$</b> | <b>-</b> |           | <b>\$</b> | <b>27,919</b>                |
| <b>Fund Balance - Ending</b>                             | <b>\$</b> | <b>-</b> |           | <b>\$</b> | <b>43,924</b>                |

**Anabelle Island**  
Community Development District  
Month to Month

|                                           | Oct              | Nov               | Dec              | Jan              | Feb              | March            | April            | May              | June             | July             | Aug              | Sept             | Total             |
|-------------------------------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>Revenues:</b>                          |                  |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| 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           | 35,375           | 148,943           |
| Interest Income                           | 1                | 1                 | 15               | 335              | 425              | 224              | 167              | 92               | 43               | 45               | 0                | 0                | 1,351             |
| Other Income                              | 263              | -                 | -                | -                | 53               | -                | -                | -                | 105              | 53               | 77               | 0                | 550               |
| <b>Total Revenues</b>                     | <b>\$ 22,114</b> | <b>\$ 293,497</b> | <b>\$ 5,491</b>  | <b>\$ 3,573</b>  | <b>\$ 2,014</b>  | <b>\$ 1,769</b>  | <b>\$ 2,142</b>  | <b>\$ 1,707</b>  | <b>\$ 956</b>    | <b>\$ 6,877</b>  | <b>\$ 53,400</b> | <b>\$ 35,376</b> | <b>\$ 428,916</b> |
| <b>Expenditures:</b>                      |                  |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| <b>General &amp; Administrative:</b>      |                  |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Supervisors Fees                          | \$ 200           | \$ -              | \$ 200           | \$ 200           | \$ -             | \$ -             | \$ 200           | \$ 200           | \$ 200           | \$ 200           | \$ -             | \$ 200           | \$ 1,600          |
| FICA Taxes                                | 15               | -                 | 15               | 15               | -                | -                | 15               | 15               | 15               | 15               | -                | 15               | 122               |
| 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            | 4,013            | 40,443            |
| 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              | 344              | 4,129             |
| 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            | 4,645            | 55,745            |
| Website Maintenance                       | 105              | 105               | 105              | 105              | 105              | 105              | 105              | 105              | 105              | 105              | 105              | 105              | 1,260             |
| Information Technology                    | 158              | 158               | 158              | 158              | 158              | 158              | 158              | 158              | 158              | 158              | 158              | 158              | 1,890             |
| Telephone                                 | 19               | -                 | 47               | -                | -                | -                | 13               | 74               | 68               | 48               | 0                | 17               | 286               |
| Postage                                   | 393              | 16                | 37               | 34               | 15               | 44               | 12               | 11               | 295              | 33               | 17               | 15               | 922               |
| Insurance General Liability               | 6,340            | -                 | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | 6,340             |
| Printing                                  | 123              | 110               | 32               | 32               | 51               | 27               | 29               | -                | 96               | 192              | 57               | 140              | 889               |
| Legal Advertising                         | 193              | -                 | -                | -                | 47               | 47               | 47               | -                | -                | 53               | 208              | -                | 596               |
| Other Current Charges                     | 59               | 65                | 114              | 74               | 46               | 70               | 34               | 56               | 43               | 58               | 72               | 232              | 923               |
| Office Supplies                           | 0                | 0                 | 0                | 0                | 0                | 0                | 1                | 0                | 0                | 0                | 0                | 1                | 4                 |
| Dues, Licenses & Subscriptions            | 175              | -                 | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | 175               |
| <b>Total General &amp; Administrative</b> | <b>\$ 28,664</b> | <b>\$ 9,695</b>   | <b>\$ 8,728</b>  | <b>\$ 9,141</b>  | <b>\$ 9,844</b>  | <b>\$ 10,104</b> | <b>\$ 15,115</b> | <b>\$ 14,903</b> | <b>\$ 12,648</b> | <b>\$ 8,752</b>  | <b>\$ 8,940</b>  | <b>\$ 9,885</b>  | <b>\$ 146,420</b> |
| <b>Operations &amp; Maintenance</b>       |                  |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| <b>Ground Maintenance</b>                 |                  |                   |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                   |
| Electric                                  | \$ 164           | \$ 166            | \$ 170           | \$ 169           | \$ 167           | \$ 163           | \$ 163           | \$ 167           | \$ 173           | \$ 160           | \$ 164           | \$ 147           | \$ 1,972          |
| Reclaimed Water                           | 2,243            | 1,618             | 3,890            | 568              | 980              | 596              | 872              | 502              | 531              | 537              | 538              | 456              | 13,332            |
| Repairs & Maintenance                     | -                | 138               | 547              | -                | 48               | 48               | -                | 3,582            | -                | 591              | 61               | 61               | 5,076             |
| 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            | 1,250            | 15,000            |
| 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           | 1,215            | 30,968            |
| Lake Maintenance                          | 920              | 920               | 920              | 920              | 920              | 920              | 920              | 920              | 920              | 920              | 920              | 920              | 11,040            |
| Irrigation Repairs                        | -                | -                 | 3,877            | 44               | 2,158            | 854              | -                | -                | -                | 1,559            | 443              | 3,347            | 12,281            |
| <b>Subtotal Ground Maintenance</b>        | <b>\$ 12,944</b> | <b>\$ 12,459</b>  | <b>\$ 20,730</b> | <b>\$ 13,241</b> | <b>\$ 24,890</b> | <b>\$ 12,698</b> | <b>\$ 13,393</b> | <b>\$ 14,788</b> | <b>\$ 11,241</b> | <b>\$ 14,554</b> | <b>\$ 23,372</b> | <b>\$ 7,396</b>  | <b>\$ 181,705</b> |

**Anabelle Island**  
Community Development District  
Month to Month

|                                                          | Oct                | Nov               | Dec                | Jan                | Feb                | March              | April              | May                | June               | July               | Aug              | Sept             | Total             |
|----------------------------------------------------------|--------------------|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|------------------|-------------------|
| <b>Amenity Center</b>                                    |                    |                   |                    |                    |                    |                    |                    |                    |                    |                    |                  |                  |                   |
| Insurance                                                | \$ 18,386          | \$ -              | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -               | \$ -             | \$ -             | 18,386            |
| Internet                                                 | -                  | -                 | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                  | -                | -                | -                 |
| Electric                                                 | 765                | 880               | 787                | 939                | 850                | 2,167              | 1,076              | 1,035              | 1,093              | 1,052              | 1,087            | 994              | 12,725            |
| Water & Sewer/Irrigation                                 | 318                | 295               | 295                | 295                | 295                | 303                | 841                | 930                | 850                | 968                | 1,096            | 684              | 7,168             |
| Refuse Service                                           | 256                | 167               | 256                | 167                | 167                | 256                | 167                | 167                | 167                | 256                | 167              | 167              | 2,358             |
| 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            | 1,070            | 12,840            |
| 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            | 1,338            | 16,050            |
| Pool Chemicals                                           | 892                | 892               | 892                | 892                | 892                | 892                | 892                | 892                | 892                | 898                | 892              | 892              | 10,706            |
| 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               |
| <b>Subtotal Amenity Center</b>                           | <b>\$ 23,024</b>   | <b>\$ 4,876</b>   | <b>\$ 5,657</b>    | <b>\$ 5,228</b>    | <b>\$ 4,659</b>    | <b>\$ 6,569</b>    | <b>\$ 5,383</b>    | <b>\$ 5,711</b>    | <b>\$ 5,409</b>    | <b>\$ 6,814</b>    | <b>\$ 6,312</b>  | <b>\$ 5,144</b>  | <b>\$ 84,786</b>  |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 35,968</b>   | <b>\$ 17,335</b>  | <b>\$ 26,386</b>   | <b>\$ 18,469</b>   | <b>\$ 29,549</b>   | <b>\$ 19,267</b>   | <b>\$ 18,775</b>   | <b>\$ 20,499</b>   | <b>\$ 16,650</b>   | <b>\$ 21,368</b>   | <b>\$ 29,684</b> | <b>\$ 12,540</b> | <b>\$ 266,491</b> |
| <b>Total Expenditures</b>                                | <b>\$ 64,633</b>   | <b>\$ 27,029</b>  | <b>\$ 35,114</b>   | <b>\$ 27,610</b>   | <b>\$ 39,393</b>   | <b>\$ 29,371</b>   | <b>\$ 33,891</b>   | <b>\$ 35,403</b>   | <b>\$ 29,298</b>   | <b>\$ 30,119</b>   | <b>\$ 38,625</b> | <b>\$ 22,425</b> | <b>\$ 412,910</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (42,519)</b> | <b>\$ 266,467</b> | <b>\$ (29,624)</b> | <b>\$ (24,037)</b> | <b>\$ (37,378)</b> | <b>\$ (27,603)</b> | <b>\$ (31,749)</b> | <b>\$ (33,695)</b> | <b>\$ (28,342)</b> | <b>\$ (23,242)</b> | <b>\$ 14,776</b> | <b>\$ 12,951</b> | <b>\$ 16,006</b>  |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (42,519)</b> | <b>\$ 266,467</b> | <b>\$ (29,624)</b> | <b>\$ (24,037)</b> | <b>\$ (37,378)</b> | <b>\$ (27,603)</b> | <b>\$ (31,749)</b> | <b>\$ (33,695)</b> | <b>\$ (28,342)</b> | <b>\$ (23,242)</b> | <b>\$ 14,776</b> | <b>\$ 12,951</b> | <b>\$ 16,006</b>  |

# Anabelle Island

## Community Development District

### Debt Service Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

|  |
|--|
|  |
|  |

\_\_\_\_\_

|  |
|--|
|  |
|--|

\_\_\_\_\_

|  |
|--|
|  |
|--|

|                                                   |    |       |    |       |    |        |    |        |
|---------------------------------------------------|----|-------|----|-------|----|--------|----|--------|
| Excess (Deficiency) of Revenues over Expenditures | \$ | 1,510 | \$ | 1,510 | \$ | 13,641 | \$ | 12,131 |
|---------------------------------------------------|----|-------|----|-------|----|--------|----|--------|

#### **Other Financing Sources/(Uses):**

|                   |    |   |    |   |    |   |    |   |
|-------------------|----|---|----|---|----|---|----|---|
| Transfer In/(Out) | \$ | - | \$ | - | \$ | - | \$ | - |
|-------------------|----|---|----|---|----|---|----|---|

|                                      |    |   |    |   |    |   |    |   |
|--------------------------------------|----|---|----|---|----|---|----|---|
| Total Other Financing Sources/(Uses) | \$ | - | \$ | - | \$ | - | \$ | - |
|--------------------------------------|----|---|----|---|----|---|----|---|

|                            |    |       |    |       |    |        |    |        |
|----------------------------|----|-------|----|-------|----|--------|----|--------|
| Net Change in Fund Balance | \$ | 1,510 | \$ | 1,510 | \$ | 13,641 | \$ | 12,131 |
|----------------------------|----|-------|----|-------|----|--------|----|--------|

|                          |    |         |  |  |    |         |  |  |
|--------------------------|----|---------|--|--|----|---------|--|--|
| Fund Balance - Beginning | \$ | 152,928 |  |  | \$ | 327,569 |  |  |
|--------------------------|----|---------|--|--|----|---------|--|--|

|                       |    |         |  |  |    |         |  |  |
|-----------------------|----|---------|--|--|----|---------|--|--|
| Fund Balance - Ending | \$ | 154,438 |  |  | \$ | 341,210 |  |  |
|-----------------------|----|---------|--|--|----|---------|--|--|

