ANABELLE ISLAND

Community Development District

NOVEMBER 18, 2026

AGENDA

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

November 10, 2026

Board of Supervisors
Anabelle Island Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Anabelle Island Community Development District will be held on **Wednesday, November 18, 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. Organizational Matters
   A. Oath of Office for Newly Appointed Supervisors

   B. Consideration of Resolution 2027-01, Canvassing and Certifying the Results of the Landowners Election

   C. Election of Officers, Resolution 2027-02

IV. Consideration of Minutes of the October 21, 2026 Meeting

V. Consideration of Resolution 2027-03, Amending the Fiscal Year 2026 General Fund Budget

VI. Ratification of Agreement with CALM III, LLC.

VII. Staff Reports
   A. Attorney

   B. Engineer - Update on the Underdrain Project

   C. Manager

   D. Operations Manager

VIII. Supervisors Requests

IX. Audience Comments

X. Financial Reports
A. Balance Sheet and Statement of Revenues & Expenditures

B. Assessment Receipts Schedule

C. Approval of Check Register

XI. Ratification of Funding Request No. 38

XII. Next Scheduled Meeting – December 16, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center

XIII. Adjournment

THIRD ORDER OF BUSINESS

B.

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following people are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Seat Number	Supervisor	Number of Votes
2	_____	_____
4	_____	_____
5	_____	_____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes,* and by virtue of the number of votes cast for the Supervisors, the above-named people are declared to have been elected for the following terms of office:

Seat Number	Supervisor	Term	Term Expiration
2	_____	4 years	November 2030
4	_____	4 years	November 2030
5	_____	2 years	November 2028

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST**:**

_____
Secretary/Assistant Secretary

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson/Vice Chairperson,
Board of Supervisors

C.

RESOLUTION 2027-02

A RESOLUTION DESIGNATING OFFICERS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Anabelle Island Community Development District at a regular business meeting held on November 18, 2026 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
Marilee Giles	Secretary
Marilee Giles	Treasurer
James Oliver	Assistant Treasurer(s)
Daniel Laughlin	
Terry Giles	
Darrin Mossing	
Matthew Biagetti	
James Oliver	Assistant Secretary(s)
Daniel Laughlin	
Terry Giles	
Darrin Mossing	
Matthew Biagetti	
_____	
_____	
_____	

PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER, 2026.

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

FOURTH 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, **October 21, 2026,** at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Darren Gowens	Chairman
Sarah Milner	Vice Chairperson
Marcus Martinez	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Lindsay Moczynski *by phone*	District Counsel, Kilinski Van Wyk
Devin Connell *by phone*	District Counsel, Kilinski Van Wyk
Glen Wieger *by phone*	District Engineer, Live Oak Engineering
Freddie Oca	GMS
Jay Soriano	GMS
Karen Fisher	Brightview Landscape

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Audience Comments**

Ms. Giles opened the floor for audience comments and reminded residents of the District's three-minute public comment policy pursuant to Resolution 2021-18.

Ms. MaryBeth Praisner expressed concerns regarding construction vehicles traveling through the community at speeds exceeding the posted 25 mph speed limit. She requested that the vehicles slow down, particularly due to pedestrian safety concerns. She explained that the construction vehicles travel from Windsor Lakes toward Sandridge.

Mr. Rich Carpinelli expressed frustration with the deteriorating condition of the community's landscaping and ponds. He stated that the grounds were well maintained when he purchased his home in June but that he had observed a significant decline since then. He acknowledged that a new landscaping company had been hired, and residents had been asked to remain patient; however, he had seen little improvement. He specifically noted the lack of maintenance around the Laurel Falls pond, including overgrown grass and reeds, and expressed concerns regarding wildlife emerging from the ponds. He requested a specific timeline for when maintenance crews would begin addressing the pond and establish a regular maintenance schedule.

Ms. Lisa Hardiman expressed concerns regarding the mowing of common areas and overgrown vegetation. She stated that she had previously emailed District staff regarding these concerns and was recently informed that the landscaping company was addressing these issues.. She requested that the common areas be properly maintained to reduce safety concerns.

Mr. Raymond Cable expressed frustration with the lack of mowing and maintenance around the pond behind his property. He stated that vegetation had grown approximately seven feet tall. He questioned whether the District had adequate oversight of its landscaping contractors and requested that the Board hold the contractors accountable for completing the required maintenance. He also raised concerns regarding the removal of trees and vegetation associated with future road construction and requested that appropriate landscaping barriers be installed to preserve privacy and reduce the impact of additional traffic. Ms. Giles advised that Karen Fisher from Brightview Landscape was in attendance was taking notes regarding the residents' concerns.

Mr. Daniel Wilkes expressed concerns regarding contractor accountability and the quality of landscaping services throughout the community. He stated that although the new landscaping contractor had recently begun work, the District needed to ensure that maintenance obligations were being fulfilled. He specifically questioned why mowing crews were only cutting portions of the pond banks while leaving areas behind residential properties overgrown. He emphasized that landscaping represented a significant portion of the District's budget and requested greater oversight and accountability to ensure residents received the services for which they were paying.

An additional resident expressed concerns regarding dead trees surrounding the ponds that had not been replaced despite photographs and requests being submitted. The resident requested that the trees be replaced and that landscaping barriers be maintained to preserve the appearance and privacy of the community.

Mr. Russ Lawry expressed concerns regarding the mowing practices around the pond adjacent to his property. He stated that mowing crews were blowing grass clippings, weeds, and other vegetation into his backyard rather than collecting or directing the debris away from residential properties. He requested that the landscaping contractor address these practices to prevent further damage to residents' lawns.

Mr. Jeff Loberger questioned whether landscaping barriers, fencing, or berms would be installed along the proposed extension of Block Island Parkway near the rear of properties on Windsor Lakes Way. He expressed concerns regarding the loss of privacy and the potential impact of additional traffic associated with the Dream Finders development. Ms. Giles advised that she did not have an answer regarding the proposed landscaping barriers.

Ms. Hardiman requested clarification regarding the Dream Finders development and whether those properties would be included within the Anabelle Island CDD or permitted to utilize the District's amenities. Ms. Giles explained that the Dream Finders development was not part of the District, although individuals outside the community could potentially purchase an annual amenity membership in accordance with the District's policies. Mr. Soriano clarified that four Dream Finders properties were located within the Anabelle Island CDD boundaries and would eventually be sold to individual homeowners. He further explained that the larger Dream Finders development was located within a separate CDD.

Ms. Giles also addressed concerns regarding amenity access and explained that staff must verify residency before issuing access credentials. She noted that individuals purchasing homes from builders may be required to provide a deed or other documentation establishing ownership before receiving access cards. She commended staff for consistently enforcing these requirements.

Additional discussion followed regarding the proposed Block Island Parkway extension, the ownership and maintenance responsibilities associated with the roadway, and the potential impact of construction traffic on existing District roads. Mr. Soriano explained that the extension would become a County roadway and that landscaping responsibilities would depend on property ownership and the applicable rights-of-way. He noted that the County would generally determine the requirements for landscaping within its right-of-way. Residents expressed concerns regarding heavy construction vehicles traveling through the community, potential roadway damage, and the need for landscaping buffers along the proposed extension.

Mr. Soriano explained that the roadway would need to remain accessible to the public and that the District could not restrict vehicles from traveling along a public roadway. He further noted that concerns regarding roadway conditions and construction-related damage could be directed to Clay County Public Works. Residents also questioned whether the developer would be responsible for repairing damage caused by construction vehicles. Mr. Soriano acknowledged the concerns and indicated that roadway conditions would need to be addressed as development progressed.

Ms. Giles advised that additional updates would be provided during the appropriate agenda items and redirected the meeting to the scheduled order of business.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the September 16, 2026, Meeting**

Ms. Giles presented the minutes from the September 16, 2026, meeting and asked for any comments or corrections. There were no changes to the minutes.

> On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Minutes of the September 16, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Fence Application- 2859 Monroe Lakes Terrace**

Ms. Giles presented the fence application for 2859 Monroe Lakes Terrace and stated that it had been circulated to the District Engineer, Operations staff, and Chairman Gowens for review. She noted that the HOA was following up with the resident regarding the proposed 12-foot aluminum fencing at the rear of the property and the necessary survey corrections. Following discussion, the Board agreed to table consideration of the application until the survey had been properly revised.

FIFTH ORDER OF BUSINESS **Ratification of Agreement with CALM III, LLC (*under separate cover*)**

Ms. Giles presented the CALM III agreement for ratification and requested an update from District Counsel. Ms. Moczynski advised that her firm's partners were continuing to work with GMS to finalize the agreement terms and anticipated having a more definitive agreement by the following week. She indicated that the agreement would likely be ready for ratification at the next

meeting. Ms. Giles confirmed that the Board remained in agreement with its previous authorization for District Counsel and the Chairman to review and execute the agreement once finalized.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Moczynski reminded the Board that the landowners' election would take place at the next regular Board meeting in November. She also noted that a budget amendment was anticipated and that Ms. Giles would provide additional information at the next meeting. Additionally, she reminded Board members to complete their required four hours of ethics training by December 31, 2026.

B. Engineer – Update on the Underdrain Project

Mr. Wieger reported that the cutoff walls along the pond had been installed. He provided an update on the ongoing driveway work being performed by Vallencourt noting that the contractor originally anticipated impacting approximately five driveways per day but was currently averaging only two to three, placing the project behind schedule. He explained that the contractor was required to maintain driveway access for any disruptions exceeding 72 hours and that no complaints had been received regarding compliance with this requirement. Although the project was originally expected to be completed before Thanksgiving, he anticipated that completion and final inspection would likely extend into early December. There being no questions from the Board, he concluded his report.

