

FLEMING ISLAND PLANTATION
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2022

FINAL BUDGET
(Adopted 8-24-21)

Prepared by:



FLEMING ISLAND PLANTATION

Community Development District

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Fleming Island Plantation

Community Development District

Operating Budget

Fiscal Year 2022

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2021	JUL-2021	SEP-2021	FY 2021	FY 2022
REVENUES							
Interest - Investments	\$ 44,851	\$ 21,023	\$ 10,000	\$ 7,898	500	\$ 8,398	\$ 10,000
Room Rentals	9,580	3,218	6,000	4,139	1,861	6,000	6,000
Tennis Membership	2,600	1,315	1,500	94	200	294	600
Tennis Program Fees	285	-	200	275	-	275	200
Special Events	5,377	3,051	5,000	4,041	1,205	5,246	5,000
Special Assmnts- Tax Collector	2,444,359	2,776,611	2,837,631	2,837,628	-	2,837,628	2,837,631
Special Assmnts- Delinquent	-	814	-	-	-	-	-
Special Assmnts- Discounts	(89,028)	(102,926)	(113,505)	(102,931)	-	(102,931)	(113,505)
Other Miscellaneous Revenues	10,561	1,586	4,500	7,087	-	7,087	4,500
Access Cards	7,213	4,305	6,000	5,012	988	6,000	5,500
Insurance Reimbursements	26,438	4,408	-	-	-	-	-
TOTAL REVENUES	2,462,236	2,713,405	2,757,326	2,763,243	4,754	2,767,997	2,755,926

EXPENDITURES

Administrative

P/R-Board of Supervisors	15,800	11,400	16,000	12,800	1,800	14,600	16,000
FICA Taxes	1,209	872	1,224	979	138	1,117	1,224
ProfServ-Arbitrage Rebate	200	-	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	24,570	39,121	30,000	27,775	7,225	35,000	35,000
ProfServ-Legal Services	39,088	33,090	40,000	24,502	15,498	40,000	40,000
ProfServ-Mgmt Consulting Serv	54,860	56,500	58,195	48,496	9,699	58,195	59,941
ProfServ-Special Assessment	8,750	9,000	9,000	9,000	-	9,000	9,000
ProfServ-Trustee Fees	4,000	4,000	4,000	4,000	-	4,000	4,000
Auditing Services	4,000	4,000	4,200	3,700	-	3,700	3,800

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JUL-2021	AUG- SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
Postage and Freight	3,820	4,236	2,000	1,152	2,848	4,000	4,000
Insurance - General Liability	31,442	31,957	34,586	31,958	-	31,958	35,154
Printing and Binding	4,656	999	2,500	1,062	1,438	2,500	2,500
Legal Advertising	3,762	2,642	3,000	913	2,087	3,000	3,000
Misc-Assessmnt Collection Cost	45,922	53,186	56,752	53,199	-	53,199	56,753
Misc-Credit Card Fees	610	272	500	415	85	500	500
Misc-Contingency	1,667	1,139	2,500	3,068	1,750	4,818	2,500
Admin-Scholarships	-	200	600	-	600	600	600
Office Supplies	132	59	500	15	485	500	500
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	245,663	253,848	267,332	223,209	45,253	268,462	276,247
Field							
ProfServ-Web Site Development	665	1,350	2,000	1,650	300	1,950	5,000
Contracts-Landscape	603,927	579,929	623,789	484,237	97,043	581,280	598,740
Electricity - General	73,848	66,499	78,000	71,627	14,006	85,633	79,500
Utility - Water	91,668	76,170	72,000	56,032	17,422	73,454	73,500
R&M-Aquascaping	54,888	55,800	57,474	47,895	9,579	57,474	59,198
R&M-Common Area	28,145	25,351	30,000	24,842	5,158	30,000	32,500
R&M-Electrical	22,674	22,889	13,500	18,284	5,716	24,000	24,000
R&M-Other Landscape	48,932	71,724	90,000	79,675	10,325	90,000	90,000
R&M-Irrigation	41,329	43,528	40,000	19,298	20,702	40,000	40,000
Misc-Holiday Decor	3,373	5,342	5,000	3,456	1,544	5,000	5,000
Op Supplies - General	11,449	10,865	11,500	8,247	3,253	11,500	12,000
Total Field	980,898	959,447	1,023,263	815,243	185,048	1,000,291	1,019,438