Anabelle Island  
Community Development District  
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending September 30, 2026

| Description                    |    | SE 2022 |
|--------------------------------|----|---------|
| <b><u>Revenues</u></b>         |    |         |
| <i><u>Interest Income:</u></i> |    |         |
| Construction                   | \$ | 771     |
| Transfer In                    |    | -       |
|                                |    |         |
| <b><u>Expenditures</u></b>     |    |         |
| Capital Outlay                 | \$ | 10,230  |
| Transfer Out                   |    | -       |
|                                |    |         |
|                                |    |         |
|                                |    |         |
|                                |    |         |
| Ending Fund Balance            | \$ | 18,366  |

**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)        |
| <b>Current Bonds Outstanding</b>                | <b>\$</b>   | <b>5,675,000</b> |

*B.*

**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT**  
**Fiscal Year 2026 Assessments Receipts Summary**

| ASSESSED             | UNITS<br>ASSESSED | SERIES 2022<br>DEBT<br>ASSESSED | O&M<br>ASSESSED | TOTAL<br>ASSESSED |
|----------------------|-------------------|---------------------------------|-----------------|-------------------|
| ASSESSED REVENUE TAX | 369               | 346,860.00                      | 277,488.00      | 624,348.00        |

| DUE / RECEIVED          |  | SERIES 2022<br>DEBT RECEIVED | O&M<br>RECEIVED | TOTAL<br>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<br>RECEIVED | SERIES 2022<br>DEBT RECEIVED | O&M<br>RECEIVED | TOTAL<br>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 September 30, 2026

|                     | Date    | Check #'s     | Amount              |
|---------------------|---------|---------------|---------------------|
| <b>General Fund</b> |         |               |                     |
| Payroll             | 9/16/26 | 50041         | \$ 184.70           |
|                     |         | Subtotal      | \$ 184.70           |
| Accounts Payable    | 9/1/26  | 428           | \$ 63.00            |
|                     | 9/14/26 | 429-434       | 15,615.45           |
|                     | 9/18/26 | 435           | 165.54              |
|                     | 9/28/26 | 436-445       | 39,734.81           |
|                     |         | Subtotal      | \$ 55,578.80        |
| Autopay*            | 9/14/26 | CCUA          | \$ 1,140.38         |
|                     | 9/29/26 | Clay Electric | 1,140.51            |
|                     |         | Subtotal      | \$ 2,280.89         |
| <b>Total</b>        |         |               | <b>\$ 58,044.39</b> |

\*Autopayment invoices are available upon request.

|                    |                        |               |        |           |         |      |   |
|--------------------|------------------------|---------------|--------|-----------|---------|------|---|
| PR300R             | PAYROLL CHECK REGISTER |               |        | RUN       | 9/16/26 | PAGE | 1 |
| CHECK              | EMP #                  | EMPLOYEE NAME | CHECK  | CHECK     |         |      |   |
| #                  |                        |               | AMOUNT | DATE      |         |      |   |
| 50041              | 2                      | ROSE S BOCK   | 184.70 | 9/16/2026 |         |      |   |
| TOTAL FOR REGISTER |                        |               | 184.70 |           |         |      |   |

# **ATTENDANCE SHEET**

District: **Anabelle Island**

Meeting Date: **September 16, 2026**

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

District Manager:

*Handwritten Signature* **SEP 16, 2026**

PLEASE RETURN COMPLETED FORM TO TARA LEE



| DATE    | VEND#   | INVOICE                  | EXPENSED TO                      | VENDOR NAME | STATUS | AMOUNT   | CHECK           |
|---------|---------|--------------------------|----------------------------------|-------------|--------|----------|-----------------|
| DATE    | INVOICE | YRMO                     | DPT ACCT# SUB SUBCLASS           |             |        |          | AMOUNT #        |
| 9/28/26 | 00001   | 9/01/26 144              | 202609 320-57200-46100           |             | *      | 1,250.00 |                 |
|         |         | SEP CONTRACT ADMIN       |                                  |             |        |          |                 |
| 9/01/26 | 144     | 202609 320-57200-45600   |                                  |             | *      | 166.67   |                 |
|         |         | SEP TRASH SERVICES       |                                  |             |        |          |                 |
| 9/01/26 | 144     | 202609 320-57200-46300   |                                  |             | *      | 1,070.00 |                 |
|         |         | SEP JANITORIAL SERVICES  |                                  |             |        |          |                 |
| 9/01/26 | 144     | 202609 320-57200-46200   |                                  |             | *      | 1,337.50 |                 |
|         |         | SEP POOL MAINTENANCE     |                                  |             |        |          |                 |
| 9/01/26 | 144     | 202609 320-57200-46210   |                                  |             | *      | 891.67   |                 |
|         |         | SEP POOL CHEMICALS       |                                  |             |        |          |                 |
|         |         |                          | GOVERNMENTAL MANAGEMENT SERVICES |             |        |          | 4,715.84 000439 |
| 9/28/26 | 00001   | 9/01/26 145              | 202609 310-51300-34000           |             | *      | 4,645.42 |                 |
|         |         | SEP MANAGEMENT FEES      |                                  |             |        |          |                 |
| 9/01/26 | 145     | 202609 310-51300-35300   |                                  |             | *      | 105.00   |                 |
|         |         | SEP WEBSITE ADMIN        |                                  |             |        |          |                 |
| 9/01/26 | 145     | 202609 310-51300-35100   |                                  |             | *      | 157.50   |                 |
|         |         | SEP INFORMATION TECH     |                                  |             |        |          |                 |
| 9/01/26 | 145     | 202609 310-51300-31300   |                                  |             | *      | 344.08   |                 |
|         |         | SEP DISSEMINATION SVCS   |                                  |             |        |          |                 |
| 9/01/26 | 145     | 202609 310-51300-51000   |                                  |             | *      | .60      |                 |
|         |         | OFFICE SUPPLIES          |                                  |             |        |          |                 |
| 9/01/26 | 145     | 202609 310-51300-42000   |                                  |             | *      | 15.24    |                 |
|         |         | POSTAGE                  |                                  |             |        |          |                 |
| 9/01/26 | 145     | 202609 310-51300-42500   |                                  |             | *      | 140.10   |                 |
|         |         | COPIES                   |                                  |             |        |          |                 |
| 9/01/26 | 145     | 202609 310-51300-41000   |                                  |             | *      | 16.70    |                 |
|         |         | TELEPHONE                |                                  |             |        |          |                 |
|         |         |                          | GOVERNMENTAL MANAGEMENT SERVICES |             |        |          | 5,424.64 000440 |
| 9/28/26 | 00011   | 9/10/26 15810            | 202608 310-51300-31500           |             | *      | 4,013.12 |                 |
|         |         | AUG26 GENERAL COUNSEL    |                                  |             |        |          |                 |
|         |         |                          | KILINSKI VAN WYK PLLC            |             |        |          | 4,013.12 000441 |
| 9/28/26 | 00015   | 9/01/26 405271B          | 202609 320-57200-44400           |             | *      | 920.00   |                 |
|         |         | SEP26 LAKE MAINTENANCE   |                                  |             |        |          |                 |
|         |         |                          | THE LAKE DOCTORS                 |             |        |          | 920.00 000442   |
| 9/28/26 | 00013   | 8/26/26 221766           | 202609 320-57200-43600           |             | *      | 2,525.00 |                 |
|         |         | IRRIGATION REPAIRS       |                                  |             |        |          |                 |
|         |         |                          | FLORIDA ULS OPERATING LLC        |             |        |          | 2,525.00 000443 |
| 9/28/26 | 00013   | 9/10/26 224554           | 202609 320-57200-43500           |             | *      | 1,215.32 |                 |
|         |         | (3) WAX MYRTLES-DOG PARK |                                  |             |        |          |                 |
|         |         |                          | FLORIDA ULS OPERATING LLC        |             |        |          | 1,215.32 000444 |
|         |         |                          | AICD ANABELLE ISLAND TLEE        |             |        |          |                 |

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME               | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--------------------------------------------------|---------------------------|--------|-----------|----------------------------|
| 9/28/26            | 00013 | 9/15/26 224980                    | 202609 320-57200-43600                           | FLORIDA ULS OPERATING LLC | *      | 821.94    |                            |
|                    |       | MAINLINE BREAK REPAIR             |                                                  |                           |        |           | 821.94 000445              |
| -----              |       |                                   |                                                  |                           |        |           |                            |
| TOTAL FOR BANK A   |       |                                   |                                                  |                           |        | 55,578.80 |                            |
| TOTAL FOR REGISTER |       |                                   |                                                  |                           |        | 55,578.80 |                            |

AICD ANABELLE ISLAN TLEE

# CLAY TODAY

A Division of Osteon Media Group

## INVOICE

Invoice Number: 2026-320396

Invoice Date: 8/27/2026

Due Date: 9/26/2026

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 # 213365 | BOS Meeting Dates | CT - Clay Today | Aug 27 | 2026 |         | Column Inch | Black & White | 6.0000  | \$63.00 |

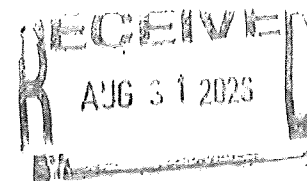
|               |  |  |  |  |  |  |  |  |                |
|---------------|--|--|--|--|--|--|--|--|----------------|
| <b>Total:</b> |  |  |  |  |  |  |  |  | <b>\$63.00</b> |
|---------------|--|--|--|--|--|--|--|--|----------------|

Please mail payments to:  
Osteon 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](mailto: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

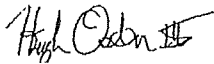
In the matter of Fiscal Year 2027

LEGAL: 213365

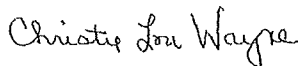
Was published in said newspaper in the issues:

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 16, 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

Governmental Management Services, LLC  
475 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   |
| <p>FACILITY MAINT<br/>1-320-57200-45400<br/><del>\$ 201.77</del></p> <p>Total is \$148.16<br/>TRL</p> <p>Approved <i>[Signature]</i> 8/17/24</p> |           |       |        |

Alison Moring  
8-19-26

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

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 |



# 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

| DATE                         | PO # | INV # | TOTAL    | DISCOUNT | TAX    | ADJUSTMENT | GRAND TOTAL |
|------------------------------|------|-------|----------|----------|--------|------------|-------------|
| 8/27/2026                    |      | 23618 | \$190.00 | \$0.00   | \$0.00 | \$0.00     | \$190.00    |
| DESCRIPTION                  |      |       | TOTAL    | DISCOUNT | TAX    |            |             |
| 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      | ) = <b>\$8,873.99</b>    |

### 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           |
|         |    |            |                                                            |      | <b>Total</b> | <b>\$2,195.10</b> |

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

Please pay within 30 days.