C. Manager – Fiscal Year 2026 Goals and Objectives Report

Ms. Giles presented the Fiscal Year 2026 Goals and Objectives Annual Report and advised that the District had met all established performance standards. She explained that Florida Statutes require the District to establish annual goals and objectives, evaluate its performance at the end of each fiscal year, and report the results. She noted that the Board had already adopted its Fiscal Year 2027 goals and objectives. There being no questions or comments, a motion was made and seconded to approve the Fiscal Year 2026 Goals and Objectives Annual Report.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Fiscal Year 2026 Goals and Objectives Report, was approved.

D. Operations Manager

Mr. Soriano reported that BrightView had recently begun providing landscaping services and explained that the contractor's first scheduled week had been impacted by heavy rainfall. He introduced Karen Fisher, a BrightView representative, who had been meeting with residents to hear their concerns and identify areas requiring attention. He encouraged residents to allow the new contractor time to address outstanding maintenance issues, noting that BrightView was working to correct deficiencies that may have been left by the previous landscaping company. He explained that the new agreement included additional irrigation services that were not covered under the previous contract, which should reduce the need for separate charges for routine irrigation repairs. He further noted that construction activity and equipment throughout the community continued to interfere with access to certain landscaped areas, particularly around the ponds. BrightView was coordinating around these obstacles while addressing overgrown vegetation and other maintenance concerns. Regular mowing was scheduled for Thursdays and Fridays, and residents were encouraged to report any areas that had been missed so staff could follow up with the contractor. He clarified that construction-related damage remained the responsibility of the developer and its contractor, Vallencourt, and that staff would continue monitoring those areas to ensure they were properly addressed before turnover.

Ms. Giles asked about the appropriate procedures for reporting alligators within the community. Mr. Soriano explained that residents could contact the Florida Fish and Wildlife Conservation Commission's nuisance alligator hotline to report concerns. He noted that the agency would evaluate the report and determine whether removal was warranted based on its established criteria. If removal was authorized, the District would be contacted to provide permission for the trapper to access the pond. He clarified that the District would cooperate with the agency when necessary. There being no further questions, Mr. Soriano concluded his report.

SEVENTH ORDER OF BUSINESS Supervisor Requests

There were no Supervisor Requests.

EIGHTH ORDER OF BUSINESS Audience Comments

Mr. Russ Lowry commented on the water level in the pond behind his property, noting that it had decreased but remained higher than he believed appropriate. Mr. Soriano explained that the pond was being dewatered and that three ponds connected to the front pond were experiencing drainage issues. He stated that staff was working with Scott Blunck to determine the cause. Mr. Lowry expressed concern about potential soil erosion near his home and emphasized the importance of maintaining the pond's flood protection capacity.

Mr. Lowry also raised a concern on behalf of his neighbor regarding damage to a vinyl fence behind her property that reportedly occurred during Dream Finders' construction activities. Mr. Soriano stated that he would follow up with Louie Cowling and assist in identifying the appropriate contact to address the damage.

Ms. Mary Beth Praisner expressed concern regarding liability associated with residents entering District ponds, particularly following a recent drowning incident in Jacksonville. She questioned whether the District could be held responsible despite posted signs prohibiting swimming and fishing. She also requested an update on the underdrain project along Windsor Lakes, noting that construction appeared to be behind schedule and residents had received limited notification regarding driveway impacts.

Mr. Wieger explained that the project was originally expected to be completed before Thanksgiving but was progressing at approximately two to three driveways per day rather than the anticipated five. He estimated completion in early December and noted that the contractor was expected to provide residents with 72 hours' notice before driveway work. Ms. Praisner requested a contact for construction-related concerns, and Mr. Wieger identified Christian Taylor with Vallencourt as the appropriate contact.

Mr. Jeff Loberger raised concerns regarding drainage channels near Block Island Parkway and Windsor Lakes, noting that construction debris and dirt appeared to be obstructing drainage. Mr. Soriano explained that certain areas remained under construction and that maintenance responsibilities would depend on whether the property had been turned over to the District.

Mr. Ed Kennedy questioned why construction contractors were permitted to access pond areas through an upland buffer when he believes the District had previously prohibited landscape contractors from using the same route. He expressed concern regarding potential fines, permit requirements, and the consistency of the District's restrictions.. Ms. Giles stated that the District

Engineer could verify the applicable permits. Mr. Kennedy also questioned whether the underdrain project would address roadway damage farther along Windsor Lakes. Staff clarified that the current project was focused on the designated underdrain area and that any roadway damage would require separate consideration.

Mr. Raymond Cable expressed concern regarding standing water between residential properties and along Windsor Lakes. He questioned whether the underdrain project would extend far enough to address drainage problems near his property. Mr. Soriano explained that the project primarily addressed drainage near the first intersection and offered to review the project map with Mr. Cable following the meeting. Mr. Cable also asked about installing French drains to address persistent standing water. Mr. Soriano explained that residents could request permission to discharge a privately installed French drain into a District pond, subject to District approval and any applicable HOA requirements. He clarified that the District would not install or pay for private drainage improvements but could authorize access to District property when appropriate.

NINTH 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 and assessment receipt schedule showing the District was 100% collected. She reviewed the September check register, noting that the total was higher than usual due to the insurance payment. She stated that there were no unusual variances.

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

TENTH ORDER OF BUSINESS **Ratification of Funding Request No. 36**

Ms. Giles presented Funding Request No. 36 in the amount of $39,734.81 for Board ratification.

> On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Funding Request No. 36 in the Amount of $39,734.81, was ratified.

ELEVENTH ORDER OF BUSINESS **Ratification of Funding Request No. 37**

Ms. Giles presented Funding Request No. 37 in the amount of $17,960.44 for Board ratification.

> On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Funding Request No. 37 in the Amount of $17,960.44, was ratified.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting- November 12, 2026 @ 2:00 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated that the next scheduled meeting would be held on November 12, 2026, at 2:00 p.m. at the same location.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Giles asked for a motion to adjourn.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; PROVIDING FOR WEBSITE POSTING; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors ("**Board**") previously adopted its budget ("**Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an Amended Budget to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and the resolution adopting the Budget ("**Adoption Resolution**") authorize the Board to amend the Budget within sixty (60) days following the end of Fiscal Year 2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed Amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6)(c), *Florida Statutes*; provided, however, that the comparative figures contained in the Amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2026.

c. The Adopted Annual Budget will be maintained in the office of the District Manager and the District's Records Office and identified as "The Adopted Budget for Anabelle

Island Community Development District for the Fiscal Year Ending September 30, 2026, as further amended and adopted by the Board of Supervisors effective November 18, 2026."

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$ 440,525
DEBT SERVICE FUND – SERIES 2022	$ 347,350
TOTAL ALL FUNDS	$ 787,875

SECTION 3. CONFLICTS. This Resolution is intended to amend, in part, the Adoption Resolution, which remains in full force and effect except as otherwise provided herein. All terms of the Adoption Resolution that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution does not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. WEBSITE POSTING. In accordance with Section 189.016(7), *Florida Statutes*, the District Manager must post the Adopted Annual Budget, as amended by this Resolution, on the District's official website within five (5) days after adoption of this Resolution, and the Adopted Annual Budget must remain on the website for at least two (2) years.

SECTION 6. EFFECTIVE DATE. This Resolution takes effect upon adoption.

PASSED AND ADOPTED this 18th day of November 2026

ATTEST:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Budget for Fiscal Year 2026

Exhibit A
Amended Budget for Fiscal Year 2026

Exhibit A

Anabelle Island
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Revenues				
Special Assessments - Tax Roll	$ 277,488	$ 584	$ 278,072	$ 278,072
Developer Contributions	150,832	9,720	160,552	160,210
Interest Income	500	851	1,351	1,351
Other Income	-	550	550	550
Total Revenues	**$ 428,820**	**$ 11,705**	**$ 440,525**	**$ 440,183**
Expenditures				
General & Administrative:				
Supervisors Fees	$ 6,000	$ (4,400)	$ 1,600	$ 1,600
FICA Taxes	454	(331)	122	122
Engineering	5,000	10,000	15,000	12,365
Attorney	35,000	10,000	45,000	42,363
Arbitrage Rebate	700	1,100	1,800	1,800
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	30	5,230	5,230
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	(14)	286	286
Postage	500	422	922	922
Insurance General Liability	6,729	(389)	6,340	6,340
Printing	500	389	889	889
Legal Advertising	2,500	(1,904)	596	596
Other Current Charges	700	223	923	923
Office Supplies	100	(96)	4	4
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	**$ 138,580**	**$ 15,030**	**$ 153,610**	**$ 148,338**
Operations & Maintenance				
Ground Maintenance:				
Electric	$ 3,000	$ -	$ 3,000	$ 2,772
Reclaimed Water	18,000	-	18,000	13,519
Repairs & Maintenance	5,000	792	5,792	5,792
Field Operations Management	15,000	-	15,000	15,000
Landscape - Contract	118,520	(18,116)	100,404	100,404
Landscape - Contingency	10,000	20,968	30,968	30,968
Lake Maintenance	11,040	-	11,040	11,040
Irrigation Repairs	10,000	2,586	12,586	12,586
Total Ground Maintenance	**$ 190,560**	**$ 6,230**	**$ 196,790**	**$ 192,081**

Exhibit A

Anabelle Island
Community Development District
FY 2026 Budget Amendment
Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund

Description	Adopted FY 26 Budget	Increase/ (Decrease)	Amended FY 26 Budget	Actual 9/30/2026
Amenity Center:				
Insurance	$ 11,840	$ 6,546	$ 18,386	$ 18,386
Internet	1,000	(1,000)	-	-
Electric	9,000	4,525	13,525	13,525
Water & Sewer/Irrigation	7,500	-	7,500	7,355
Refuse Service	2,000	358	2,358	2,358
Access Cards	2,000	(2,000)	-	-
Janitorial Maintenance	12,840	-	12,840	12,840
Janitorial Supplies	4,000	(4,000)	-	-
Pool Maintenance	16,050	-	16,050	16,050
Pool Chemicals	10,700	6	10,706	10,706
Pool Permit	500	(175)	325	325
Facility Maintenance	7,500	-	7,500	3,812
Repairs & Maintenance	10,000	(10,000)	-	-
Special Events	2,000	(2,000)	-	-
Holiday Decorations	1,000	(1,000)	-	-
Office Supplies	200	(200)	-	-
Pest Control	1,550	(615)	935	935
Total Amenity Center	**$ 99,680**	**$ (9,555)**	**$ 90,125**	**$ 86,292**
Total Expenses	**$ 428,820**	**$ 11,705**	**$ 440,525**	**$ 426,711**
Excess Revenues (Expenditures)	$ -	$ -	$ -	$ 13,472
Fund Balance - Beginning	$ -	$ -	$ -	$ 27,919
Fund Balance - Ending	$ -	$ -	$ -	$ 41,391

SIXTH ORDER OF BUSINESS

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AGREEMENT BETWEEN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT AND COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC FOR FIELD OPERATIONS MANAGEMENT, FACILITY ATTENDANT, POOL MAINTENANCE, POOL CHEMICALS, JANITORIAL, AND REFUSE REMOVAL SERVICES

This Agreement ("Agreement") is made and entered into to be effective as of 12:00 a.m. on October 1, 2026 ("Effective Date"), by and between:

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

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC, a Florida limited liability company, whose address is 393 Palm Coast Parkway SW, Suite 4, Palm Coast, Florida 32137 ("Contractor" or "CALM III" and, together with the District, the "Parties").

RECITALS

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

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

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

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

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

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and

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by this reference are incorporated as a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage Contractor to provide the Services. Contractor shall perform the duties described by **Exhibit A** attached hereto, and as more particularly stated herein. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are fulfilled. Contractor shall ensure responsible and proper staffing levels needed to satisfy the terms of this Agreement. This Agreement grants to Contractor the right to enter and use the Amenities and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement, including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenities and Facilities.

3. COMPENSATION. Contractor shall be compensated for providing the Services described in Section 2 of this Agreement.

A. ***Fees and Expenses:***

i. The District shall pay the Contractor the following annual fees for the Services in accordance with **Exhibit A** and **Exhibit B**:

- Field Operations Management Services: Eighteen Thousand Dollars and No Cents ($18,000.00) per year.
- Pool Maintenance Services: Seventeen Thousand Thirteen Dollars and No Cents ($17,013.00) per year.
- Pool Chemicals: Eleven Thousand Three Hundred Forty-Two Dollars and No Cents ($11,342.00) per year.
- Janitorial Services: Thirteen Thousand Six Hundred Ten Dollars and No Cents ($13,610.00) per year.
- Refuse Removal Services: Two Thousand One Hundred Twenty Dollars and No Cents ($2,120.00) per year.

The total annual fee for the foregoing fixed Services is Sixty-Two Thousand Eighty-Five Dollars and No Cents ($62,085.00), which shall be invoiced and paid in equal monthly installments during each Term. The compensation described herein shall only be invoiced for Services actually provided during the term. Should there be any reduction in Services, or if Services shall be performed for less than a full month or Term, compensation shall be prorated accordingly.

Facility Attendant Services shall be compensated on an hourly basis for actual hours worked, up to a budgeted maximum of Five Thousand Dollars and No Cents ($5,000.00) annually as set forth in **Exhibit A** and **Exhibit B**, and shall be invoiced monthly in arrears based on actual hours performed. Total annual fees for the Services, including Facility Attendant Services at the budgeted maximum, are Sixty-Seven Thousand Eighty-Five Dollars and No Cents ($67,085.00).

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General Maintenance (Overflow) services requested by the District beyond the scope of the Services described above, and pressure washing services, shall be compensated at the hourly rates set forth in **Exhibit A** or **Exhibit B**, plus reimbursable expenses, and shall be invoiced monthly in arrears. General Maintenance (Overflow) services shall be invoiced at Fifty Dollars and No Cents ($50.00) per hour, and pressure washing services shall be invoiced at Sixty-Five Dollars and No Cents ($65.00) per hour, together with any approved reimbursable expenses.

ii. Out-of-pocket reimbursable expenses incurred by the Contractor in the performance of the Services shall be billed at the Contractor's standard rate or at cost, as indicated in **Exhibit A** or **Exhibit B**, and itemized on the Contractor's monthly invoice to the District.

iii. Unless otherwise specified by this Agreement, the Contractor will invoice the District for the Services as soon as may be practicable in advance of each month. Notwithstanding the foregoing, services that are variable in nature (for example, hourly or part-time staffing, additional work, and per-occurrence services) shall be invoiced monthly in arrears based on actual services performed. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within forty-five (45) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted. Proper and undisputed invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

iv. Fees for the Services may be negotiated annually by the Parties. Any amendment to Service fees is subject to approval by the District's Board of Supervisors, must comply with the amendment procedure in this Agreement, and shall be presented as a proposal in substantially the form attached hereto as Exhibit C. The Contractor acknowledges that the prices of this Agreement are firm, and that the Contractor may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors. The District will consider price adjustments each twelve (12)-month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12)-month period. Evidence of price or fee adjustments will be

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incorporated in the District's adopted or amended Fiscal Year Budget, but approval of any budget containing such price or fee adjustments shall not constitute Board approval of the price or fee adjustment.

B. ***Condition Precedent to Payment.*** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

C. ***Additional Work.*** Should the District desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. In the event the District authorizes a requested change in the scope of Services, Contractor shall submit, in writing to the District, a request for a fee amendment corresponding to the change in Services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment are subject to approval by the District's Board of Supervisors and shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Contractor is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. Additional work or services shall be charged at the Contractor's approved hourly rate or per occurrence, as authorized by the District and negotiated by the Parties, and invoiced in arrears as provided in Section 3.A.iii.

D. ***Accounting Records; Late Payment.*** The Contractor shall maintain records conforming to usual accounting practices. Fixed fees shall be invoiced in advance of each month as provided in Section 3.A.iii. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for any variable services performed in the prior month and any other sums due to the Contractor. The Contractor shall notify the District in writing if any payment due hereunder is not paid within forty-five (45) days of the District's receipt of a proper invoice and, after a reasonable opportunity to cure, may cease performing services under this Agreement if payment is not made.

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Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

E. ***Payment Disputes.*** In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

4. GENERAL PROVISIONS.

A. The Services provided by Contractor shall be as provided for in **Exhibit A** and as set forth in this Agreement.

B. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any service hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.

C. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto and as described in Section 3.C. hereunder.

D. At all times during operation of the Facilities and Amenities, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing for provision of the Services required under this Agreement. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenities at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property, or any District hardware/facility for any other work not related directly to the District, including any other off-site properties or in support of other Contractor-related businesses.

E. [Intentionally Omitted.]

F. All Contractor employees or subcontractors shall either be employees hired directly by the Contractor, or subcontractors who are hired and compensated by the Contractor (1099 individuals). The Contractor is as fully responsible to the District for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by the Contractor. The Contractor must ensure that all subcontractors satisfy the insurance requirements set forth herein. Nothing contained herein is intended to create a contractual relationship between any subcontractor and the District.

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G. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Contractor shall have sole authority as an independent contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and subcontractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services or functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. Subject to Section 10 of this Agreement, this provision is meant to be exhaustive; should any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District. Contractor agrees that the compensation described hereunder has been negotiated to include consideration for the indemnification provisions provided for in this Agreement.

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

I. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns. Contractor shall promptly respond to any and all emergencies or problems related to the Amenities and/or the Facilities and shall report to the District all known problems related to the Amenities and/or the Facilities.

J. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies and Rules of Procedure, and subject to all requirements for District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District and not included in **Exhibits A or B** hereto. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent desired by the District and not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to

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District-specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

K. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall, to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.

L. Contractor shall require all authorized users of District Amenities or Facilities to complete applicable registration forms and waivers prior to use of the Amenities and/or Facilities as set forth in the District's applicable rules and policies.

M. The Parties agree that the Amenities and Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Amenities and Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Amenities and Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status.

N. [Intentionally Omitted.]

5. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District and its patrons, landowners, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently commence repair of any damage resulting from the Services within twenty-four (24) hours. Any such repairs caused by Contractor shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenities and/or the Facilities placed thereon by any governmental authority having jurisdiction.

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

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

8. TERMINATION.

A. The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon sixty (60) days' written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District with or without cause. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

B. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon sixty (60) days' written notice without cause, specifying the department or position(s) of Services discontinued, in the District's sole and absolute discretion.

C. Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

i. deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Amenities and/or the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Amenities and/or Facilities;

ii. vacate any portion of the Amenities and/or Facilities then accessed by the

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Contractor as a consequence of this Agreement; and

iii. furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

9. INSURANCE.

A. Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance, the certificates are attached as **Exhibit D**:

i. Workers' Compensation - statutory limits

ii. General liability insurance with the following limits:

$2,000,000	General Aggregate
$1,000,000	Products/Completed Operations
$1,000,000	Personal & Advertising Injury
$1,000,000	Each Occurrence

iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or its personnel in connection with the Services whether non-owned or hired, with a combined single limit of $1,000,000.

iv. Employer's Liability Coverage with limits of $250,000.

v. Employment theft dishonesty/commercial crime insurance in the amount of $500,000 (only required to the extent Contractor is handling District funds, otherwise not necessary).

vi. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $1,000,000.

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

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the District. No policy may be canceled during the term of this Agreement.