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2021	JUL-2021	SEP-2021	FY 2021	FY 2022
<i>Parks and Recreation - Amenity Center</i>							
ProfServ-Field Management	335,500	345,565	355,932	296,610	59,322	355,932	366,610
Contracts-Lifeguard Services	91,672	101,637	99,338	70,456	30,251	100,707	113,083
Contracts-Janitorial Services	7,578	7,578	8,000	6,315	1,263	7,578	8,000
Contracts-Security Services	53,489	51,906	59,225	31,768	11,757	43,525	40,500
Contracts-Security Alarms	202	-	-	-	-	-	-
Communication - Teleph - Field	6,598	7,722	8,000	7,450	2,474	9,924	8,000
Postage and Freight	113	27	200	69	131	200	200
Electricity - General	25,989	25,759	30,000	28,075	6,000	34,075	30,000
Utility - Gas	999	-	1,000	-	1,000	1,000	1,000
Utility - Refuse Removal	5,669	5,240	5,000	4,409	933	5,342	5,400
Utility - Water & Sewer	30,604	26,361	34,000	21,072	7,400	28,472	34,000
R&M-Air Conditioning	1,142	1,073	1,000	608	392	1,000	1,100
R&M-Equipment	5,782	6,828	6,600	6,060	540	6,600	6,800
R&M-Fire Supression System	387	275	500	826	500	1,326	500
R&M-Grounds	6,398	8,510	6,000	16,007	2,000	18,007	8,000
R&M-Pest Control	529	552	600	431	307	738	650
R&M-Tennis Courts	4,574	6,728	5,500	2,883	2,617	5,500	5,750
R&M-Gazebo	2,816	1,218	1,200	1,084	116	1,200	1,200
Misc-Event Expense	34,721	28,970	33,150	35,026	4,500	39,526	33,150
Misc-Termite Bond	635	829	700	737	75	812	700
Misc-Licenses & Permits	625	625	700	625	625	1,250	700
Misc-Amenity Center Equipment	3,034	2,384	3,000	880	2,120	3,000	3,000
Misc-Contingency	50,016	10,804	10,000	9,235	765	10,000	10,000
Office Supplies	4,284	4,509	4,000	4,941	500	5,441	4,250

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JUL-2021	AUG- SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
Cleaning Supplies	1,974	1,703	2,000	928	1,072	2,000	2,000
Op Supplies - General	7,246	6,826	7,000	7,459	500	7,959	7,000
Op Supplies - Pool Chemicals	17,505	18,016	17,500	13,661	3,839	17,500	18,000
Op Supplies-Pool and Wading Pool	5,666	3,427	2,400	2,409	835	3,244	3,000
Subscriptions and Memberships	1,067	1,114	1,100	1,205	117	1,322	1,150
Bad Debt Expenses	270	-	-	35	-	35	-
Total Parks & Rec - Amenity Center	707,084	676,186	703,645	571,264	141,951	713,215	713,743
Community Center - Splash Park							
ProfServ-Field Management	192,350	198,100	204,043	170,036	34,007	204,043	210,164
Contracts-Lifeguard Services	81,148	92,294	86,509	59,271	36,107	95,378	97,940
Contracts-Janitorial Services	7,578	7,578	7,730	6,315	1,263	7,578	7,730
Contracts-Security Services	40,877	38,699	41,200	10,185	1,475	11,660	2,500
Communication - Teleph - Field	4,302	4,236	4,500	3,675	734	4,409	4,500
Electricity - General	22,118	20,566	20,000	16,303	5,420	21,723	20,000
Utility - Refuse Removal	4,017	2,125	4,500	2,379	621	3,000	2,400
Utility - Water & Sewer	23,029	21,428	10,000	27,036	7,252	34,288	20,000
R&M-Air Conditioning	1,185	1,622	750	2,282	700	2,982	750
R&M-Fire Supression System	1,248	509	600	1,407	-	1,407	600
R&M-Grounds	15,874	5,175	6,000	14,000	3,001	17,001	7,500
R&M-Pest Control	349	364	375	284	91	375	375
Misc-Rec Center Equipment	1,499	2,270	2,000	1,986	14	2,000	2,000
Misc-Termite Bond	-	-	340	1,357	-	1,357	375
Misc-Licenses & Permits	375	375	500	375	125	500	500
Misc-Contingency	7,957	8,408	8,500	10,810	500	11,310	8,500
Office Supplies	92	386	500	240	260	500	500