LIVE OAK  
ENGINEERING

## Live Oak Engineering

2509 7th Ave S  
Birmingham, AL 35233

## INVOICE

Invoice Number: 2027-1-8  
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



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<br>Maintenance 2024 (JXM)                                           |
| Governmental Management<br>Service<br>475 WEst Town Place<br>Suite 114<br>St. Augustine, FL 32092 |

| Property Address                                                                                              |
|---------------------------------------------------------------------------------------------------------------|
| Anabelle Island CDD Landscape<br>Maintenance 2024 (JXM)<br>2409 Dallas Crk Ln<br>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             |
| <b>Total</b>       | <b>\$11,500.00</b> |
| Credits/Payments   | (\$0.00)           |
| <b>Balance Due</b> | <b>\$11,500.00</b> |



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<br>Maintenance 2024 (JXM)                                           |
| Governmental Management<br>Service<br>475 WEst Town Place<br>Suite 114<br>St. Augustine, FL 32092 |

| Property Address                                                                                              |
|---------------------------------------------------------------------------------------------------------------|
| Anabelle Island CDD Landscape<br>Maintenance 2024 (JXM)<br>2409 Dallas Crk Ln<br>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 |  |          |

|                           |                |
|---------------------------|----------------|
| <b>Job Fuel Surcharge</b> | <b>\$12.90</b> |
|---------------------------|----------------|

*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          |
| <b>Total</b>       | <b>\$442.92</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$442.92</b> |

**Anabelle Island**  
**COMMUNITY DEVELOPMENT DISTRICT**

***General Fund***

**Check Request**

| Date               | Amount   | Authorized By |
|--------------------|----------|---------------|
| September 16, 2026 | \$165.54 | Marilee Giles |

Payable to:

|                 |
|-----------------|
| Ross S. Bock #9 |
|-----------------|

Date Check Needed:

Budget Category:

|      |                   |
|------|-------------------|
| ASAP | 001.310.513.49000 |
|------|-------------------|

Intended Use of Funds Requested:

|                                                       |
|-------------------------------------------------------|
|                                                       |
|                                                       |
| Mileage reimbursement for attending 6 BOS meetings    |
|                                                       |
|                                                       |
|                                                       |
|                                                       |
|                                                       |
| <i>(Attach supporting documentation for request.)</i> |

**Anabelle Island CDD - Expense Reimbursement  
Governmental Management Services, LLC**

Employee: Rose S. Bock

Position: Supervisor

Address: 1804 Forest Glen Way

Date: 16-Sep-26

City, State, Zip: St. Augustine, FL 32092

Expense  
Period: Jan - Sep 2026

| DATE      | Description                                       | Mileage  | Hotel | Meals | Total    |
|-----------|---------------------------------------------------|----------|-------|-------|----------|
| 21-Jan-26 | Anabelle Island CDD Meeting (62 miles round trip) | \$ 27.59 |       |       | \$ 27.59 |
| 15-Apr-26 | Anabelle Island CDD Meeting (62 miles round trip) | \$ 27.59 |       |       | \$ 27.59 |
| 20-May-26 | Anabelle Island CDD Meeting (62 miles round trip) | \$ 27.59 |       |       | \$ 27.59 |
| 17-Jun-26 | Anabelle Island CDD Meeting (62 miles round trip) | \$ 27.59 |       |       | \$ 27.59 |
| 15-Jul-26 | Anabelle Island CDD Meeting (62 miles round trip) | \$ 27.59 |       |       | \$ 27.59 |
| 16-Sep-26 | Anabelle Island CDD Meeting (62 miles round trip) | \$ 27.59 |       |       | \$ 27.59 |

**Total Amount Due to Employee**  
**\$165.54**

*Mileage is reimbursable at \$.445/mile*

*\*\*For expense reimbursements not listed above, post to Misc. and provide additional description\*\**

*List below the above expenses that are reimbursable to company by client. The below is informational only.  
Employee should provide these expenses on their monthly expense report for each client.*

*Rose S. Bock*  
Employee Signature

*Mark J. J. Sep 17, 2024*  
Manager Signature      Date



# Invoice

Clay County  
Department of Environmental Services  
[environmentalservices@claycountygov.com](mailto:environmentalservices@claycountygov.com)  
3545 Rosemary Hill Rd Green Cove Springs, FL 32043

Date: 9/2/2026 Invoice number:  
001-2627

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

Please select **ONE** of the following options you  
may pay **QUARTERLY** or **ANNUALLY**

| <b>QUARTERLY</b>  | <b>Description</b>             | <b>Total</b>    |
|-------------------|--------------------------------|-----------------|
| 1st Qtr Oct - Dec | Residential Collection Service | \$ 65.50        |
| 1st Qtr Oct - Dec | Residential Disposal           | \$ 24.00        |
|                   | <b>Total:</b>                  | <b>\$ 89.50</b> |

Pay annually per email by Freddie **-OR-**  
9-15-26

| <b>ANNUALLY</b>    | <b>Description</b>             | <b>Total</b>     |
|--------------------|--------------------------------|------------------|
| FY26-27 Oct - Sept | Residential Collection Service | \$ 262.00        |
| FY26-27 Oct - Sept | Residential Disposal           | \$ 96.00         |
|                    | <b>Total:</b>                  | <b>\$ 358.00</b> |

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

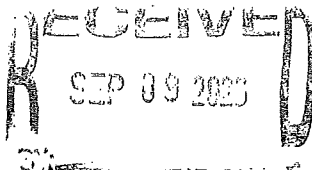
Thank

**Remit Payment To:**

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

**Office: (904) 269-6374**

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





Anabelle Island Community Development District  
 c/o Government Management Services, LLC  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# INVOICE

|                         |                                                |
|-------------------------|------------------------------------------------|
| <b>Customer</b>         | Anabelle Island Community Development District |
| <b>Acct #</b>           | 1119                                           |
| <b>Date</b>             | 09/02/2026                                     |
| <b>Customer Service</b> | Brendan Callen                                 |
| <b>Page</b>             | 1 of 1                                         |

| Payment Information    |               |
|------------------------|---------------|
| <b>Invoice Summary</b> | \$ 19,680.00  |
| <b>Payment Amount</b>  |               |
| <b>Payment for:</b>    | Invoice#33718 |
| 100126835              |               |

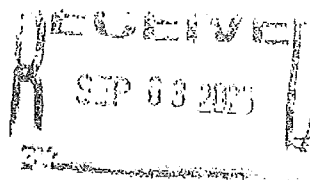
Thank You

Please detach and return with payment



Customer: Anabelle Island Community Development District

| Invoice | Effective  | Transaction  | Description                                                                                                               | Amount    |
|---------|------------|--------------|---------------------------------------------------------------------------------------------------------------------------|-----------|
| 33718   | 10/01/2026 | Renew policy | Policy #100126835 10/01/2026-10/01/2027<br>Florida Insurance Alliance<br><br>Package - Renew policy<br>Due Date: 9/2/2026 | 19,680.00 |



Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

| Total        |
|--------------|
| \$ 19,680.00 |

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC

|                                           |                             |            |
|-------------------------------------------|-----------------------------|------------|
| Remit Payment To: Egis Insurance Advisors | (321)233-9939               | Date       |
| P.O. Box 748555                           |                             |            |
| Atlanta, GA 30374-8555                    | accounting@egisadvisors.com | 09/02/2026 |

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 146**Invoice Date:** 8/31/26**Due Date:** 8/31/26**Case:****P.O. Number:****Bill To:**

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

| Description                                                                          | Hours/Qty | Rate  | Amount         |
|--------------------------------------------------------------------------------------|-----------|-------|----------------|
| DKS Cellular - Repairs & Maintenance - August 2026- Statement Date Closing - 8/25/26 |           | 60.95 | 60.95          |
| <b>Total</b>                                                                         |           |       | <b>\$60.95</b> |
| <b>Payments/Credits</b>                                                              |           |       | <b>\$0.00</b>  |
| <b>Balance Due</b>                                                                   |           |       | <b>\$60.95</b> |

## Detail Continued

♦ - Pay Over Time activity

|          |                                     |               |    |            |
|----------|-------------------------------------|---------------|----|------------|
| 07/26/26 | SIMPLYSCAPES                        | OREM          | UT | \$9.99 ♦   |
| 07/27/26 | IONOS                               | www.ionos.com | PA | \$6.00 ♦   |
| 08/02/26 | RINGCENTRAL INC                     | 888-898-4591  | CA | \$176.39 ♦ |
| 08/02/26 | SIMPLYSCAPES                        | OREM          | UT | \$9.99 ♦   |
| 08/02/26 | GOOGLE*YOUTUBE NFLST GOOGLE PAYMENT | G.CO HELPPAY# |    | \$542.22 ♦ |
| 08/04/26 | WAL-MART SUPERCENTER 3308 3308      | MIDDLEBURG    | FL | \$419.98 ♦ |
| 08/05/26 | WALMART US STORES 4621 4621         | JACKSONVILLE  | FL | \$113.94 ♦ |
| 08/05/26 | STAPLES 01066                       | ORANGE PARK   | FL | \$155.96 ♦ |
| 08/05/26 | AMAZON MARKETPLACE NA PA            | AMZN.COM/BILL | WA | \$361.00 ♦ |
| 08/06/26 | DK HARDWARE SUPPLY LLC              | HALLANDALE    | FL | \$73.40 ♦  |
| 08/08/26 | IONOS                               | www.ionos.com | PA | \$24.00 ♦  |
| 08/09/26 | DKS IM SERVER                       | INGLEWOOD     | CA | \$60.95 ♦  |
| 08/09/26 | PIZZA HUT 004255 004255             | JACKSONVILLE  | FL | \$138.74 ♦ |
| 08/09/26 | PIZZA HUT 041907 041907             | MIDDLEBURG    | FL | \$138.74 ♦ |
| 08/09/26 | PIZZA HUT 041907 041907             | MIDDLEBURG    | FL | \$129.93 ♦ |



JAY SORIANO  
Card Ending 6-63053

|          |                                     |               |    | Amount     |
|----------|-------------------------------------|---------------|----|------------|
| 07/26/26 | SIMPLYSCAPES                        | OREM          | UT | \$9.99 ♦   |
|          | +18019197375                        |               |    |            |
| 07/27/26 | IONOS                               | www.ionos.com | PA | \$6.00 ♦   |
|          | 877-461-2631                        |               |    |            |
| 08/02/26 | RINGCENTRAL INC                     | 888-898-4591  | CA | \$176.39 ♦ |
|          | 21223139002 94002                   |               |    |            |
| 08/02/26 | SIMPLYSCAPES                        | OREM          | UT | \$9.99 ♦   |
|          | +18019197375                        |               |    |            |
| 08/02/26 | GOOGLE*YOUTUBE NFLST GOOGLE PAYMENT | G.CO HELPPAY# |    | \$542.22 ♦ |
|          | VIDEO RENTAL STORE                  |               |    |            |
| 08/04/26 | WAL-MART SUPERCENTER 3308 3308      | MIDDLEBURG    | FL | \$419.98 ♦ |
|          | DISCOUNT STORE                      |               |    |            |
| 08/05/26 | WALMART US STORES 4621 4621         | JACKSONVILLE  | FL | \$113.94 ♦ |
|          | DISCOUNT STORE                      |               |    |            |
| 08/05/26 | STAPLES 01066                       | ORANGE PARK   | FL | \$155.96 ♦ |
|          | 01066000249439 32073                |               |    |            |
|          | TRU RED 20/96 10RM                  |               |    |            |
|          | BTS26 BW MARIO BP                   |               |    |            |
| 08/05/26 | AMAZON MARKETPLACE NA PA            | AMZN.COM/BILL | WA | \$361.00 ♦ |
|          | MERCHANDISE                         |               |    |            |
| 08/06/26 | DK HARDWARE SUPPLY LLC              | HALLANDALE    | FL | \$73.40 ♦  |
|          | DKH3314809 32065                    |               |    |            |
| 08/08/26 | IONOS                               | www.ionos.com | PA | \$24.00 ♦  |
|          | 877-461-2631                        |               |    |            |
| 08/09/26 | DKS IM SERVER                       | INGLEWOOD     | CA | \$60.95 ♦  |
|          | 310-645-0023                        |               |    |            |
| 08/09/26 | PIZZA HUT 004255 004255             | JACKSONVILLE  | FL | \$138.74 ♦ |
|          | 904-771-6480                        |               |    |            |
| 08/09/26 | PIZZA HUT 041907 041907             | MIDDLEBURG    | FL | \$138.74 ♦ |
|          | 216-525-2745                        |               |    |            |
| 08/09/26 | PIZZA HUT 041907 041907             | MIDDLEBURG    | FL | \$129.93 ♦ |
|          | 216-525-2745                        |               |    |            |