10. INDEMNIFICATION.

A. **Contractor Indemnification.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, supervisors, staff agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto, including any such claim in which the District is named as a party together with Contractor.

B. **District Indemnification.** To the extent allowable under applicable law, and subject to Section 10.C., below, the District agrees to indemnify, defend, and hold harmless Contractor and its officers, directors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments, or judgments, and any and all losses, damages, costs, court costs, and expenses, including reasonable attorneys' fees, that Contractor may incur, become responsible for, or be caused to pay out arising out of or relating to: (i) work or services that Contractor performs at the written direction of the Board that fall outside the scope of the Services described in Exhibit A, except to the extent caused by the negligence, recklessness, or willful misconduct of Contractor in performing such work; or (ii) the negligent or intentionally wrongful acts or omissions of the District, its Board, officers, or staff, excluding Contractor and its personnel. The indemnification provided for herein shall not be deemed exclusive of any other rights to which Contractor may be entitled.

C. The District's obligations under Section 10.B. are limited to the limits of liability set forth in Section 768.28, Florida Statutes, and the District shall be obligated to indemnify Contractor only to the extent such obligation is covered by the District's insurance. Nothing in this Section shall be deemed a waiver of the District's sovereign immunity, as further provided in Section 16 of this Agreement.

D. Obligations under this Section, whether of Contractor or the District, shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest actually incurred; provided, however, that the District's obligations remain subject to Section 10.C., above.

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E. For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, or employees includes, but is not limited to, the operation and management of the Amenities and Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenities and Facilities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

F. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District or Contractor, as applicable, shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Indemnification Section shall survive the termination or expiration of this Agreement.

11. DEFAULT AND ENFORCEMENT.

A. ***Remedies.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance.

B. ***Third-Party Interference.*** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

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

D. ***Controlling Law and Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Clay County, Florida.

12. MISCELLANEOUS.

A. ***Entire Agreement.*** This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

B. ***Amendments.*** Amendments to and waivers of the provisions contained in this

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Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

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

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

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

F. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

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

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

I. ***Conflicts***. To the extent the terms of this Agreement and any exhibit hereto conflict, the terms of this Agreement control.

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

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

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	With a copy to:	Kilinski | Van Wyk PLLC 517 E. College Avenue Tallahassee, Florida 32301 Attn: District Counsel, Jennifer Kilinski jennifer@cddlawyers.com
B.	**If to the Contractor:**	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: President, Darrin Mossing DMossing@gmstnn.com
	With a copy to:	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: Chief Operating Officer, Keith Nelson KNelson@calmfla.com
	And:	Community Association and Lifestyle Management III, LLC 393 Palm Coast Parkway SW, Suite 4, Palm Coast, FL 32137 Attn: Vice President, Alison Mossing AMossing@gmstnn.com
	And:	Community Association and Lifestyle Management III, LLC 699 North Federal Highway, Suite 300 Fort Lauderdale, FL 33304 Attn: Kurt Zimmerman, Registered Agent Kurt@zimmermanlaw.com

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

14. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity

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other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

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

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

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

17. TERM. The initial term of this Agreement shall be from the Effective Date through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. This Agreement shall automatically renew for additional one (1)-year terms,

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unless terminated pursuant to its terms. This Agreement shall be binding upon the Parties as of the date of the last signature of the Parties hereto ("Execution Date"), and the Services and compensation hereunder shall begin on the Effective Date. Between the Execution Date and the Effective Date, Contractor may undertake transition activities, including establishing bank accounts, onboarding personnel, and coordinating with the District and its vendors, at no additional cost to the District. If the Execution Date is after the Effective Date, this Agreement shall apply to Services provided on and after the Effective Date.

18. COMPLIANCE WITH GOVERNMENTAL REQUIREMENTS.

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

B. ***Statement Regarding Chapter 287 Requirements.*** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the provisions of Florida law ("**Public Integrity Laws**") listed below apply to this Agreement. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

i. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
ii. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
iii. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
iv. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
v. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

C. ***Anti-Human Trafficking Requirements.*** Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to

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execute an affidavit, attached hereto as **Exhibit E** and incorporated herein, in compliance with Section 787.06(14), *Florida Statutes*.

D. ***Compliance with E-Verify.*** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Execution Date, to be effective as of the Effective Date.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

By: Darren Gowens
4C4809A4092E42F...

Print: Darren Gowens

Its: Chairperson

☒ Chairperson/ ☐ Vice Chairperson, Board of Supervisors

Dated: 2026-10-27

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC

DocuSigned by:

By: Darrin Mossing
3CA8CBD20A734F6...

Print: Darrin Mossing

Its: President

Dated: 2026-10-27

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

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ACKNOWLEDGEMENT OF CESSATION OF FIELD OPERATIONS MANAGEMENT, POOL MAINTENANCE, POOL CHEMICALS, JANITORIAL, AND REFUSE REMOVAL SERVICES

Date: September 16th, 2026

To: Anabelle Island Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Chairperson, Board of Supervisors

Re: Acknowledgement of Cessation of Field Operations Management, Pool Maintenance, Pool Chemicals, Janitorial, and Refuse Removal Services

Governmental Management Services, L.L.C. ("GMS-NF") provides District Management Services to Anabelle Island Community Development District (the "District") under that certain Agreement for District Management Services between the District and GMS-NF, dated April 6, 2021 (the "District Management Agreement"). In addition, GMS-NF has provided Field Operations Management, Pool Maintenance, Pool Chemicals, Janitorial, and Refuse Removal services to the District, and the District and GMS-NF entered into that certain Agreement for Field Operations Management, Pool Maintenance, Refuse Removal Services, and Janitorial Services, dated June 30, 2026, with services to commence October 1, 2026 (the "GMS Services Agreement").

GMS-NF hereby acknowledges that the Field Operations Management, Pool Maintenance, Pool Chemicals, Janitorial, and Refuse Removal services provided by GMS-NF pursuant to the *Agreement for Field Operations Management, Pool Maintenance, Refuse Removal Services, and Janitorial Services* dated May 14, 2024, will cease effective September 30, 2026, and that the GMS Services Agreement will terminate effective September 30, 2026, before its services commence. Effective October 1, 2026, these services, together with Facility Attendant services, will be provided to the District by Community Association and Lifestyle Management III, LLC ("CALM III") under that certain Agreement for Field Operations Management, Facility Attendant, Pool Maintenance, Pool Chemicals, Janitorial, and Refuse Removal Services between the District and CALM III, effective October 1, 2026 (the "CALM III Agreement").

District Management Services will continue to be provided by GMS-NF without interruption under the District Management Agreement. Fees for District Management Services for Fiscal Year 2027 and thereafter will be reflected in the District's adopted Annual Budget, consistent with the terms of the District Management Agreement.

Approved:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

By: DocuSigned by: Darren Gowens
Print: Darren Gowens
Its: ☒Chairperson/☐Vice Chairperson, Board of Supervisors
Signature Date: 2026-10-27

Docusign Envelope ID: 608879DC-708D-8B8D-8113-258582835DA4

Acknowledged:

GOVERNMENTAL MANAGEMENT SERVICES, L.L.C.

DocuSigned by:
By: Darrin Mossing
3CA8CBD2QA734E6...
Print: Darrin Mossing
Its: President
Signature Date: 2026-10-27

Docusign Envelope ID: 608879DC-708D-8B8D-8113-258582835DA4

Exhibit A
Scope of Services

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District's Amenities and Facilities.

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

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Description of Services
• Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage • Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness, and report any issues to the Field Operations Manager and/or District Manager
Pool Maintenance • Check water quality and fill out log sheet as required by Florida Department of Health Chapter 64E-9 per visit • Manually skim, brush, vacuum, and clean tiles as necessary • Conduct tests for Free Available Chlorine, combined chlorine, total chlorine, PH, Acid Demand, Base Demand, Total Alkalinity, Calcium hardness, Cyanuric Acid, and Temperature as needed to maintain water quality levels within requirements of Chapter 64E-9 code/dp; maintain Saturation Index with +0.3 to -0.3 for proper water balance • Operate filtration and recirculation system, cleaning when necessary • Maintain pool at proper water level • Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates and equipment in clean condition • Frequency: o Three (3) times per week, April 15th through September 15th o Two (2) times per week, September 16th through April 14th
Pool Chemicals • Standard Pool Chemicals include: o chlorine (sodium hypochlorite), o non-fuming pool acid, o bi-carb, o shock and shock-totes, o calcium chlorite, o cyanurates, o CYA (stabilizer), and o filter powder ("Chemicals"). • Any non-standard pool chemicals will be itemized and included in monthly invoices after being approved by the District Manager and/or the Board of Supervisors.

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Description of Services

Janitorial Services
 	
• Empty and replace liners in all clubhouse garbage cans
• Clean all clubhouse restrooms and restock all paper products and soap as needed
  o Sanitize all countertops and diaper changing stations
  o Sanitize all toilets, urinals, and stalls
  o Sweep and sanitize floors
  o Clean all mirrors
  o Wipe down and disinfect partition doors
• Clean entrance doors inside and out
• Clean all interior windows
• Dust all light fixtures, fans, vents, and door frames
• Sweep and mop all clubhouse floors
• Wipe down all tables and countertops
• Clean and sanitize all water fountains
• Frequency:
  o Three (3) days per week, March 1st through September 30th
  o Two (2) days per week, October 1st through February 28th
• All janitorial supplies will be billed separately

Refuse Removal Services • Facilitate trash collection for the District

Facility Maintenance and Repair Services
 	
• On-site and insured maintenance service for small to medium-sized projects, provided at the direction of the District Board of Supervisors and/or the District Manager
  o General maintenance services are invoiced at $50.00 / Hour
  o Pressure washing services are invoiced at $65.00 / Hour
• Plus reimbursable expenses

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Description of Services

General Provisions:

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

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Exhibit B
Fee Schedule

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District's Amenities and Facilities.