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2021	JUL-2021	SEP-2021	FY 2021	FY 2022
Cleaning Supplies	1,944	1,671	2,000	602	1,398	2,000	2,000
Op Supplies - General	959	859	2,650	1,075	1,575	2,650	2,650
Op Supplies - Pool Chemicals	17,740	17,754	17,500	13,637	3,363	17,000	18,000
Op Supplies-Pool and Wading Pool	4,962	2,506	2,000	2,994	500	3,494	2,500
Capital Outlay-Monitoring Equipment	-	9,600	-	-	-	-	-
Total Comm Center - Splash Park	429,603	436,525	422,197	346,249	98,406	444,655	411,484
TOTAL EXPENDITURES	2,363,248	2,326,006	2,416,437	1,955,965	470,659	2,426,624	2,420,912
Reserves							
Reserve - CDD Amenity	133,915	672,681	290,889	147,507	-	147,507	301,116
Reserves-Splash Park	26,584	26,802	50,000	338,234	-	338,234	50,000
Total Reserves	160,499	699,483	340,889	485,741	-	485,741	351,116
TOTAL EXPENDITURES & RESERVES	2,523,747	3,025,489	2,757,326	2,441,706	470,659	2,912,365	2,772,028
Excess (deficiency) of revenues							
Over (under) expenditures	(61,511)	(312,084)	-	321,537	(465,905)	(144,368)	(16,102)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	(3)	-	-	-	-	-	(16,102)
TOTAL OTHER SOURCES (USES)	(3)	-	-	-	-	-	(16,102)
Net change in fund balance	(61,514)	(312,084)	-	321,537	(465,905)	(144,368)	(16,102)
FUND BALANCE, BEGINNING	1,979,359	1,917,845	1,605,761	1,605,761	-	1,605,761	1,461,393
FUND BALANCE, ENDING	\$ 1,917,845	\$ 1,605,761	\$ 1,605,761	\$ 1,927,298	\$ (465,905)	\$ 1,461,393	\$ 1,445,291

FLEMING ISLAND PLANTATION

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 1,461,393
Net Change in Fund Balance - Fiscal Year 2022	(16,102)
Reserves - Fiscal Year 2022 Additions	351,116
Total Funds Available (Estimated) - 9/30/2022	1,796,407

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	11,415
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Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	605,228 ⁽¹⁾
Reserves - Entry Features	112,538
Reserves - Park	90,422
Reserves - Recreational Facilities	34,102
Reserves - Misc. Site Improvement	161,894
Reserves - Signage	141,177
Reserves - 2022	351,116
Subtotal	<u>1,496,478</u>

Total Allocation of Available Funds	1,507,893
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Total Unassigned (undesignated) Cash	\$ 288,514
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2022**REVENUE****Interest - Investments**

The District earns interest on their operating accounts and other investments.

Room Rentals

The District receives revenue from the rental of the Amenity Center and Splash Park facilities.

Tennis Membership

This is revenue collected from tennis memberships.

Tennis Program Fees

This is revenue collected from the one contracted vendor for use of the tennis courts for lessons.

Special Events

Revenue collected for special events.

Special Assessment - Tax Collector

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non - Ad Valorem assessments.

Other Miscellaneous Revenues

The District receives income from the Food and Beverage lease at the Splash Park as well as other miscellaneous revenues.

Access Cards

Revenue collected for replacement access cards, house guest passes, nanny passes and additional splash passes.

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Administrative****Payroll - Board of Supervisors**

Chapter 190, Florida Statutes, allows for members of the Board of Supervisors to be compensated \$200 per meeting which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all of the scheduled monthly meetings, as well as four (4) workshops.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services - Arbitrage Rebate

The District contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on the Series 2017 Special Assessment Bonds. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings, annual review of District facilities, and other specifically requested assignments.

Professional Services - Legal Services

The District's legal counsel provides general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Services - Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. This includes records storage and IT charges to process all of the district's financial activities, i.e. accounts payable, financial statements, budgets, etc. A moderate increase is requested in this budget.

Budget Narrative

Fiscal Year 2022

EXPENDITURES**Administrative** (continued)**Professional Services - Special Assessment**

Inframark fees to prepare the District's Special Assessment Roll and maintain the lien books.