Continued on next page

Back

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

## DKS Cellular Subscription

### STATEMENT

|                |
|----------------|
| STATEMENT #    |
| 2823691        |
| STATEMENT DATE |
| August 8, 2026 |

#### SUBSCRIBER

Jay  
Soriano  
2360 Dallas Creek  
greencove springs, florida 32043

User ID: jsorianoAnna2

Period Starts: July 8, 2026

Period Ends: August 7, 2026

Previous Balance: \$62.95 **Note: All \$ amounts are in US Dollars.**

Payment Received: (\$62.95)

New Charges: \$62.95

**Total Amount Due: \$62.95 USD**

#### Payments

| Date     | Details        | Amount    |
|----------|----------------|-----------|
| 7/8/2026 | Credit Autopay | (\$60.95) |
| 7/8/2026 | Credit Autopay | (\$2.00)  |

#### Cell Systems

| From     | To       | Name             | Phone        | MC   | Min | Transfer | Amount  |
|----------|----------|------------------|--------------|------|-----|----------|---------|
| 7/8/2026 | 8/7/2026 | annabelle island | 904 788 3657 | 0716 | 1   | 8        | \$62.95 |

#### Video Systems

#### Summary

|                  |
|------------------|
| Total Amount Due |
| \$62.95 USD      |

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

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

# Invoice

**Invoice #: 144**

**Invoice Date:** 9/1/26

**Due Date: 9/1/26**

**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 - September 2026 |           | 1,250.00 | 1,250.00 |
| Refuse (Trash) - September 2026          |           | 166.67   | 166.67   |
| Janitorial - September 2026              |           | 1,070.00 | 1,070.00 |
| Pool Maintenance - September 2026        |           | 1,337.50 | 1,337.50 |
| Pool Chemicals - September 2026          |           | 891.67   | 891.67   |

Alison Moring  
9-4-26

|              |                   |
|--------------|-------------------|
| <b>Total</b> | <b>\$4,715.84</b> |
|--------------|-------------------|

|                  |        |
|------------------|--------|
| 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 #:** 145**Invoice Date:** 9/1/26**Due Date:** 9/1/26**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 - September 2026             |           | 4,645.42 | 4,645.42          |
| Website Administration - September 2026      |           | 105.00   | 105.00            |
| Information Technology - September 2026      |           | 157.50   | 157.50            |
| Dissemination Agent Services -September 2026 |           | 344.08   | 344.08            |
| Office Supplies                              |           | 0.60     | 0.60              |
| Postage                                      |           | 15.24    | 15.24             |
| Copies                                       |           | 140.10   | 140.10            |
| Telephone                                    |           | 16.70    | 16.70             |
| <b>Total</b>                                 |           |          | <b>\$5,424.64</b> |
| <b>Payments/Credits</b>                      |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                           |           |          | <b>\$5,424.64</b> |


**KILINSKI | VAN WYK**
**Kilinski | Van Wyk PLLC**

P.O. Box 6386  
Tallahassee, Florida 32314  
Anabelle Island CDD  
475 West Town Place Suite 114  
St. Augustine, Florida  
32092

# INVOICE

Invoice #15810  
Date:09/10/2026  
Due On:10/10/2026

**Anabelle Island - General Counsel  
AICDD-01**

**Current Invoice: \$4,013.12**

Issue Date: 09/10/2026

| Invoice Number  | Due On     | Amount Due (USD) | Balance Due (USD) |
|-----------------|------------|------------------|-------------------|
| 15810           | 10/10/2026 | \$4,013.12       | \$4,013.12        |
| Invoice Balance |            |                  | \$4,013.12        |

**Other Invoices: Anabelle Island - General Counsel**

| Invoice number                 | Due On     | Amount Due (USD)     | Balance Due (USD) |
|--------------------------------|------------|----------------------|-------------------|
| 15558                          | 09/12/2026 | \$2,195.10           | \$2,195.10        |
| Paid - September 14th; CK #431 |            | Outstanding Balance: | \$2,195.10 USD    |

**Anabelle Island - General Counsel**

| Type    | Date       | Attorney Name | Description                                                                                                                                                                                                    | Quantity | Rate (USD) | Total (USD) |
|---------|------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-------------|
| Service | 08/05/2026 | LM            | Confer with K. Beach and review bid opening summary for landscaping RFP                                                                                                                                        | 0.10     | \$315.00   | \$31.50     |
| Service | 08/06/2026 | LM            | Prepare work authorization for United Land for landscape enhancements and irrigation                                                                                                                           | 0.30     | \$315.00   | \$94.50     |
| Service | 08/07/2026 | LM            | Prepare budget deficit funding agreement, assessment resolution; Revise annual appropriation resolution; Confer with M. Giles re: meeting schedule and landowner election, resident with fence and pool        | 0.70     | \$315.00   | \$220.50    |
| Service | 08/07/2026 | JK            | Review deficit funding agreement, resolution for budget appropriation and assessment resolution and finalize edits to same; confer re: status of easements and project status, update agenda and related items | 0.60     | \$375.00   | \$225.00    |
| Service | 08/07/2026 | LM            | Confer with District Staff re: budget funding agreement, variance agreements for fences                                                                                                                        | 0.30     | \$315.00   | \$94.50     |
| Service | 08/10/2026 | LM            | Confer with K. Beach re: meeting schedule resolution; Confer with J. Soriano and review bid comparisons; Review six RFP landscaping proposals for legal sufficiency                                            | 0.90     | \$315.00   | \$283.50    |
| Service | 08/10/2026 | MB            | Strategize approach to resolve land ownership discrepancies.                                                                                                                                                   | 0.20     | \$305.00   | \$61.00     |
| Service | 08/11/2026 | LM            | Prepare meeting resolution; Finalize budget and assessment resolutions; Revise and finalize budget deficit funding agreement                                                                                   | 0.40     | \$315.00   | \$126.00    |
| Service | 08/11/2026 | JK            | Review preliminary due diligence and deed discrepancies and confer re: same; follow up on easement letters                                                                                                     | 0.20     | \$375.00   | \$75.00     |
| Service | 08/12/2026 | MB            | Draft letter to Property Appraiser to resolve land ownership discrepancies.                                                                                                                                    | 0.40     | \$305.00   | \$122.00    |
| Service | 08/13/2026 | LM            | Review and revise draft minutes                                                                                                                                                                                | 0.20     | \$315.00   | \$63.00     |

| Type    | Date       | Attorney Name | Description                                                                                                                                                           | Quantity | Rate (USD) | Total (USD) |
|---------|------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-------------|
|         |            |               | from July Board meeting                                                                                                                                               |          |            |             |
| Service | 08/18/2026 | LM            | Revise variance agreement with lot 150                                                                                                                                | 0.40     | \$315.00   | \$126.00    |
| Service | 08/18/2026 | LM            | Review agenda package, landscape RFP submissions, and prepare for meeting; Review petition by lot 270 for fence                                                       | 1.00     | \$315.00   | \$315.00    |
| Service | 08/18/2026 | JK            | Review agenda materials, landscape proposals and related data in preparation for Board meeting; review letter to Clay county on corrected ownership and finalize same | 0.50     | \$375.00   | \$187.50    |
| Service | 08/18/2026 | MB            | Research application of HB 967 (electronic payments).                                                                                                                 | 0.10     | \$305.00   | \$30.50     |
| Service | 08/18/2026 | LG            | Prepare memorandum regarding implementation of HB 967 (electronic payments).                                                                                          | 0.10     | \$365.00   | \$36.50     |
| Service | 08/19/2026 | JK            | Follow up on deeds/acquisition package for project clean up and close out                                                                                             | 0.10     | \$375.00   | \$37.50     |
| Service | 08/19/2026 | LM            | Attend Board meeting                                                                                                                                                  | 2.90     | \$315.00   | \$913.50    |
| Service | 08/19/2026 | LM            | Confer with M. Giles re: agenda items, fences and easements, etc.; Confer with G. Weiger re: status of permitting for underdrain project                              | 0.60     | \$315.00   | \$189.00    |
| Service | 08/19/2026 | LM            | Confer with District Staff re: agenda items, fences and underdrain project; Review exhibits for petition by lot 270                                                   | 0.40     | \$315.00   | \$126.00    |
| Service | 08/19/2026 | MB            | Finalize and disseminate letter to Property Appraiser to resolve land ownership discrepancies.                                                                        | 0.10     | \$305.00   | \$30.50     |
| Service | 08/20/2026 | LM            | Confer with M. Giles and review meeting notes with assigned tasks; Confer with M. Giles and G. Weiger re: pond by Clayton Falls                                       | 0.20     | \$315.00   | \$63.00     |
| Service | 08/25/2026 | LM            | Confer with K. Beach re: meeting notes and notices of intent to award                                                                                                 | 0.20     | \$315.00   | \$63.00     |
| Service | 08/25/2026 | AH            | Prepare notices of intent to award of landscape and irrigation maintenance agreement.                                                                                 | 0.70     | \$200.00   | \$140.00    |
| Service | 08/26/2026 | AH            | Prepare notices of intent to award                                                                                                                                    | 0.20     | \$200.00   | \$40.00     |

| Type            | Date       | Attorney Name | Description                                                                                                                                                                                                                                                                             | Quantity | Rate (USD) | Total (USD)           |
|-----------------|------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-----------------------|
|                 |            |               | of landscape and irrigation maintenance agreement.                                                                                                                                                                                                                                      |          |            |                       |
| Service         | 08/26/2026 | LM            | Revise and finalize notices of intent to award RFP landscaping                                                                                                                                                                                                                          | 0.10     | \$315.00   | \$31.50               |
| Service         | 08/27/2026 | CD            | Review and respond to email from District Manager; Format and Record through Simplifile the Variance Agreement with District and Hookes (Lot 104). Download recorded variance and email to District Manager; Analyze email from District Manager regarding ratification as agenda item. | 0.20     | \$200.00   | \$40.00               |
| Service         | 08/27/2026 | LM            | Confer with M. Giles and D. Citino re: budget funding agreement                                                                                                                                                                                                                         | 0.10     | \$315.00   | \$31.50               |
| Service         | 08/28/2026 | LM            | Prepare non-renewal letter to United Land Services; Confer with M. Giles re: lot 150, review associated pictures and plat                                                                                                                                                               | 0.50     | \$315.00   | \$157.50              |
| Expense         | 08/28/2026 | KB            | Simplifile Recording: eRecording fee for Variance (Lot 104).                                                                                                                                                                                                                            | 1.00     | \$58.12    | \$58.12               |
| <b>Subtotal</b> |            |               |                                                                                                                                                                                                                                                                                         |          |            | <b>\$4,013.12 USD</b> |

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         | 9/1/2026 | \$920.00 |

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

00000007314912001000000040527100000009200056

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

|                                  |                          |                                     |
|----------------------------------|--------------------------|-------------------------------------|
| <b>Annabelle Island CDD</b>      | <b>Windsor Lakes Way</b> | <b>Green Cove Springs, FL 32043</b> |
| <b>Invoice Due Date 9/1/2026</b> | <b>Invoice 405271B</b>   | <b>PO #</b>                         |

| Invoice Date | Description                | Quantity | Amount   | Tax    | Total    |
|--------------|----------------------------|----------|----------|--------|----------|
| 9/1/2026     | 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.

|                   |        |
|-------------------|--------|
| <b>Credits</b>    | \$0.00 |
| <b>Adjustment</b> | \$0.00 |

**AMOUNT DUE**

|                                                      |           |                            |          |
|------------------------------------------------------|-----------|----------------------------|----------|
| <b>Total Account Balance including this invoice:</b> | \$1840.00 | <b>This Invoice Total:</b> | \$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 221766

| Date     | PO#    |
|----------|--------|
| 08/26/26 |        |
| Due Date | Terms  |
| 9/25/26  | Net 30 |

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

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

| Item | Amount |
|------|--------|
|------|--------|

**Job #230230 - Anabelle Irrigation Install Sand Ridge side from roadwork 8/19/2026**

Re-installed the front entry from Roadway work.