1. **FACILITY MANAGEMENT SERVICES:**

Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees
Field Operations Management: • The Field Operations Manager is an onsite part-time position. • Monthly On-Site Inspections and Vendor Coordination. • Annual Fee paid in equal monthly payments.	**$18,000**
Facility Attendant: • The Facility Attendant is an onsite part-time position. • The hours and days of service will be scheduled at the direction of the Field Operations Manager. • Invoiced monthly in arrears based on actual hours performed.	**$5,000**

Pool Maintenance Service:
 	
• The Pool Maintenance Technician is an onsite part-time position.
• The hours and days of service will be scheduled at the direction of the Field Operations Manager, including:
  o Three (3) times per week, April 15th through September 15th.
  o Two (2) times per week, September 16th through April 14th.
• Annual Fee paid in equal monthly payments. (Excluding Supplies)
	$17,013

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Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees

Standard Pool Chemicals:
 	
• Standard Pool Chemicals are described in Exhibit A and include:
  o chlorine (sodium hypochlorite),
  o non-fuming pool acid,
  o bi-carb,
  o shock and shock-totes,
  o calcium chlorite,
  o cyanurates,
  o CYA (stabilizer), and
  o filter powder ("Chemicals").
• Annual Fee paid in equal monthly payments.
• Any non-standard pool chemicals will be itemized and included in monthly invoices after being approved by the District Manager and/or the Board of Supervisors.
	$11,342

Janitorial Service:
 	
• The Janitorial Technician is an onsite part-time position.
• The hours and days of service will be scheduled at the direction of the Field Operations Manager, including:
  o Three (3) days per week, March 1st through September 30th.
  o Two (2) days per week, October 1st through February 28th.
• Annual Fee paid in equal monthly payments. (Excluding Supplies)
• All Janitorial Supplies will be billed separately.
	$13,610

Refuse Removal Service: • The Refuse Attendant is an onsite part-time position. • The hours and days of service will be scheduled at the direction of the Field Operations Manager. • Annual Fee paid in equal monthly payments.	**$2,120**

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Service Descriptions & Fee Schedule *	Fiscal Year 2027 Fees

Facility Maintenance and Repair Services:
• CALM III has a comprehensive on-site and insured maintenance service for small to medium size projects which can be provided at the direction of the District Board Of Supervisors and/or the District Manager.
  o General maintenance services are invoiced at $50.00/Hour
  o Pressure washing services are invoiced at $65.00/Hour
	Standard Hourly Rates Plus Reimbursable Expenses

Out-of-Pocket Reimbursable Expenses: • Reimbursable expenses to be itemized on invoicing each month.	**At CALM III Standard Rate or Cost**
Standard Hourly Rates: • Additional scope services not included in the Standard Scope of Services will be invoiced monthly in arrears based on actual hours worked. • The hourly rate for the Field Operations Manager is $85.00/Hour.	**As Defined**
Additional Services: • All other requested items not specifically denoted in **Exhibit A** or **Exhibit B** will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**
*** Fiscal Year Calendar:** • Fiscal Year 2027 represents dates from October 1st, 2026 to September 30th, 2027. • Services that begin after the first day of a month will be invoiced on a prorated basis for that month, based on the actual start date.	

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2. ADDITIONAL SERVICES:

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

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Exhibit C
Proposal

Incorporated subject to Section 12 I

[4 Pages To Follow]

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September 16th, 2026

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

Re: FY2027 Field Operations Management, Facility Attendant, Pool Maintenance, Pool Chemicals, Janitorial Services and Refuse Removal Services

Dear Marilee:

Please consider this proposal for Community Association and Lifestyle Management III, LLC to provide the following services for the Anabelle Island Community Development District starting 10/01/2026:

Services	FY2026 Budget	FY2026 Fees	FY2027 Proposed Fees
Field Operations Management	$15,000	$15,000	$18,000
Facility Attendant	$0	$0	$5,000
Pool Maintenance	$16,050	$16,050	$17,013
Pool Chemicals	$10,700	$10,700	$11,342
Janitorial Services	$12,840	$12,840	$13,610
Refuse Removal Services	$2,000	$2,000	$2,120
Total	**$56,590**	**$56,590**	**$67,085**
General Maintenance (Overflow)		$45/Hour	$50/Hour

The ownership and management at CALM III would like to thank the Board of Supervisors in advance for your consideration in providing the outlined services for your community. If you have any questions or comments, please feel free to call me.

Sincerely,

/s/ Alison Mossing

Alison Mossing
Vice President

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC
393 PALM COAST PARKWAY SOUTHWEST, SUITE 4 · PALM COAST, FL 32137 · (813) 344-4844 · FACSIMILE (954) 721-9202
HTTPS://CALMFLA.COM/

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Exhibit A
Scope of Services

Field Operations Management

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

Facility Attendant

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

Pool Maintenance

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

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- Conduct tests for Free Available Chlorine, combined chlorine, total chlorine, PH, Acid Demand, Base Demand, Total Alkalinity, Calcium hardness, Cyanuric Acid, and Temperature as needed to maintain water quality levels within requirements of Chapter 64E-9 code/dp; maintain Saturation Index with +0.3 to -0.3 for proper water balance
- Operate filtration and recirculation system, cleaning when necessary
- Maintain pool at proper water level
- Check all valves for leaks, all bolts for snug fit, respond to variations in the sounds of electric motors, check GFCI for proper operation, clean strainers, maintain proper flow rates and equipment in clean condition
- Frequency:
    - Three (3) times per week, April 15th through September 15th
    - Two (2) times per week, September 16th through April 14th

Pool Chemicals

- Standard Pool Chemicals include:
    - chlorine (sodium hypochlorite),
    - non-fuming pool acid,
    - bi-carb,
    - shock and shock-totes,
    - calcium chlorite,
    - cyanurates,
    - CYA (stabilizer), and
    - filter powder ("Chemicals").
- Any non-standard pool chemicals will be itemized and included in monthly invoices after being approved by the District Manager and/or the Board of Supervisors

Janitorial Services

- Empty and replace liners in all clubhouse garbage cans
- Clean all clubhouse restrooms and restock all paper products and soap as needed
    - Sanitize all countertops and diaper changing stations
    - Sanitize all toilets, urinals, and stalls
    - Sweep and sanitize floors
    - Clean all mirrors
    - Wipe down and disinfect partition doors
- Clean entrance doors inside and out

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- Clean all interior windows
- Dust all light fixtures, fans, vents, and door frames
- Sweep and mop all clubhouse floors
- Wipe down all tables and countertops
- Clean and sanitize all water fountains
- Frequency:
    - Three (3) days per week, March 1st through September 30th
    - Two (2) days per week, October 1st through February 28th
- All janitorial supplies will be billed separately

Refuse Removal Services

- Facilitate trash collection for the District

Facility Maintenance and Repair Services

- On-site and insured maintenance service for small to medium-sized projects, provided at the direction of the District Board of Supervisors and/or the District Manager
    - General maintenance services are invoiced at $50.00 / Hour
    - Pressure washing services are invoiced at $65.00 / Hour
- Plus reimbursable expenses

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Exhibit D

Certificates of Insurance

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/29/2026

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

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

PRODUCER Marsh & McLennan Agency LLC 413 S Northshore Dr Ste E Knoxville TN 37919-7567	**CONTACT NAME:** Kathy Wilson **PHONE (A/C, No, Ext):** 865-588-7200 **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED COMMASS-06 Community Association and Lifestyle Mangement III, LLC 393 Palm Coast Parkway SW Suite 4 Palm Coast FL 32137	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Houston Specialty Insurance Co — 12936 **INSURER B :** SKYWARD SPECIALY INSURANCE GRO — **INSURER C :** ACCIDENT FUND INSURANCE COMPAN — 10166 **INSURER D :** Berkley Regional Insurance Com — 29580 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1071822711 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			ESBHSGL000262500	2/23/2026	2/23/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			ESB-HS-UCX-0003288-00	7/30/2026	2/23/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** N / A If yes, describe under DESCRIPTION OF OPERATIONS below			WCP100150699	8/3/2026	8/3/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Crime			BMP-1194668-00	8/1/2026	8/1/2027	Limit Deductible	500,000 2,500

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

Anabelle Island Community Development District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives is included as an additional insured on the General Liability policy with respect to the liability resulting from the operations of the Named Insured as required by written contract. General Liability coverage provided is primary and non-contributory with respect to any similar insurance held by the additional insured as required by written contract. Waiver of Subrogation is in place in favor of Certificate Holder for General Liability and Workers Compensation as required by written contract. 30 day Notice of Cancellation, except 10 days for non-payment, applies to certificate holder under General Liability and Workers Compensation per policy provisions. Umbrella follows General Liability form.

CERTIFICATE HOLDER

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

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

PETER J. KRAMER

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

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

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

PRODUCER

Edie Williams State Farm
330 A1A N Suite 324
Ponte Vedra Beach, FL 32082

CONTACT NAME: Stephanie Marciani
PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4046
E-MAIL ADDRESS: Stephanie@EdieWilliams.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Automobile Insurance Company	25178
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Community Association and Lifestyle Management III, LLC
1001 Bradford Way
Kingston, TN 37763

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

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

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO							
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS	X	X	P29 3749-A15-59A	07/15/2026	01/15/2027	BODILY INJURY (Per person)	$ 1,000,000
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$ 1,000,000
							PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

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

CERTIFICATE HOLDER

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
475 West Town Place, Suite 114
St. Augustine, FL 32092

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Stephanie Marciani

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/29/2026

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

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

PRODUCER	CONTACT NAME: Vicky Zelen
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: vicky@zelenrisk.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
INSURED Community Association and Lifestyle Management III, 1001 Bradford Way Kingston TN 37763	INSURER A : Bridgefield Casualty Insurance Company INSURER B : Great American Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: Y (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-23349	03/01/2026	10/16/2026	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Employment Practices Liability			EPLE937229	03/10/2026	03/10/2027	Aggregate	$1,000,000

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

CERTIFICATE HOLDER

Anabelle Island CDD
475 West Town Place Suite 114

St Augustine, FL 32092

CANCELLATION

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

AUTHORIZED REPRESENTATIVE Vicky M. Zelen <LFU>

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Exhibit E:
Anti-Human Trafficking Affidavit

Anti-Human Trafficking Affidavit

I, Kelly Adams as Director of HR, on behalf of Community Association and Lifestyle Management III, LLC. (the "Contractor"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

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

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Contractor:

COMMUNITY ASSOCIATION AND LIFESTYLE MANAGEMENT III, LLC.