Professional Services - Trustee Fees

The District pays Hancock Whitney Corporate Trust an annual fee for trustee services on the Series 2017 Special Assessment Bonds.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm.

Postage & Freight

Actual postage and/or freight used for District mailings including agenda packages, required mailed notices, vendor checks and other correspondence.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Government Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies. The budgeted amount anticipates an estimated 10% increase.

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation.

Misc. - Assessment Collection Cost

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2022 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative

Fiscal Year 2022

EXPENDITURES**Administrative** (continued)**Misc. - Contingency**

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

Administrative - Scholarships

The District has established the Dean Reese, Sr. Community Service Award that may grant up to three (3) scholarships per year at \$200 each.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Budget Narrative

Fiscal Year 2022

EXPENDITURES**Field****Professional Services - Web Site Development**

This represents costs for the community website construction and maintenance as now required by Florida Statutes.

Contracts - Landscape

The District contractor is to provide service for all of the common areas which include mowing, trimming, fertilization and insect control for sod, shrubs and annuals, pruning of shrubs and trimming of all trees. Rotation of annuals is done 4 times per year and is included in this expense.

Electricity - General

This represents the estimated cost for electricity of the various subdivision entrances and common grounds within the District.

Utility - Water

This represents the estimated cost for irrigation of the various subdivision entrances, fountains etc. and also includes common grounds within the District.

R&M - Aquascaping

The District has a contract with Aquatic Systems, Inc. to maintain the lakes located within the District. The contract includes aquatic weed control and water chemistry testing required by FEC plant management program. A moderate increase is anticipated.

R&M - Common Area

The cost of any maintenance expenditures that are incurred such as painting, pressure washing, repairs, etc.

R&M - Electrical

Electrical repairs throughout the community.

R&M - Other Landscape

This line item includes landscape replacement costs for tree removal and special projects as approved by the Board.

Budget Narrative

Fiscal Year 2022

EXPENDITURES

Field (continued)

R&M - Irrigation

Repairs of the irrigation system throughout the Community.

Miscellaneous - Holiday Decor

Represents purchasing, installation of holiday decorations within the District.

Op Supplies - General

Represents any minor expenditure for materials the District may need to operate including gas for maintenance equipment and carts.

Budget Narrative

Fiscal Year 2022

EXPENDITURES**Parks and Recreation - General****Professional Services - Field Management**

The District's management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds. A moderate increase is requested in this budget.

Contracts - Lifeguard Services

These services are provided through a contracted service agreement with Elite Amenities North East Florida, Inc.

Contracts - Janitorial Services

The District has a contract with Coverall of North Florida for the cleaning of the Amenity Center building, pool bathrooms and the bathroom facility located at Village Square.

Contracts - Security Services

Security within the District provided by contracted service agreement with the Clay County Sheriff's Office.

Communication - Telephone - Field

Includes monthly service fee for local and long-distance services, cable and internet access. Including Amenity Center office and Amenity Center pool cable service.

Postage and Freight

Mailing of flyers and correspondence, etc.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Gas

Gas for the Amenity Center fireplace and maintenance equipment.

Budget Narrative

Fiscal Year 2022

EXPENDITURES**Parks and Recreation - General** (continued)**Utility - Refuse Removal**

This is a contract for the removal of trash from the garbage dumpster.

Utility - Water & Sewer

This represents the estimated cost for water, sewer and irrigation services for the Amenity Center, Pools, Tennis Courts and bathrooms.

R&M - Air Conditioning

Preventative maintenance service and repairs provided by Island Air & Refrigeration, LLC.

R&M - Equipment

Lease of copier from De Lage Landen Financial Services, Inc. as well as service calls and repairs.

R&M - Fire Suppression System

This is for a yearly inspection of the fire extinguishers.

R&M - Grounds

The cost of any repair and maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage, etc.

R&M - Pest Control

The District currently has a contract with Home Team Services.

R&M - Tennis Courts

Top dressing clay, replacement parts and equipment.

R&M - Gazebo

Phone line expenditures at the Gazebo for the security cameras and internet services for access card function.

Budget Narrative
Fiscal Year 2022

EXPENDITURES

Miscellaneous - Event Expense

Monthly expenditures for Districts events and holiday parties. The estimated miscellaneous event expenditures are listed below.