Installed the end of a spray and rotor zone on entry side entrance.

Installed the end of a spray and rotor zone on exit side entrance.

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

Reinstalled the 2 zones along sidewalk and tied in the beds as well

|                                                                                         |           |            |            |            |
|-----------------------------------------------------------------------------------------|-----------|------------|------------|------------|
| Irrigation Repair                                                                       |           |            |            | \$2,525.00 |
| Added 2 Zones back down the entry to cover new sod and existing plant and tree material | 2.00 Each | \$1,034.00 | \$2,068.00 |            |
| Re-installed Drip and bubblers for middle island                                        | 1.00 ea   | \$422.36   | \$422.36   |            |
| Re-installed Spray Zone and Rotor zone on entrance side of entry                        | 1.00 ea   | \$588.54   | \$588.54   |            |
| Re-installed Spray Zone and Rotor zone on exit side Entry                               | 1.00 ea   | \$588.54   | \$588.54   |            |
| Installed Hunter EZ decoders to zones being added                                       | 2.00 Each | \$322.18   | \$644.36   |            |

*Thank you for your business.*

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

|                    |                   |
|--------------------|-------------------|
| Subtotal           | <u>\$2,525.00</u> |
| Sales Tax          | <u>\$0.00</u>     |
| <b>Total</b>       | <b>\$2,525.00</b> |
| Credits/Payments   | <u>(\$0.00)</u>   |
| <b>Balance Due</b> | <b>\$2,525.00</b> |



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 224554

| Date     | PO#    |
|----------|--------|
| 09/10/26 |        |
| Due Date | Terms  |
| 10/10/26 | Net 30 |

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

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

| Item | Amount |
|------|--------|
|------|--------|

**Job #249316 - 3 x 30g Wax Myrtles for Dog Park Vinyl Fence Covering 9/9/2026**

3 x 30g Wax Myrtles for Dog Park Vinyl Fence Covering (Approx. 6-7' tall when planted)

|                                                                                       |           |          |          |            |
|---------------------------------------------------------------------------------------|-----------|----------|----------|------------|
| Property Improvements                                                                 |           |          |          | \$1,179.92 |
| 3 Hours Labor - JAX Enhancements                                                      | 1.00 Hrs  | \$94.32  | \$94.32  |            |
| Labor - JAX Maintenance Irrigation to Ensure<br>Proper Coverage of new plant material | 2.00 Hrs  | \$70.00  | \$140.00 |            |
| Mulch                                                                                 | 12.00 Bag | \$6.30   | \$75.60  |            |
| Wax Myrtle 30 Gal - JXM                                                               | 3.00 ea   | \$290.00 | \$870.00 |            |

**Job Fuel Surcharge** **\$35.40**

Thank you for your business.

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

|                    |                   |
|--------------------|-------------------|
| Subtotal           | \$1,215.32        |
| Sales Tax          | \$0.00            |
| <b>Total</b>       | <b>\$1,215.32</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$1,215.32</b> |



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 224980

| Date     | PO#    |
|----------|--------|
| 09/15/26 |        |
| Due Date | Terms  |
| 10/15/26 | Net 30 |

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

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

| Item | Amount |
|------|--------|
|------|--------|

**Job #251273 - Anabelle Irrigation Mainline Break Sandridge entrance valve pit in front of  
clock 9/15/2026**

|                                                  |         |          |          |          |
|--------------------------------------------------|---------|----------|----------|----------|
| Irrigation Repair                                |         |          |          | \$798.00 |
| Irrigation mainline break at valve pit sandridge | 1.00 ea | \$798.00 | \$798.00 |          |

|                           |  |  |  |                |
|---------------------------|--|--|--|----------------|
| <b>Job Fuel Surcharge</b> |  |  |  | <b>\$23.94</b> |
|---------------------------|--|--|--|----------------|

Thank you for your business.

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

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$821.94        |
| Sales Tax          | \$0.00          |
| <b>Total</b>       | <b>\$821.94</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$821.94</b> |

p (904) 829-9255 | f

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

## *TENTH ORDER OF BUSINESS*

Anabelle Island

Community Development District

Funding Request # 36  
September 15, 2026

| PAYEE       |                                                                                                                                                                | GENERAL FUND<br>FY26                    | GENERAL FUND<br>FY27 |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------|
| 1           | Clay County Environmental Fund<br>Inv # 001-2627 - FY 2027 Refuse Collection & Disposal                                                                        |                                         | \$ 358.00            |
| 2           | EGIS Insurance Advisors, LLC<br>Inv # 33718 - FY 2027 Insurance Renewal                                                                                        |                                         | \$ 19,680.00         |
| 3           | Florida ULS Operating LLC<br>Inv # 221766 - Sand Ridge Irrigation Repairs<br>Inv # 224554 - (3) Wax Myrtles - Dog Park<br>Inv # 224980 - Mainline Break Repair | \$ 2,525.00<br>\$ 1,215.32<br>\$ 821.94 |                      |
| 4           | Governmental Management Services<br>Inv # 144 - September Facility Management Services<br>Inv # 145 - September Management Fees                                | \$ 4,715.84<br>\$ 5,485.59              |                      |
| 5           | Kilinski   Van Wyk PLLC<br>Inv # 15810 - August General Counsel Services                                                                                       | \$ 4,013.12                             |                      |
| 6           | The Lake Doctors<br>Inv # 405271B - September Lake Maintenance                                                                                                 | \$ 920.00                               |                      |
| TOTAL       |                                                                                                                                                                | \$ 19,696.81                            | \$ 20,038.00         |
| GRAND TOTAL |                                                                                                                                                                | \$ 39,734.81                            |                      |

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

DocuSigned by:

Darren Gowens

Signature: 4648808A4082E43E...

Chairman/Vice Chairman

Signed by:

Marilee Giles

Signature: A38999D0EDC14F4...

Secretary/Asst. Secretary



# Invoice

Clay County  
 Department of Environmental Services  
[environmentalservices@claycountygov.com](mailto:environmentalservices@claycountygov.com)  
 3545 Rosemary Hill Rd Green Cove Springs, FL 32043

Date: 9/2/2026 Invoice number:  
 001-2627

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

Please select **ONE** of the following options you  
 may pay **QUARTERLY** or **ANNUALLY**

## **QUARTERLY**

|                   | Description                    |  |               | Total           |
|-------------------|--------------------------------|--|---------------|-----------------|
| 1st Qtr Oct - Dec | Residential Collection Service |  |               | \$ 65.50        |
| 1st Qtr Oct - Dec | Residential Disposal           |  |               | \$ 24.00        |
|                   |                                |  | <b>Total:</b> | <b>\$ 89.50</b> |

Pay annually per email by Freddie  
 9-15-26

**-OR-**

## **ANNUALLY**

|                    | Description                    |  |               | Total            |
|--------------------|--------------------------------|--|---------------|------------------|
| FY26-27 Oct - Sept | Residential Collection Service |  |               | \$ 262.00        |
| FY26-27 Oct - Sept | Residential Disposal           |  |               | \$ 96.00         |
|                    |                                |  | <b>Total:</b> | <b>\$ 358.00</b> |

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

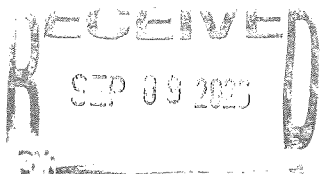
**Thank**

### **Remit Payment To:**

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

**Office: (904) 269-6374**

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





Anabelle Island Community Development District  
c/o Government Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

# INVOICE

|                         |                                                |
|-------------------------|------------------------------------------------|
| <b>Customer</b>         | Anabelle Island Community Development District |
| <b>Acct #</b>           | 1119                                           |
| <b>Date</b>             | 09/02/2026                                     |
| <b>Customer Service</b> | Brendan Callen                                 |
| <b>Page</b>             | 1 of 1                                         |

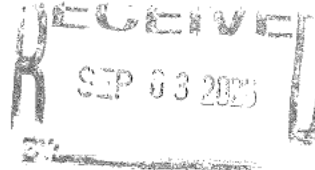
| Payment Information    |               |
|------------------------|---------------|
| <b>Invoice Summary</b> | \$ 19,680.00  |
| <b>Payment Amount</b>  |               |
| <b>Payment for:</b>    | Invoice#33718 |
|                        | 100126835     |

Thank You

Please detach and return with payment

Customer: Anabelle Island Community Development District

| Invoice | Effective  | Transaction  | Description                                                                                                           | Amount    |
|---------|------------|--------------|-----------------------------------------------------------------------------------------------------------------------|-----------|
| 33718   | 10/01/2026 | Renew policy | Policy #100126835 10/01/2026-10/01/2027<br>Florida Insurance Alliance<br>Package - Renew policy<br>Due Date: 9/2/2026 | 19,680.00 |



|                                                                                 |  |  |  |                              |
|---------------------------------------------------------------------------------|--|--|--|------------------------------|
| Please Remit Payment To:<br>Egis Insurance and Risk Advisors<br>P.O. Box 748555 |  |  |  | <b>Total</b><br>\$ 19,680.00 |
|---------------------------------------------------------------------------------|--|--|--|------------------------------|

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
TO PAY VIA ACH: Accretive Global Insurance Services LLC

|                                                                                               |  |                                              |                           |
|-----------------------------------------------------------------------------------------------|--|----------------------------------------------|---------------------------|
| <b>Remit Payment To: Egis Insurance Advisors</b><br>P.O. Box 748555<br>Atlanta, GA 30374-8555 |  | (321)233-9939<br>accounting@egisadvisors.com | <b>Date</b><br>09/02/2026 |
|-----------------------------------------------------------------------------------------------|--|----------------------------------------------|---------------------------|

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 144

Invoice Date: 9/1/26

Due Date: 9/1/26

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 - September 2026 |           | 1,250.00 | 1,250.00 |
| Refuse (Trash) - September 2026          |           | 166.67   | 166.67   |
| Janitorial - September 2026              |           | 1,070.00 | 1,070.00 |
| Pool Maintenance - September 2026        |           | 1,337.50 | 1,337.50 |
| Pool Chemicals - September 2026          |           | 891.67   | 891.67   |
| <p><i>Alison Morsing</i><br/>9-4-26</p>  |           |          |          |

|              |                   |
|--------------|-------------------|
| <b>Total</b> | <b>\$4,715.84</b> |
|--------------|-------------------|

|                         |               |
|-------------------------|---------------|
| <b>Payments/Credits</b> | <b>\$0.00</b> |
|-------------------------|---------------|

|                    |                   |
|--------------------|-------------------|
| <b>Balance Due</b> | <b>\$4,715.84</b> |
|--------------------|-------------------|