By: Kelly Adams

Name: Kelly Adams

Title: Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Community Association and Lifestyle Management III, LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

(Notary Seal)

MADISON ORAN
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

Madison Oran
Notary Public

TENTH ORDER OF BUSINESS

A.

Anabelle Island

Community Development District

Unaudited Financial Reporting

October 31, 2026

Anabelle Island

Community Development District

Combined Balance Sheet

October 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 22,801	$ -	$ -	$ 22,801
Investments:				
Custody	87	-	-	87
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	168,699	-	168,699
Construction	-	-	18,414	18,414
Total Assets	**$ 22,887**	**$ 342,106**	**$ 18,414**	**$ 383,408**
Liabilities:				
Accounts Payable	$ 13,789	$ -	$ -	$ 13,789
Total Liabilites	**$ 13,789**	**$ -**	**$ -**	**$ 13,789**
Fund Balance:				
Restricted for:				
Debt Service - Series	$ -	$ 342,106	$ -	$ 342,106
Capital Project - Series	-	-	18,414	18,414
Unassigned	9,098	-	-	9,098
Total Fund Balances	**$ 9,098**	**$ 342,106**	**$ 18,414**	**$ 369,619**
Total Liabilities & Fund Balance	$ 22,887	$ 342,106	$ 18,414	$ 383,408

Anabelle Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 277,488	$ -	$ -	$ -
Developer Contributions	212,974	26,731	26,731	-
Interest Income	500	42	0	(41)
Total Revenues	**$ 490,962**	**$ 26,772**	**$ 26,731**	**$ (41)**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 6,000	$ 500	$ -	$ 500
FICA Taxes	459	38	-	38
Engineering	10,000	833	2,363	(1,529)
Attorney	46,000	3,833	-	3,833
Arbitrage Rebate	450	38	-	38
Assessment Roll Administration	6,253	6,253	6,253	-
Dissemination Agent	4,377	365	365	-
Annual Audit	5,900	492	-	492
Trustee Fees	5,720	2,927	2,927	-
Management Fees	59,089	4,924	4,924	-
Website Maintenance	1,336	111	111	-
Information Technology	2,003	167	167	-
Telephone	300	25	61	(36)
Postage	1,000	83	83	1
Insurance General Liability	6,974	6,815	6,815	-
Printing	500	42	51	(10)
Legal Advertising	2,500	208	-	208
Other Current Charges	1,000	83	66	18
Office Supplies	100	8	0	8
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 160,136**	**$ 27,921**	**$ 24,360**	**$ 3,561**
Operations & Maintenance				
Ground Maintenance				
Electric	$ 2,780	$ 232	$ 149	$ 83
Reclaimed Water	21,520	1,793	4,458	(2,665)
Repairs & Maintenance	5,000	417	358	58
Field Operations Management	18,000	1,500	1,500	-
Landscape - Contract	122,074	10,173	8,402	1,771
Landscape - Contingency	25,000	2,083	-	2,083
Lake Maintenance	11,040	920	920	-
Irrigation Repairs	10,000	833	-	833
Subtotal Ground Maintenance	**$ 215,414**	**$ 17,951**	**$ 15,787**	**$ 2,163**

Anabelle Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Amenity Center				
Insurance	$ 17,467	$ 12,865	$ 12,865	$ -
Facility Attendant	5,000	417	-	417
Internet	1,000	83	-	83
Electric	13,450	1,121	1,029	91
Water & Sewer/Irrigation	5,410	451	948	(497)
Refuse Service	2,120	177	535	(358)
Access Cards	2,000	167	-	167
Janitorial Maintenance	13,610	1,134	1,134	-
Janitorial Supplies	4,000	333	-	333
Pool Maintenance	17,013	1,418	1,418	-
Pool Chemicals	11,342	945	945	-
Pool Permit	500	42	-	42
Facility Maintenance	8,300	692	-	692
Repairs & Maintenance	10,000	833	-	833
Special Events	2,000	167	-	167
Holiday Decorations	1,000	83	-	83
Office Supplies	200	17	-	17
Pest Control	1,000	83	-	83
Subtotal Amenity Center	**$ 115,412**	**$ 21,027**	**$ 18,874**	**$ 2,153**
Total Operations & Maintenance	**$ 330,826**	**$ 38,978**	**$ 34,661**	**$ 4,316**
Total Expenditures	**$ 490,962**	**$ 66,899**	**$ 59,022**	**$ 7,877**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (40,127)	$ (32,291)	$ (7,918)
Net Change in Fund Balance	**$ -**	**$ (40,127)**	**$ (32,291)**	**$ (7,918)**
Fund Balance - Beginning	$ -		$ 41,389	
Fund Balance - Ending	$ -		$ 9,098	

Anabelle Island

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Developer Contributions	26,731	-	-	-	-	-	-	-	-	-	-	-	26,731
Interest Income	0	-	-	-	-	-	-	-	-	-	-	-	0
[illegible]	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**$ 26,731**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,731**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	2,363	-	-	-	-	-	-	-	-	-	-	-	2,363
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Administration	6,253	-	-	-	-	-	-	-	-	-	-	-	6,253
Dissemination Agent	365	-	-	-	-	-	-	-	-	-	-	-	365
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	2,927	-	-	-	-	-	-	-	-	-	-	-	2,927
Management Fees	4,924	-	-	-	-	-	-	-	-	-	-	-	4,924
Website Maintenance	111	-	-	-	-	-	-	-	-	-	-	-	111
Information Technology	167	-	-	-	-	-	-	-	-	-	-	-	167
Telephone	61	-	-	-	-	-	-	-	-	-	-	-	61
Postage	83	-	-	-	-	-	-	-	-	-	-	-	83
Insurance General Liability	6,815	-	-	-	-	-	-	-	-	-	-	-	6,815
Printing	51	-	-	-	-	-	-	-	-	-	-	-	51
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	66	-	-	-	-	-	-	-	-	-	-	-	66
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 24,360**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 24,360**
Operations & Maintenance													
Ground Maintenance													
Electric	$ 149	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 149
Reclaimed Water	4,458	-	-	-	-	-	-	-	-	-	-	-	4,458
Repairs & Maintenance	358	-	-	-	-	-	-	-	-	-	-	-	358
Field Operations Management	1,500	-	-	-	-	-	-	-	-	-	-	-	1,500
Landscape - Contract	8,402	-	-	-	-	-	-	-	-	-	-	-	8,402
Landscape - Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	920	-	-	-	-	-	-	-	-	-	-	-	920
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	**$ 15,787**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 15,787**

Anabelle Island

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	$ 12,865	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,865
Facility Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	1,029	-	-	-	-	-	-	-	-	-	-	-	1,029
Water & Sewer/Irrigation	948	-	-	-	-	-	-	-	-	-	-	-	948
Refuse Service	535	-	-	-	-	-	-	-	-	-	-	-	535
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	1,134	-	-	-	-	-	-	-	-	-	-	-	1,134
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,418	-	-	-	-	-	-	-	-	-	-	-	1,418
Pool Chemicals	945	-	-	-	-	-	-	-	-	-	-	-	945
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center	**$ 18,874**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,874**
Total Operations & Maintenance	**$ 34,661**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 34,661**
Total Expenditures	**$ 59,022**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 59,022**
Excess (Deficiency) of Revenues over Expenditures	**$ (32,291)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (32,291)**
Net Change in Fund Balance	**$ (32,291)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (32,291)**

Anabelle Island

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 346,860	$ -	$ -	$ -
Interest Income	5,000	417	896	479
Total Revenues	**$ 351,860**	**$ 417**	**$ 896**	**$ 479**
Expenditures:				
Interest - 11/1	$ 104,353	$ -	$ -	$ -
Interest - 5/1	104,353	-	-	-
Principal - 5/1	140,000	-	-	-
Total Expenditures	**$ 348,705**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 3,155	$ 417	$ 896	$ 479
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 3,155**	**$ 417**	**$ 896**	**$ 479**
Fund Balance - Beginning	$ 166,507		$ 341,210	
Fund Balance - Ending	$ 169,662		$ 342,106	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending October 31, 2026

Description		SE 2022
Revenues		
Interest Income:		
Construction	$	48
Transfer In		-
Total Revenues	$	48
Expenditures		
Capital Outlay	$	-
Transfer Out		-
Total Expenditures	$	-
Excess Revenues (Expenditures)	$	48
Beginning Fund Balance	$	18,366
Ending Fund Balance	$	18,414

Anabelle Island

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds			
Interest Rate:	2.7% - 4.0%		
Maturity Date:	5/1/2052		
Reserve Fund Definition	50% MADS		
Reserve Fund Requirement	$ 173,408		
Reserve Fund Balance	173,408		
Bonds outstanding - 2/10/2022		$	6,190,000
Less: May 1, 2023 (Mandatory)			(125,000)
Less: May 1, 2024 (Mandatory)			(125,000)
Less: May 1, 2025 (Mandatory)			(130,000)
Less: May 1, 2026 (Mandatory)			(135,000)
Current Bonds Outstanding		**$**	**5,675,000**

B.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2027 Assessments Receipts Summary

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

DUE / RECEIVED		SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL DUE / RECEIVED		-	-	-
BALANCE DUE		**346,860.00**	**277,488.00**	**624,348.00**

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	**DATE RECEIVED**	**SERIES 2022 DEBT RECEIVED**	**O&M RECEIVED**	**TOTAL RECEIVED**
1		-	-	
2		-	-	
3		-	-	
4		-	-	
5		-	-	
6		-	-	
7		-	-	
8		-	-	
9		-	-	
10		-	-	
11		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL RECEIVED TAX ROLL		**-**	**-**	**-**

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	**0.00%**	**0.00%**	**0.00%**

C.