	Name of Event/Group	Estimated Expenditures
October	Oktoberfest/Adult Casino	\$4,000
	Halloween Bash	\$6,000
November	Turkey Trot Fun Run	\$500
December	Elf's Holiday Adventure	\$3,000
	Holiday Lights Competition	\$100
January	Family Festival	\$2,000
February	Mardi Gras	\$500
	Father-Daughter Dance	\$1,250
March	Spring Break Activity Week	\$3,000
April	Easter Eggstravaganza	\$2,000
	Adult Casino Night	\$3,000
May	Mother-Daughter Event	\$1,000
June	Start of Summer	\$1,500
July	Independence Day Event	\$1,000
	Tween Party	\$300
August	Back to School Bash	\$1,000
September	Marketplace	\$300
General Events	Senior Bingo Night (3)	\$500
	Floating Flicks (4)	\$1,500
	Poolside Entertainment	\$700
Total		\$33,150

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Parks and Recreation - General** (continued)**Miscellaneous - Termite Bond**

The District currently has a contract with Home Team Services.

Miscellaneous - Licenses & Permits

County Health Department pool operating permits.

Miscellaneous – Amenity Center Equipment

Cost associated with purchasing and replacing equipment and/or parts. Including ID card system, computers and water fountain.

Miscellaneous - Contingency

This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Office Supplies

Paper, printer cartridges, pens and miscellaneous office supplies for the Amenity Center office.

Cleaning Supplies

Supplies used to clean the Amenity Center equipment, building, etc.

Op Supplies - General

Represents any minor expenditures the District may need to make during the Fiscal Year.

Op Supplies - Pool Chemicals

The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes aquatic chemical controllers and water chemistry testing equipment and additional chemicals as needed.

Budget Narrative

Fiscal Year 2022

EXPENDITURES

Parks and Recreation - General (continued)

Op Supplies - Pool and Wading Pool

Cost associated with purchasing and replacing equipment and/or parts.

Subscriptions and Memberships

Cost of local newspapers, magazines, recreational subscriptions as well as music licensing and software subscriptions.

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Community Center (Splash Park)****Professional Services - Field Management**

The District's management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds. A moderate increase is requested in this budget.

Contracts - Lifeguard Services

These services are provided through a contracted service agreement with Elite Amenities North East Florida, Inc.

Contracts - Janitorial Services

This is a contract with Coverall of North Florida for the cleaning of the Splash Park building facility.

Contracts - Security Services

Security within the District provided by contracted service agreement with Clay County Sheriff's Office.

Communication - Telephone - Field

Includes monthly service fee for local and long distance services, cable and internet access.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Refuse Removal

This is a contract for the removal of trash from the garbage dumpster.

Utility - Water & Sewer

This represents the estimated cost for water, sewer and irrigation services for the Splash Park facility.

R&M - Air Conditioning

Service for preventative maintenance with Island Air & Refrigeration, LLC.

Budget Narrative

Fiscal Year 2022

EXPENDITURES**Community Center (Splash Park)** (continued)**R&M - Fire Suppression System**

This is for a yearly inspection of the fire extinguishers.

R&M - Grounds

The cost of any maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage etc.

R&M - Pest Control

The District currently has a contract with Home Team Services.

Miscellaneous - Rec. Center Equipment

Cost associated with purchasing and replacing equipment and/ or their parts.

Miscellaneous - Termite Bond

The District currently has an annual contract with Turner Pest Control for Termidor post termite treatment.

Miscellaneous - Licenses & Permits

County Health Department pool operating permits.

Miscellaneous - Contingency

This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Office Supplies

Paper, printer cartridges, pens and miscellaneous office supplies for the Splash Park.

Cleaning Supplies

Supplies used to clean the Splash Park facility.

Budget Narrative

Fiscal Year 2022

EXPENDITURES**Community Center (Splash Park)** (continued)**Op Supplies - General**

Represents any minor expenditures the District may need to make during the Fiscal Year.

Op Supplies - Pool Chemicals

The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes aquatic chemical controllers and water chemistry testing equipment.

Op Supplies - Pool and Wading Pool

Cost associated with purchasing and replacing equipment and/or their parts.

Reserves**Reserves – CDD Amenity**

These are funds set aside for replacement of capital items throughout the community.

Reserves – Splash Park

These are funds set aside for replacement of capital items throughout the Splash Park and grounds.