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

Invoice #: 145

Invoice Date: 9/1/26

Due Date: 9/1/26

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 - September 2026             |           | 4,645.42 | 4,645.42          |
| Website Administration - September 2026      |           | 105.00   | 105.00            |
| Information Technology - September 2026      |           | 157.50   | 157.50            |
| Dissemination Agent Services -September 2026 |           | 344.08   | 344.08            |
| Office Supplies                              |           | 0.60     | 0.60              |
| Postage                                      |           | 15.24    | 15.24             |
| Copies                                       |           | 140.10   | 140.10            |
| Telephone                                    |           | 16.70    | 16.70             |
| <b>Total</b>                                 |           |          | <b>\$5,424.64</b> |
| <b>Payments/Credits</b>                      |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                           |           |          | <b>\$5,424.64</b> |

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

**Invoice**

**Invoice #:** 146  
**Invoice Date:** 8/31/26  
**Due Date:** 8/31/26  
**Case:**  
**P.O. Number:**

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

| Description                                                                          | Hours/Qty | Rate  | Amount  |
|--------------------------------------------------------------------------------------|-----------|-------|---------|
| DKS Cellular - Repairs & Maintenance - August 2026- Statement Date Closing - 8/25/26 |           | 60.95 | 60.95   |
| Total                                                                                |           |       | \$60.95 |
| Payments/Credits                                                                     |           |       | \$0.00  |
| Balance Due                                                                          |           |       | \$60.95 |

### Detail Continued

♦ - Pay Over Time activity

[illegible]

**JAY SORIANO**  
Card Ending 6-63053

|          |                                                                                  |               |    | Amount     |
|----------|----------------------------------------------------------------------------------|---------------|----|------------|
| 07/26/26 | SIMPLYSCAPES<br>+18019197375                                                     | OREM          | UT | \$9.99 ♦   |
| 07/27/26 | IONOS<br>877-461-2631                                                            | www.ionos.com | PA | \$6.00 ♦   |
| 08/02/26 | RINGCENTRAL INC<br>21223139002 94002                                             | 888-898-4591  | CA | \$176.39 ♦ |
| 08/02/26 | SIMPLYSCAPES<br>+18019197375                                                     | OREM          | UT | \$9.99 ♦   |
| 08/02/26 | GOOGLE*YOUTUBE NFLST GOOGLE PAYMENT<br>VIDEO RENTAL STORE                        | G.CO HELPPAY# |    | \$542.22 ♦ |
| 08/04/26 | WAL-MART SUPERCENTER 3308 3308<br>DISCOUNT STORE                                 | MIDDLEBURG    | FL | \$419.98 ♦ |
| 08/05/26 | WALMART US STORES 4621 4621<br>DISCOUNT STORE                                    | JACKSONVILLE  | FL | \$113.94 ♦ |
| 08/05/26 | STAPLES 01066<br>01066000249439 32073<br>TRU RED 20/96 10RM<br>BTS26 BW MARIO BP | ORANGE PARK   | FL | \$155.96 ♦ |
| 08/05/26 | AMAZON MARKETPLACE NA PA<br>MERCHANDISE                                          | AMZN.COM/BILL | WA | \$361.00 ♦ |
| 08/06/26 | DK HARDWARE SUPPLY LLC<br>DKH3314809 32065                                       | HALLANDALE    | FL | \$73.40 ♦  |
| 08/08/26 | IONOS<br>877-461-2631                                                            | www.ionos.com | PA | \$24.00 ♦  |
| 08/09/26 | DKS IM SERVER<br>310-645-0023                                                    | INGLEWOOD     | CA | \$60.95 ♦  |
| 08/09/26 | PIZZA HUT 004255 004255<br>904-771-6480                                          | JACKSONVILLE  | FL | \$138.74 ♦ |
| 08/09/26 | PIZZA HUT 041907 041907<br>216-525-2745                                          | MIDDLEBURG    | FL | \$138.74 ♦ |
| 08/09/26 | PIZZA HUT 041907 041907<br>216-525-2745                                          | MIDDLEBURG    | FL | \$129.93 ♦ |

Continued on next page

[Back](#)

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

# DKS Cellular Subscription

## STATEMENT

|                |
|----------------|
| STATEMENT #    |
| 2823691        |
| STATEMENT DATE |
| August 8, 2026 |

### SUBSCRIBER

Jay Soriano  
2360 Dallas Creek  
greencove springs, florida 32043

User ID: jsorianoAnna2

Period Starts: July 8, 2026

Period Ends: August 7, 2026

Previous Balance: \$62.95 **Note: All \$ amounts are in US Dollars.**

Payment Received: (\$62.95)

New Charges: \$62.95

**Total Amount Due: \$62.95 USD**

### Payments

| Date     |  | Details         |  | Amount    |
|----------|--|-----------------|--|-----------|
| 7/8/2026 |  | Credit: Autopay |  | (\$60.95) |
| 7/8/2026 |  | Credit: Autopay |  | (\$2.00)  |

### Cell Systems

| From     | To       | Name             | Phone        | MC   | Min | Transfer | Amount  |
|----------|----------|------------------|--------------|------|-----|----------|---------|
| 7/8/2026 | 8/7/2026 | annabelle island | 904 788 3657 | 0716 | 1   | 8        | \$62.95 |

### Video Systems

### Summary

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



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
Anabelle Island CDD  
475 West Town Place Suite 114  
St. Augustine, Florida  
32092

INVOICE

Invoice #15810  
Date:09/10/2026  
Due On:10/10/2026

Anabelle Island - General Counsel  
AICDD-01

Current Invoice: \$4,013.12

Issue Date: 09/10/2026

| Invoice Number  | Due On     | Amount Due (USD) | Balance Due (USD) |
|-----------------|------------|------------------|-------------------|
| 15810           | 10/10/2026 | \$4,013.12       | \$4,013.12        |
| Invoice Balance |            |                  | \$4,013.12        |

Other Invoices: Anabelle Island - General Counsel

| Invoice number | Due On     | Amount Due (USD) | Balance Due (USD) |
|----------------|------------|------------------|-------------------|
| 15558          | 09/12/2026 | \$2,195.10       | \$2,195.10        |

Paid - September 14th; CK #431                      Outstanding Balance:                      \$2,195.10 USD

**Anabelle Island - General Counsel**

| Type    | Date       | Attorney Name | Description                                                                                                                                                                                                    | Quantity | Rate (USD) | Total (USD) |
|---------|------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-------------|
| Service | 08/05/2026 | LM            | Confer with K. Beach and review bid opening summary for landscaping RFP                                                                                                                                        | 0.10     | \$315.00   | \$31.50     |
| Service | 08/06/2026 | LM            | Prepare work authorization for United Land for landscape enhancements and irrigation                                                                                                                           | 0.30     | \$315.00   | \$94.50     |
| Service | 08/07/2026 | LM            | Prepare budget deficit funding agreement, assessment resolution; Revise annual appropriation resolution; Confer with M. Giles re: meeting schedule and landowner election, resident with fence and pool        | 0.70     | \$315.00   | \$220.50    |
| Service | 08/07/2026 | JK            | Review deficit funding agreement, resolution for budget appropriation and assessment resolution and finalize edits to same; confer re: status of easements and project status, update agenda and related items | 0.60     | \$375.00   | \$225.00    |
| Service | 08/07/2026 | LM            | Confer with District Staff re: budget funding agreement, variance agreements for fences                                                                                                                        | 0.30     | \$315.00   | \$94.50     |
| Service | 08/10/2026 | LM            | Confer with K. Beach re: meeting schedule resolution; Confer with J. Soriano and review bid comparisons; Review six RFP landscaping proposals for legal sufficiency                                            | 0.90     | \$315.00   | \$283.50    |
| Service | 08/10/2026 | MB            | Strategize approach to resolve land ownership discrepancies.                                                                                                                                                   | 0.20     | \$305.00   | \$61.00     |
| Service | 08/11/2026 | LM            | Prepare meeting resolution; Finalize budget and assessment resolutions; Revise and finalize budget deficit funding agreement                                                                                   | 0.40     | \$315.00   | \$126.00    |
| Service | 08/11/2026 | JK            | Review preliminary due diligence and deed discrepancies and confer re: same; follow up on easement letters                                                                                                     | 0.20     | \$375.00   | \$75.00     |
| Service | 08/12/2026 | MB            | Draft letter to Property Appraiser to resolve land ownership discrepancies.                                                                                                                                    | 0.40     | \$305.00   | \$122.00    |
| Service | 08/13/2026 | LM            | Review and revise draft minutes                                                                                                                                                                                | 0.20     | \$315.00   | \$63.00     |

| Type    | Date       | Attorney Name | Description                                                                                                                                                           | Quantity | Rate (USD) | Total (USD) |
|---------|------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-------------|
|         |            |               | from July Board meeting                                                                                                                                               |          |            |             |
| Service | 08/18/2026 | LM            | Revise variance agreement with lot 150                                                                                                                                | 0.40     | \$315.00   | \$126.00    |
| Service | 08/18/2026 | LM            | Review agenda package, landscape RFP submissions, and prepare for meeting; Review petition by lot 270 for fence                                                       | 1.00     | \$315.00   | \$315.00    |
| Service | 08/18/2026 | JK            | Review agenda materials, landscape proposals and related data in preparation for Board meeting; review letter to Clay county on corrected ownership and finalize same | 0.50     | \$375.00   | \$187.50    |
| Service | 08/18/2026 | MB            | Research application of HB 967 (electronic payments).                                                                                                                 | 0.10     | \$305.00   | \$30.50     |
| Service | 08/18/2026 | LG            | Prepare memorandum regarding implementation of HB 967 (electronic payments).                                                                                          | 0.10     | \$365.00   | \$36.50     |
| Service | 08/19/2026 | JK            | Follow up on deeds/acquisition package for project clean up and close out                                                                                             | 0.10     | \$375.00   | \$37.50     |
| Service | 08/19/2026 | LM            | Attend Board meeting                                                                                                                                                  | 2.90     | \$315.00   | \$913.50    |
| Service | 08/19/2026 | LM            | Confer with M. Giles re: agenda items, fences and easements, etc.; Confer with G. Weiger re: status of permitting for underdrain project                              | 0.60     | \$315.00   | \$189.00    |
| Service | 08/19/2026 | LM            | Confer with District Staff re: agenda items, fences and underdrain project; Review exhibits for petition by lot 270                                                   | 0.40     | \$315.00   | \$126.00    |
| Service | 08/19/2026 | MB            | Finalize and disseminate letter to Property Appraiser to resolve land ownership discrepancies.                                                                        | 0.10     | \$305.00   | \$30.50     |
| Service | 08/20/2026 | LM            | Confer with M. Giles and review meeting notes with assigned tasks; Confer with M. Giles and G. Weiger re: pond by Clayton Falls                                       | 0.20     | \$315.00   | \$63.00     |
| Service | 08/25/2026 | LM            | Confer with K. Beach re: meeting notes and notices of intent to award                                                                                                 | 0.20     | \$315.00   | \$63.00     |
| Service | 08/25/2026 | AH            | Prepare notices of intent to award of landscape and irrigation maintenance agreement.                                                                                 | 0.70     | \$200.00   | \$140.00    |
| Service | 08/26/2026 | AH            | Prepare notices of intent to award                                                                                                                                    | 0.20     | \$200.00   | \$40.00     |

| Type            | Date       | Attorney Name | Description                                                                                                                                                                                                                                                                             | Quantity | Rate (USD) | Total (USD)           |
|-----------------|------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|-----------------------|
|                 |            |               | of landscape and irrigation maintenance agreement.                                                                                                                                                                                                                                      |          |            |                       |
| Service         | 08/26/2026 | LM            | Revise and finalize notices of intent to award RFP landscaping                                                                                                                                                                                                                          | 0.10     | \$315.00   | \$31.50               |
| Service         | 08/27/2026 | CD            | Review and respond to email from District Manager; Format and Record through Simplifile the Variance Agreement with District and Hookes (Lot 104). Download recorded variance and email to District Manager; Analyze email from District Manager regarding ratification as agenda item. | 0.20     | \$200.00   | \$40.00               |
| Service         | 08/27/2026 | LM            | Confer with M. Giles and D. Citino re: budget funding agreement                                                                                                                                                                                                                         | 0.10     | \$315.00   | \$31.50               |
| Service         | 08/28/2026 | LM            | Prepare non-renewal letter to United Land Services; Confer with M. Giles re: lot 150, review associated pictures and plat                                                                                                                                                               | 0.50     | \$315.00   | \$157.50              |
| Expense         | 08/28/2026 | KB            | Simplifile Recording: eRecording fee for Variance (Lot 104).                                                                                                                                                                                                                            | 1.00     | \$58.12    | \$58.12               |
| <b>Subtotal</b> |            |               |                                                                                                                                                                                                                                                                                         |          |            | <b>\$4,013.12 USD</b> |

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

Please pay within 30 days.