Anabelle Island

Community Development District

Check Register
October 31, 2026

	Date	Check #'s		Amount
General Fund				
Payroll			$	-
			Subtotal	$ -
Accounts Payable	10/22/26	446-452	$	11,827.81
	10/30/26	453-457		16,517.42
			Subtotal	$ 28,345.23
Autopay*	10/13/26	CCUA	$	5,406.37
	10/29/26	Clay Electric		1,178.14
			Subtotal	$ 6,584.51
		Total	**$**	**34,929.74**

*Autopayment invoices are available upon request.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/26	00001	9/15/26	147	202608	320	57200-45400				*	157.50		
			AUG FACILITY MAINTENACE										
									GOVERNMENTAL MANAGEMENT SERVICES			157.50	000446
10/22/26	00001	9/30/26	150	202609	320	57200-46000				*	49.95		
			DOORKING IM SERVER-SEP26										
		9/30/26	150	202609	320	57200-46000				*	147.67		
			WEBSTAURANTE STORE										
									GOVERNMENTAL MANAGEMENT SERVICES			197.62	000447
10/22/26	00001	10/16/26	151	202609	320	57200-45400				*	362.40		
			SEP FACILITY MAINTENACE										
									GOVERNMENTAL MANAGEMENT SERVICES			362.40	000448
10/22/26	00011	10/08/26	16043	202609	310	51300-31500				*	1,919.50		
			SEP26 GENERAL COUNSEL										
									KILINSKI VAN WYK PLLC			1,919.50	000449
10/22/26	00027	9/29/26	177070	202609	320	57200-46000				*	518.50		
			RMA BOARD INSTALL/TESTED										
									SUNBELT GATED ACCESS SYSTEM OF FL			518.50	000450
10/22/26	00013	9/16/26	225108	202609	320	57200-43600				*	305.29		
			IRRIGATION REPAIRS-SEP26										
									FLORIDA ULS OPERATING LLC			305.29	000451
10/22/26	00013	9/17/26	225358	202609	320	57200-43400				*	8,367.00		
			SEP LANDSCAPE MAINTENANCE										
									FLORIDA ULS OPERATING LLC			8,367.00	000452
10/30/26	00030	10/01/26	9964727	202610	320	57200-43400				*	8,402.00		
			OCT LANDSCAPE MAINTENANCE										
									BRIGHTVIEW LANDSCAPE SERVICES			8,402.00	000453
10/30/26	00023	10/12/26	23215	202610	320	57200-46000				*	347.77		
			RPLMT-20AMP 120VOLT GFCI										
									DESTINY ELECTRIC LLC			347.77	000454
10/30/26	00001	10/01/26	148	202610	310	51300-34000				*	4,924.08		
			OCT MANAGEMENT FEES										
		10/01/26	148	202610	310	51300-35300				*	111.33		
			OCT WEBSITE ADMIN										
		10/01/26	148	202610	310	51300-35100				*	166.92		
			OCT INFORMATION TECH										
		10/01/26	148	202610	310	51300-31300				*	364.75		
			OCT DISSEMINATION SVCS										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/01/26	148	202610	310-51300-51000			*	.39		
			OFFICE SUPPLIES								
		10/01/26	148	202610	310-51300-42000			*	82.71		
			POSTAGE								
		10/01/26	148	202610	310-51300-42500			*	51.30		
			COPIES								
		10/01/26	148	202610	310-51300-41000			*	60.72		
			TELEPHONE								
		10/01/26	148	202610	320-57200-46000			*	10.45		
			POOL REPAIR-STENNER TUBE								
							GOVERNMENTAL MANAGEMENT SERVICES			5,772.65	000455
10/30/26	00015	10/01/26	413418B	202610	320-57200-44400			*	920.00		
			OCT26 LAKE MAINTENANCE								
							THE LAKE DOCTORS			920.00	000456
10/30/26	00012	9/25/26	8348865	202610	310-51300-32300			*	1,000.00		
			FY27 CUSTODY ACCOUNT FEE								
		9/25/26	8348865	202610	310-51300-32300			*	75.00		
			INCIDENTAL EXPENSES								
							U.S. BANK			1,075.00	000457

TOTAL FOR BANK A 28,345.23

TOTAL FOR REGISTER 28,345.23

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

Invoice

Invoice #: 147
Invoice Date: 9/15/26
Due Date: 9/15/26
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 August 1 - August 31, 2026	3.5	45.00	157.50

FACILITY MAINT
1-320-57200-45400
$ 157.50

Approved 9/15/26

Total	$157.50
Payments/Credits	$0.00
Balance Due	$157.50

Alison Mossing
9-17-26

GMS

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

Date	Hours	Employee	Description
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 dubbers nests from amenity, straightened and organized all furniture and tightened all furniture bolts and nuts, removed debris aroun 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
TOTAL	3.5		
MILES	0		*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 #: 150
Invoice Date: 9/30/26
Due Date: 9/30/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
DKS Cellular - Repairs & Maintenance - September 2026- Statement Date Closing - 9/25/26		49.95	49.95
Webstaurant Store - Repairs & Maintenance - September 2026- Statement Date Closing - 9/25/26		147.67	147.67

Total	$197.62
Payments/Credits	$0.00
Balance Due	$197.62

Jay Soriano - Order Confirmation

Order Number: 131286067
Order Placed: 09/22/2026 at 3:01 PM
Status: Hold - Pending Processing
Shipping & Handling: $14.38

Order Details:

Item	Price	Qty	Total
Aarco HFD2.0 2" Helvetica Universal Single Tab Letter and Number Double Set - 320 Characters 116HFD2 EA	$122.99	1	$122.99

Sub Total:	$122.99
Shipping & Handling:	$14.38
Estimated Tax:	$10.30
Total:	$147.67

Thank you again for shopping at WebstaurantStore!

Print this page

Back

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2845696
STATEMENT DATE
September 8, 2026

SUBSCRIBER
Jay Soriano 2360 Dallas Creek greencove springs, florida 32043

User ID:	**jsorianoAnna2**
Period Starts:	August 8, 2026
Period Ends:	September 7, 2026

Previous Balance:	$62.95	***Note: All $ amounts are in US Dollars.***
Payment Received:	($62.95)	
New Charges:	$49.95	
Total Amount Due:	**$49.95 USD**	

Payments

Date	Details	Amount
8/8/2026	Credit: Autopay	($60.95)
8/8/2026	Credit: Autopay	($2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
8/8/2026	9/7/2026	annabelle island	904 788 3657	0716	2	1	$49.95

Video Systems

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

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

Invoice

Invoice #: 151
Invoice Date: 10/16/26
Due Date: 10/16/26
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 September 1 - September 30, 2026	1	45.00	45.00
Maintenance Supplies		317.40	317.40

FACILITY MAINT

1-320-57200-45400

$ 362.40

10/20/26

Alison Mossing
10-21-26

Total	$362.40
Payments/Credits	$0.00
Balance Due	$362.40

GMS

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

Date	Hours	Employee	Description
9/22/26	1	C.W.	Removed debris from pool deck, playground, parking lot, mailboxes, dog park, and roadways, checked and changed trash receptacles
TOTAL	1		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
ANABELLE ISLAND	9/4/26	Constant Contact Yearly Subscription	317.40	F.O.
		TOTAL	$317.40	

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

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

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

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$1,919.50	) - (	$0.00	) =	**$1,919.50**

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. Gowensre: 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.

SUNBELT
Gated Access Systems

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 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	Quanti-ty	Unit Price	Price Subtotal
	DK-1800-010-BO		Warranty repair for An-abelle Island. 1800-010-Serial # 59258 Rev. R,-1800-058 Serial # 56613 Rev. E. Case # 61060 Rma # 526682	No	1	$0.00	$0.00
					1		**$0.00**

Subtotal	**$518.50**
Service Fees	**$0.00**
Discount	**$0.00**
Subtotal After Discount/Fees	**$518.50**
Taxable Subtotal	**$0.00**
Sales Tax Rate	**$0.00**
Tax Amount	**$518.50**
Total	**$0.00**
Amount Paid	**$518.50**
Balance	

Terms of Service

www.sunbeltsys.com

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 225108

Date	PO#
09/16/26	
Due Date	**Terms**
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
Total	**$305.29**
Credits/Payments	($0.00)
Balance Due	**$305.29**

p (904) 829-9255 | f

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

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 225358

Date	PO#
09/17/26	
Due Date	**Terms**
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
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	$2,565	$30,780
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	$279	$3,348
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	$65	$780
Total for Landscape Maintenance	**$2,909**	**$34,908**

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

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

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

plus 3% increase

Thank you for your business.

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

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

p (904) 829-9255 | f

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

BrightView
Landscape Services

INVOICE

Annabelle Island CDD
175 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 28037850
Invoice #: 9964727
Invoice Date: 10/1/2026
Cust PO #:

Job Number	Description	Amount
346100720	Annabelle Island CDD Exterior Maintenance For October	8,402.00
	Service Delivery Fee	**0.00**
	Total invoice amount	**8,402.00**
	Tax amount	
	Balance due	**8,402.00**

Standard payment terms of net 30 days apply unless otherwise agreed. In the absence of a preceding set of terms and conditions being in effect between the parties, the Maintenance Service Terms and Conditions located at www.brightview.com/terms-conditions/landscape-services-terms shall hereby be incorporated by reference and will govern the transaction between the parties and Services being performed by BrightView.