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         | 9/1/2026 | \$920.00 |

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

00000007314912001000000040527100000009200056

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

|                                  |                          |                                     |
|----------------------------------|--------------------------|-------------------------------------|
| <b>Annabelle Island CDD</b>      | <b>Windsor Lakes Way</b> | <b>Green Cove Springs, FL 32043</b> |
| <b>Invoice Due Date 9/1/2026</b> | <b>Invoice 405271B</b>   | <b>PO #</b>                         |

| Invoice Date                                                                                                                              | Description                | Quantity | Amount   | Tax               | Total             |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|----------|-------------------|-------------------|
| 9/1/2026                                                                                                                                  | Water Management - Monthly |          | \$920.00 | \$0.00            | \$920.00          |
| Please remit payment for this month's invoice.                                                                                            |                            |          |          |                   |                   |
| Please provide remittance information when submitting payments,<br>otherwise payments will be applied to the oldest outstanding invoices. |                            |          |          | <b>Credits</b>    | \$0.00            |
|                                                                                                                                           |                            |          |          | <b>Adjustment</b> | \$0.00            |
|                                                                                                                                           |                            |          |          |                   | <b>AMOUNT DUE</b> |

**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 221766

|          |        |
|----------|--------|
|          |        |
| 08/26/26 |        |
|          |        |
| 9/25/26  | Net 30 |

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

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

| Item | Amount |
|------|--------|
|------|--------|

Job #230230 - Anabelle Irrigation Install Sand Ridge side from roadwork 8/19/2026

Re-installed the front entry from Roadway work.

Installed the end of a spray and rotor zone on entry side entrance.

Installed the end of a spray and rotor zone on exit side entrance.

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

Reinstalled the 2 zones along sidewalk and tied in the beds as well

|                                                                                         |           |            |            |            |
|-----------------------------------------------------------------------------------------|-----------|------------|------------|------------|
| Irrigation Repair                                                                       |           |            |            | \$2,525.00 |
| Added 2 Zones back down the entry to cover new sod and existing plant and tree material | 2.00 Each | \$1,034.00 | \$2,068.00 |            |
| Re-installed Drip and bubblers for middle island                                        | 1.00 ea   | \$422.36   | \$422.36   |            |
| Re-installed Spray Zone and Rotor zone on entrance side of entry                        | 1.00 ea   | \$588.54   | \$588.54   |            |
| Re-installed Spray Zone and Rotor zone on exit side Entry                               | 1.00 ea   | \$588.54   | \$588.54   |            |
| Installed Hunter EZ decoders to zones being added                                       | 2.00 Each | \$322.18   | \$644.36   |            |

Thank you for your business.

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

|                    |                   |
|--------------------|-------------------|
| Subtotal           | \$2,525.00        |
| Sales Tax          | \$0.00            |
| <b>Total</b>       | <b>\$2,525.00</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$2,525.00</b> |



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 224554

|          |        |
|----------|--------|
|          |        |
| 09/10/26 |        |
|          |        |
| 10/10/26 | Net 30 |

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

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

| Item | Amount |
|------|--------|
|------|--------|

Job #249316 - 3 x 30g Wax Myrtles for Dog Park Vinyl Fence Covering 9/9/2026

3 x 30g Wax Myrtles for Dog Park Vinyl Fence Covering (Approx. 6-7' tall when planted)

|                                                                                       |           |          |          |            |
|---------------------------------------------------------------------------------------|-----------|----------|----------|------------|
| Property Improvements                                                                 |           |          |          | \$1,179.92 |
| 3 Hours Labor - JAX Enhancements                                                      | 1.00 Hrs  | \$94.32  | \$94.32  |            |
| Labor - JAX Maintenance Irrigation to Ensure<br>Proper Coverage of new plant material | 2.00 Hrs  | \$70.00  | \$140.00 |            |
| Mulch                                                                                 | 12.00 Bag | \$6.30   | \$75.60  |            |
| Wax Myrtle 30 Gal - JXM                                                               | 3.00 ea   | \$290.00 | \$870.00 |            |

Job Fuel Surcharge \$35.40

Thank you for your business.

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

|                    |                   |
|--------------------|-------------------|
| Subtotal           | \$1,215.32        |
| Sales Tax          | \$0.00            |
| <b>Total</b>       | <b>\$1,215.32</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$1,215.32</b> |



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 224980

|          |        |
|----------|--------|
|          |        |
| 09/15/26 |        |
|          |        |
| 10/15/26 | Net 30 |

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

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

| Item | Amount |
|------|--------|
|------|--------|

Job #251273 - Anabelle Irrigation Mainline Break Sandridge entrance valve pit in front of  
clock 9/15/2026

|                                                  |         |          |          |          |
|--------------------------------------------------|---------|----------|----------|----------|
| Irrigation Repair                                |         |          |          | \$798.00 |
| Irrigation mainline break at valve pit sandridge | 1.00 ea | \$798.00 | \$798.00 |          |

Job Fuel Surcharge \$23.94

Thank you for your business.

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

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$821.94        |
| Sales Tax          | \$0.00          |
| <b>Total</b>       | <b>\$821.94</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$821.94</b> |

## *ELEVENTH ORDER OF BUSINESS*

Anabelle Island

Community Development District

Funding Request # 37

October 9, 2026

| PAYEE       |                                                  | GENERAL FUND<br>FY26 | GENERAL FUND<br>FY27 |
|-------------|--------------------------------------------------|----------------------|----------------------|
| 1           | Florida ULS Operating LLC                        |                      |                      |
|             | Inv # 225108 - September Irrigation Repairs      | \$ 305.29            |                      |
|             | Inv # 225358 - September Landscape Maintenance   | \$ 8,367.00          |                      |
| 2           | Governmental Management Services                 |                      |                      |
|             | Inv # 147 - August Facility Maintenance          | \$ 157.50            |                      |
|             | Inv # 148 - October Management Fees              |                      | \$ 5,772.65          |
| 3           | Kilinski   Van Wyk PLLC                          |                      |                      |
|             | Inv # 16043 - September General Counsel Services | \$ 1,919.50          |                      |
| 4           | Sunbelt Gated Access System of FL                |                      |                      |
|             | Inv # 177070 - RMA Board Install & Testing       | \$ 518.50            |                      |
| 5           | The Lake Doctors                                 |                      |                      |
|             | Inv # 413418B - October Lake Maintenance         |                      | \$ 920.00            |
| TOTAL       |                                                  | \$ 11,267.79         | \$ 6,692.65          |
| GRAND TOTAL |                                                  | \$ 17,960.44         |                      |

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

DocuSigned by:

Signature:

Darren Gowens

4C4809A4092E42F...

Chairman/Vice Chairman

Signed by:

Signature:

Marilee Giles

A38999D0E0C14F4...

Secretary/Asst. Secretary



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 225108

|          |        |
|----------|--------|
|          |        |
| 09/16/26 |        |
|          |        |
| 10/16/26 | 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 #251468 - Anabelle Irrigation repairs during September report

|                                          |           |          |          |          |
|------------------------------------------|-----------|----------|----------|----------|
| Irrigation Repair                        |           |          |          | \$296.40 |
| Replaced Broken 6" Spray on Zone 5       | 1.00 Each | \$48.80  | \$48.80  |          |
| Replaced Broken 6" Spray on Zone 6       | 2.00 Each | \$48.80  | \$97.60  |          |
| Repaired 1" Lateral Line break on Zone 9 | 1.00 Each | \$150.00 | \$150.00 |          |

|                    |        |
|--------------------|--------|
| Job Fuel Surcharge | \$8.89 |
|--------------------|--------|

Thank you for your business.

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

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$305.29        |
| Sales Tax          | \$0.00          |
| <b>Total</b>       | <b>\$305.29</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$305.29</b> |



12276 San Jose Blvd.  
Suite 747  
Jacksonville, FL 32223

Invoice 225358

|          |        |
|----------|--------|
|          |        |
| 09/17/26 |        |
|          |        |
| 10/17/26 | 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 September 2026 | \$8,367.00 |

| Phase IA                                                                                                                                                       | Monthly        | Yearly          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|
| <b>Core Maintenance</b>                                                                                                                                        | \$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 |                |                 |
| <b>Fertilization &amp; Chemical Treatments</b>                                                                                                                 | \$279          | \$3,348         |
| Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications                                                                            |                |                 |
| <b>Irrigation Inspections</b>                                                                                                                                  | \$65           | \$780           |
| Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports                                                                         |                |                 |
| <b>Total for Landscape Maintenance</b>                                                                                                                         | <b>\$2,909</b> | <b>\$34,908</b> |

| Phase IB                                                                                                                                                       | Monthly        | Yearly          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|
| <b>Core Maintenance</b>                                                                                                                                        | \$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 |                |                 |
| <b>Fertilization &amp; Chemical Treatments</b>                                                                                                                 | \$702          | \$8,424         |
| Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications                                                                            |                |                 |
| <b>Irrigation Inspections</b>                                                                                                                                  | \$370          | \$4,440         |
| Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports                                                                         |                |                 |
| <b>Total for Landscape Maintenance</b>                                                                                                                         | <b>\$4,030</b> | <b>\$48,360</b> |

| Amenity Center                                                                                                                                                                            | Monthly        | Yearly          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|
| <b>Core Maintenance</b><br>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        |
| <b>Fertilization &amp; Chemical Treatments</b><br>Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications                                                     | \$192          | \$2,304         |
| <b>Irrigation Inspections</b><br>Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports                                                                   | \$154          | \$1,848         |
| <b>Total for Landscape Maintenance</b>                                                                                                                                                    | <b>\$1,184</b> | <b>\$14,208</b> |

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            |
| <b>Total</b>       | <b>\$8,367.00</b> |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$8,367.00</b> |

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

# Invoice

**Bill To:**

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

Invoice #: 147  
 Invoice Date: 9/15/26  
 Due Date: 9/15/26  
 Case:  
 P.O. Number:

| Description                                                     | Hours/Qty | Rate  | Amount          |
|-----------------------------------------------------------------|-----------|-------|-----------------|
| Facility Maintenance August 1 - August 31, 2026                 | 3.5       | 45.00 | 157.50          |
| <p>FACILITY MAINT</p> <p>1-320-57200-45400</p> <p>\$ 157.50</p> |           |       |                 |
| <p><i>Alison Moring</i><br/> <i>9/15/26</i></p>                 |           |       |                 |
| <b>Total</b>                                                    |           |       | <b>\$157.50</b> |
| <b>Payments/Credits</b>                                         |           |       | <b>\$0.00</b>   |
| <b>Balance Due</b>                                              |           |       | <b>\$157.50</b> |

*Alison Moring*  
*9-17-26*

GMS

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

| <u>Date</u>  | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                                                                                                                                                                                                                                   |
|--------------|--------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8/3/26       | 1            | C.W.            | Removed debris from pool deck, playground, parking lot, mailboxes, dog park, and roadways, checked and changed trash receptacles                                                                                                                     |
| 8/21/26      | 1.5          | C.W.            | Sprayed cob webs and mud dubbars nests from amenity, straightened and organized all furniture and tightened all furniture bolts and nuts, removed debris around dog park, playground, mailboxes and pool deck, checked and changed trash receptacles |
| 8/24/26      | 0.5          | C.W.            | Removed sign                                                                                                                                                                                                                                         |
| 8/28/26      | 0.5          | C.W.            | Removed debris from pool deck, playground, parking lot, mailboxes, dog park, and roadways, checked and changed trash receptacles                                                                                                                     |
| <b>TOTAL</b> | <u>3.5</u>   |                 |                                                                                                                                                                                                                                                      |
| <b>MILES</b> | <u>0</u>     |                 | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445                                                                                                                                                                |

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 148**Invoice Date:** 10/1/26**Due Date:** 10/1/26**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 - October 2026             |           | 4,924.08 | 4,924.08          |
| Website Administration - October 2026      |           | 111.33   | 111.33            |
| Information Technology - October 2026      |           | 166.92   | 166.92            |
| Dissemination Agent Services -October 2026 |           | 364.75   | 364.75            |
| Office Supplies                            |           | 0.39     | 0.39              |
| Postage                                    |           | 82.71    | 82.71             |
| Copies                                     |           | 51.30    | 51.30             |
| Telephone                                  |           | 60.72    | 60.72             |
| Pool Repair - Replace Stenner Tube         |           | 10.45    | 10.45             |
| <b>Total</b>                               |           |          | <b>\$5,772.65</b> |
| <b>Payments/Credits</b>                    |           |          | <b>\$0.00</b>     |
| <b>Balance Due</b>                         |           |          | <b>\$5,772.65</b> |


**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 # 16043  
Date: 10/08/2026  
Due On: 11/07/2026

### Statement of Account

| Outstanding Balance | New Charges  | Payments Received | Total Amount Outstanding |
|---------------------|--------------|-------------------|--------------------------|
| ( \$0.00            | + \$1,919.50 | ) - ( \$0.00      | = <b>\$1,919.50</b>      |

### AICDD-01

#### Anabelle Island - General Counsel

| Type    | Attorney | Date       | Notes                                                                                                               | Quantity | Rate     | Discount | Total    |
|---------|----------|------------|---------------------------------------------------------------------------------------------------------------------|----------|----------|----------|----------|
| Service | LM       | 09/02/2026 | Revise and finalize agreement for landscape services and prepare affidavit for Brightview                           | 0.60     | \$315.00 | -        | \$189.00 |
| Service | LM       | 09/03/2026 | Review draft agenda                                                                                                 | 0.10     | \$315.00 | -        | \$31.50  |
| Service | LM       | 09/10/2026 | Confer with M. Giles re: Lot 150 fence placement, plats for Lots 150 and 151; Revise variance agreement for Lot 150 | 0.50     | \$315.00 | -        | \$157.50 |
| Service | JK       | 09/11/2026 | Review agenda materials in preparation for Board meeting                                                            | 0.20     | \$375.00 | -        | \$75.00  |
| Service | LM       | 09/14/2026 | Review and revise draft minutes from previous meeting                                                               | 0.40     | \$315.00 | -        | \$126.00 |
| Service | JK       | 09/14/2026 | Review agenda materials, proposals, minutes, etc in preparation for Board                                           | 0.20     | \$375.00 | -        | \$75.00  |

|         |    |            |                                                                                                                                                                 |      |          |        |          |
|---------|----|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|--------|----------|
|         |    |            | meeting; confer re: status of variance reports                                                                                                                  |      |          |        |          |
| Service | LM | 09/14/2026 | Confer with District Staff re: fence variance agreements                                                                                                        | 0.20 | \$315.00 | -      | \$63.00  |
| Service | LM | 09/14/2026 | Confer with M. Giles re: agenda items, fence variances, underdrain project                                                                                      | 0.30 | \$315.00 | 100.0% | \$0.00   |
| Service | LM | 09/15/2026 | Confer with District Staff re: preparations for meeting, agenda items, pending projects                                                                         | 0.40 | \$315.00 | -      | \$126.00 |
| Service | LM | 09/16/2026 | Attend Board meeting; Revise variance agreement for lot 151; Review permit for underdrain project; Confer with M. Giles and G. Wieger re: pond at Clayton Falls | 0.90 | \$315.00 | -      | \$283.50 |
| Service | JK | 09/16/2026 | Review post meeting notes and options for enforcement to permit drainage activities; review additional engineering correspondence on same                       | 0.20 | \$375.00 | -      | \$75.00  |
| Service | LM | 09/17/2026 | Confer with M. Giles re: timing for underdrain project, request from lot 52, meeting notes and assigned tasks                                                   | 0.30 | \$315.00 | -      | \$94.50  |
| Service | LM | 09/21/2026 | Confer with M. Giles, G. Wieger and D. Gowens re: underdrain project, fences, start date, etc.                                                                  | 0.50 | \$315.00 | -      | \$157.50 |
| Service | LM | 09/21/2026 | Prepare letters to lots 61 and 62 re: removal of fences due to underdrain project                                                                               | 0.30 | \$315.00 | -      | \$94.50  |
| Service | LM | 09/22/2026 | Confer with M. Giles re: letters to lots 61 and 62                                                                                                              | 0.10 | \$315.00 | -      | \$31.50  |
| Service | LM | 09/22/2026 | Confer with M. Giles re: lot 52 fence and fire pit                                                                                                              | 0.10 | \$315.00 | -      | \$31.50  |
| Service | LM | 09/23/2026 | Review schedule for underdrain project from G.                                                                                                                  | 0.20 | \$315.00 | -      | \$63.00  |

| Wieger                      |    |            |                                                                                                                     |      |          |   |            |
|-----------------------------|----|------------|---------------------------------------------------------------------------------------------------------------------|------|----------|---|------------|
| Service                     | LM | 09/24/2026 | Confer with M. Giles re: fence on lot 61                                                                            | 0.20 | \$315.00 | - | \$63.00    |
| Service                     | LM | 09/29/2026 | Confer with M. Giles and S. Blunck re: sidewalk repair                                                              | 0.10 | \$315.00 | - | \$31.50    |
| Service                     | CD | 09/29/2026 | Email to District Manager regarding Budget Amendment Resolutions.                                                   | 0.10 | \$200.00 | - | \$20.00    |
| Service                     | LM | 09/30/2026 | Revise variance agreement for lot 52; Confer with M. Giles re: Encroachment Policy                                  | 0.30 | \$315.00 | - | \$94.50    |
| Service                     | LG | 09/30/2026 | Prepare updates to supervisors regarding annual ethics training requirement and other upcoming dates and deadlines. | 0.10 | \$365.00 | - | \$36.50    |
| Line Item Discount Subtotal |    |            |                                                                                                                     |      |          |   | -\$94.50   |
| Total                       |    |            |                                                                                                                     |      |          |   | \$1,919.50 |

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

Please pay within 30 days.



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

Bill To

Governmental Management Services  
ATTN: Freddy  
2360 Dallas Crk Ln  
Green Cove Springs, FL 32043  
US

Invoice 177070

Sep 29, 2026

Job Number

J-253546

Payment Terms

Net Due on Receipt

Total Due

\$518.50

Due Date

Sep 29, 2026

| CUSTOMER NAME       | PROPERTY NAME   | PROPERTY ADDRESS                                   |
|---------------------|-----------------|----------------------------------------------------|
| Anabelle Island CDD | Anabelle Island | 2360 Dallas Crk Ln<br>Green Cove Springs, FL 32043 |
| AUTHORIZED BY       | CUSTOMER WO     | NTE                                                |

Invoice Summary

9/3/26:  
After testing the whole system with DoorKing we finally came to the conclusion that despite reseating the SIM card which gave us good signal at that point the cell board may still be damaged in some way not allowing communication to the 1838. I'm suspicious of this conclusion but after installing my tester board the system did send/receive data ok it just took an extended period of time. The cell board in this unit was only 6mo old and client requested it be sent to DoorKing under warranty. I'm in the process of obtaining the RMA for this board.

9/28/26: RMA board installed and tested.

Note: Customers board was repaired under warranty at N/C

Labor

| Date         | Labor Name        | Description                                                                  | Taxable | Hours | Rate     | Price Subtotal |
|--------------|-------------------|------------------------------------------------------------------------------|---------|-------|----------|----------------|
| Sep 3, 2026  | REPAIR LABOR-     | Repair Labor per hour 2 man team.                                            | No      | 1     | \$275.00 | \$275.00       |
| Sep 28, 2026 | REPAIR LABOR-     | Repair Labor per hour                                                        | No      | 0.3   | \$145.00 | \$43.50        |
| Sep 3, 2026  | OSC-FIRSTCOAST-BO | Base Charge for Onsite Service Call - Baker, Clay, Nassau or St Johns County | No      | 1     | \$200.00 | \$200.00       |
|              |                   |                                                                              |         | 2.3   |          | \$518.50       |

Parts & Materials

| Date | Item Name             | Product Code | Description                                                                                                                                       | Tax-able | Quantity | Unit Price | Price Subtotal |
|------|-----------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------|----------------|
|      | <b>DK-1800-010-BO</b> |              | Warranty repair for An-<br>abelle Island. 1800-010-<br>Serial # 59258 Rev. R,-<br>1800-058 Serial # 56613<br>Rev. E. Case # 61060<br>Rma # 526682 | No       | 1        | \$0.00     | \$0.00         |
|      |                       |              |                                                                                                                                                   |          | <b>1</b> |            | <b>\$0.00</b>  |

|                              |                 |
|------------------------------|-----------------|
| Subtotal                     | <b>\$518.50</b> |
| Service Fees                 | <b>\$0.00</b>   |
| Discount                     | <b>\$0.00</b>   |
| Subtotal After Discount/Fees | <b>\$518.50</b> |
| Taxable Subtotal             | <b>\$0.00</b>   |
| Sales Tax Rate               | <b>\$0.00</b>   |
| Tax Amount                   | <b>\$518.50</b> |
| <b>Total</b>                 | <b>\$0.00</b>   |
| Amount Paid                  | <b>\$518.50</b> |
| Balance                      |                 |

**Terms of Service**  
[www.sunbeltsys.com](http://www.sunbeltsys.com)



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         | 10/1/2026 | \$920.00 |

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

00000007314912001000000041341800000009200052

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 10/1/2026 Invoice 413418B PO #**

| Invoice Date                                                                                                                              | Description                | Quantity | Amount   | Tax               | Total             |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|----------|-------------------|-------------------|
| 10/1/2026                                                                                                                                 | Water Management - Monthly |          | \$920.00 | \$0.00            | \$920.00          |
| Please remit payment for this month's invoice.                                                                                            |                            |          |          |                   |                   |
| Please provide remittance information when submitting payments,<br>otherwise payments will be applied to the oldest outstanding invoices. |                            |          |          | <b>Credits</b>    | \$0.00            |
|                                                                                                                                           |                            |          |          | <b>Adjustment</b> | \$0.00            |
|                                                                                                                                           |                            |          |          |                   | <b>AMOUNT DUE</b> |

**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