Please detach stub and remit with your payment. For questions, please call 904-292-0716.

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 28037850
Invoice #: 9964727
Invoice Date: 10/1/2026

Amount Due: $8,402.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Annabelle Island CDD
175 W Town Pl Ste 114
St Augustine FL 32092

Destiny Electric

Anabelle Island
Riverside Management Services
2942 Windsor Lakes Way
Green Cove Springs, FL 32043

(904) 338-5723
rhmanager@rmsnf.com

JOB	#23215
SERVICE DATE	Oct 12, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 13, 2026
AMOUNT DUE	**$347.77**

CONTACT US

179 College Dr, Suite 9
Orange Park, FL 32065

(904) 708-9094
destinyelectric@yahoo.com

INVOICE

Services	qty	unit price	amount
Sand ridge Rd Entry	1.0	$347.77	$347.77

To: Riverside Management Services. Attn: Freddie Oca

From: Destiny Electric - Ec13003216

Re: Anabelle Island - Sand ridge Rd. entry repairs

Comments: As directed as of 10-12-26 destiny electric provided for the following

Including:

provided and installed replacement of defective (1) 20 amp 120 volt wr/tr gfci duplex receptacle as of 10-12-26 repairs complete.

Total: $347.77

Subtotal	$347.77
Job Total	**$347.77**
Amount Due	**$347.77**

We appreciate the opportunity to earn your business!

See our Terms & Conditions

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

Invoice

Invoice #: 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

Total	$5,772.65
Payments/Credits	$0.00
Balance Due	$5,772.65

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

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

0000000731491200100000004134180000000920052

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, otherwise payments will be applied to the oldest outstanding invoices.

Credits	$0.00
Adjustment	$0.00
AMOUNT DUE	

Total Account Balance including this invoice: $1840.00

This Invoice Total: $920.00

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

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

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

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

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8348865
Account Number:	[redacted]
Invoice Date:	09/25/2026
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Anabelle Island Community Development District
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT CUSTODY AGREEMENT DATED 08 28 2023 GENERAL ACCOUNT

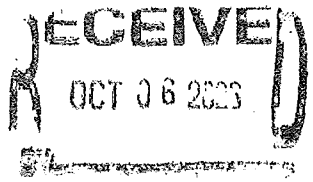
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$1,075.00

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT CUSTODY AGREEMENT DATED 08 28 2023 GENERAL ACCOUNT

Invoice Number:	8348865
Account Number:	[redacted]
Current Due:	$1,075.00
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:
[redacted]

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8348865
Invoice Date: 09/25/2026
Account Number: [redacted]
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

ANABELLE ISLAND COMMUNITY DEVELOPMENT
DISTRICT CUSTODY AGREEMENT DATED 08 28 2023
GENERAL ACCOUNT

Accounts Included [redacted]
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04050 Custodian	1.00	1,000.00	100.00%	$1,000.00
Subtotal Administration Fees - In Advance 09/01/2026 - 08/31/2027				**$1,000.00**
Incidental Expenses 09/01/2026 to 08/31/2027	1,000.00	0.075		$75.00
Subtotal Incidental Expenses				**$75.00**
TOTAL AMOUNT DUE				**$1,075.00**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

ELEVENTH ORDER OF BUSINESS

Docusign Envelope ID: 91009149-9E32-89C6-8075-9BA38D1D7527

Anabelle Island

Community Development District

Funding Request # 38

October 30, 2026

	PAYEE		GENERAL FUND FY27
1	**BrightView Landscape Services** Inv # 9964727 - October Landscape Maintenance	$	8,402.00
2	**CALM III, LLC** Inv # 1 - October Contract Admin, Janitorial, Pool Chem/Maint & Refuse	$	5,173.76
3	**Destiny Electric LLC** Inv # 23215 - Sand Ridge Rd Entry GFCI Replacement	$	347.77
4	**Governmental Management Services** Inv # 149 - FY27 Assessment Roll Certification	$	6,253.00
5	**Live Oak Engineering** Inv # 2027-1-9 - Engineering Services thru 10/10/26	$	2,362.50
6	**U.S. Bank** Inv # 8348865 - FY27 Custody Account Fee & Incidentals	$	1,075.00
	TOTAL	**$**	**23,614.03**

Please make check payable to:

Anabelle Island CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature: DocuSigned by: Darren Gowens 4C4809A4092E42F... Chairman/Vice Chairman

Signature: Signed by: Marilee Giles A38999D0EDC14F4... Secretary/Asst. Secretary

Docusign Envelope ID: 91009149-9E32-89C6-8075-9BA38D1D7527

INVOICE

BrightView Landscape Services

Annabelle Island CDD
175 W Town Pl Ste 114
St Augustine FL 32092

Customer #: 28037850
Invoice #: 9964727
Invoice Date: 10/1/2026
Cust PO #:

Job Number	Description	Amount
346100720	Annabelle Island CDD Exterior Maintenance For October	8,402.00
	Service Delivery Fee	**0.00**
	Total invoice amount	**8,402.00**
	Tax amount	
	Balance due	**8,402.00**

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Payment Stub

Customer Account#: 28037850
Invoice #: 9964727
Invoice Date: 10/1/2026

Amount Due: $8,402.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Annabelle Island CDD
175 W Town Pl Ste 114
St Augustine FL 32092

Docusign Envelope ID: 91009149-9E32-89C6-8075-9BA38D1D7527

CALM III, LLC

475 West Town Place
St. Augustine, FL 32092

Invoice

Date	Invoice #
10/1/2026	1

Bill To
Anabelle CDD 475 West Town Place St. Augustine, FL 32092

Description	Amount
Contract Administration - October 2026	1,500.00
Janitorial - October 2026	1,134.17
Pool Chemicals - October 2026	945.17
Pool Maintenance - October 2026	1,417.75
Refuse (Trash) - October 2026	176.67

Alison Mossing
10-9-26

Total $5,173.76

Docusign Envelope ID: 91009149-9E32-89C6-8075-9BA38D1D7527

JOB	#23215
SERVICE DATE	Oct 12, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Oct 13, 2026
AMOUNT DUE	**$347.77**

Destiny Electric

Anabelle Island
Riverside Management Services
2942 Windsor Lakes Way
Green Cove Springs, FL 32043

(904) 338-5723
rhmanager@rmsnf.com

CONTACT US

179 College Dr, Suite 9
Orange Park, FL 32065

(904) 708-9094
destinyelectric@yahoo.com

INVOICE

Services	qty	unit price	amount
Sand ridge Rd Entry	1.0	$347.77	$347.77

To: Riverside Management Services. Attn: Freddie Oca

From: Destiny Electric - Ec13003216

Re: Anabelle Island - Sand ridge Rd. entry repairs

Comments: As directed as of 10-12-26 destiny electric provided for the following

Including:

provided and installed replacement of defective (1) 20 amp 120 volt wr/tr gfci duplex receptacle as of 10-12-26 repairs complete.

Total: $347.77

Subtotal	$347.77
Job Total	**$347.77**
Amount Due	**$347.77**

We appreciate the opportunity to earn your business!

See our Terms & Conditions

Docusign Envelope ID: 91009149-9E32-89C6-8075-9BA38D1D7527

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

Invoice

Invoice #: 149
Invoice Date: 10/8/26
Due Date: 10/8/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2027		6,253.00	6,253.00

Total	$6,253.00
Payments/Credits	$0.00
Balance Due	$6,253.00

Docusign Envelope ID: 91009149-9E32-89C6-8075-9BA38D1D7527

LIVE OAK
ENGINEERING

Live Oak Engineering

2509 7th Ave S
Birmingham, AL 35233

INVOICE

Invoice Number: 2027-1-9
Date: October 21, 2026
Project Number: 2027-1
Due Date: November 20, 2026

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

Anabelle Island CDD

For Professional Services Rendered Through: October 10, 2026

Work this period consists of CDD meetings, discussion with homeowners on concerns, site inspections and additional meetings concerning homeowner notification

Professional Services

	Hours	Rate	Amount	
Principal Engineer	10.50	225.00	$2,362.50	
	10.50			$2,362.50

Invoice Total **$2,362.50**

Docusign Envelope ID: 91009149-9E32-89C6-8075-9BA38D1D7527

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8348865
Account Number:	[redacted]
Invoice Date:	09/25/2026
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Anabelle Island Community Development District
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT CUSTODY AGREEMENT DATED 08 28 2023 GENERAL ACCOUNT

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STATEMENT SUMMARY

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TOTAL AMOUNT DUE	$1,075.00

All invoices are due upon receipt.

RECEIVED
OCT 06 2023

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ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT CUSTODY AGREEMENT DATED 08 28 2023 GENERAL ACCOUNT

Invoice Number:	8348865
Account Number:	[redacted]
Current Due:	$1,075.00
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:
[redacted]

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Docusign Envelope ID: 91009149-9E32-89C6-8075-9BA38D1D7527

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8348865
Invoice Date: 09/25/2026
Account Number: [redacted]
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

ANABELLE ISLAND COMMUNITY DEVELOPMENT
DISTRICT CUSTODY AGREEMENT DATED 08 28 2023
GENERAL ACCOUNT

Accounts Included [redacted]
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
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Incidental Expenses 09/01/2026 to 08/31/2027	1,000.00	0.075		$75.00
Subtotal Incidental Expenses				**$75.00**
TOTAL AMOUNT DUE				**$1,075.00**

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