Fleming Island Plantation

Community Development District

Debt Service Budget

Fiscal Year 2022

FLEMING ISLAND PLANTATION

Community Development District

2021 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2022 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	BUDGET FY 2021	THRU JUL-2021	AUG- SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	-	-	46,366	-	46,366	1,813,092
Special Assmnts- Discounts	-	-	1,389	-	1,389	(72,524)
TOTAL REVENUES	-	-	47,755	-	47,755	1,740,568
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	-	-	-	-	36,262
Total Administrative	-	-	-	-	-	36,262
<i>Debt Service</i>						
Principal Debt Retirement	-	-	-	-	-	1,440,000
Principal Prepayments	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	228,870
Total Debt Service	-	-	-	-	-	1,668,870
TOTAL EXPENDITURES	-	-	-	-	-	1,705,132
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	47,755	-	47,755	35,436
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	136,744	-	136,744	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	35,436
TOTAL OTHER SOURCES (USES)	-	-	136,744	-	136,744	35,436
Net change in fund balance	-	-	184,499	-	184,499	35,436
FUND BALANCE, BEGINNING	-	-	-	-	-	184,499
FUND BALANCE, ENDING	\$ -	\$ -	\$ 184,499	\$ -	\$ 184,499	\$ 219,935

FLEMING ISLAND PLANTATION

Community Development District

Series 2021 Debt Service Fund

Amortization Schedule
Special Assessment Revenue and Refunding Bond, Series 2021

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2021	15,590,000			92,457.37	92,457.37	
5/1/2022	15,590,000	1,440,000	1.750%	136,412.50	1,576,412.50	1,668,870
11/1/2022	14,150,000			123,812.50	123,812.50	
5/1/2023	14,150,000	1,465,000	1.750%	123,812.50	1,588,812.50	1,712,625
11/1/2023	12,685,000			110,993.75	110,993.75	
5/1/2024	12,685,000	1,490,000	1.750%	110,993.75	1,600,993.75	1,711,988
11/1/2024	11,195,000			97,956.25	97,956.25	
5/1/2025	11,195,000	1,515,000	1.750%	97,956.25	1,612,956.25	1,710,913
11/1/2025	9,680,000			84,700.00	84,700.00	
5/1/2026	9,680,000	1,545,000	1.750%	84,700.00	1,629,700.00	1,714,400
11/1/2026	8,135,000			71,181.25	71,181.25	
5/1/2027	8,135,000	1,570,000	1.750%	71,181.25	1,641,181.25	1,712,363
11/1/2027	6,565,000			57,443.75	57,443.75	
5/1/2028	6,565,000	1,600,000	1.750%	57,443.75	1,657,443.75	1,714,888
11/1/2028	4,965,000			43,443.75	43,443.75	
5/1/2029	4,965,000	1,625,000	1.750%	43,443.75	1,668,443.75	1,711,888
11/1/2029	3,340,000			29,225.00	29,225.00	
5/1/2030	3,340,000	1,655,000	1.750%	29,225.00	1,684,225.00	1,713,450
11/1/2030	1,685,000			14,743.75	14,743.75	
5/1/2031	1,685,000	1,685,000	1.750%	14,743.75	1,699,743.75	1,714,488
Totals		\$15,590,000		\$1,495,870	\$17,085,870	\$17,085,870

Budget Narrative
Fiscal Year 2022**REVENUES****Interest - Investments**

The District earns interest income on their trust accounts with Hancock Bank.

Special Assessment - Tax Collector

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non - Ad Valorem assessments.

EXPENDITURES**Administrative****Misc. - Assessment Collection Costs**

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2022 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Debt Service**Principal Debt Retirement**

The District pays regular principal payments annually to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Fleming Island Plantation

Community Development District

Supporting Budget Schedule

Fiscal Year 2022

**Comparison of Assessment Rates
Fiscal Year 2022 vs. Fiscal Year 2021**

Village	Maintenance			Series 2021 Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	
Lighthouse Apts	\$188.82	\$188.82	0%	\$129.23	\$129.41	0%	\$318.05	\$318.23	0%	501.00
Autumn Glen	\$708.07	\$708.07	0%	\$323.07	\$323.54	0%	\$1,031.14	\$1,031.61	0%	220.00
Lake Ridge North	\$708.07	\$708.07	0%	\$323.07	\$323.54	0%	\$1,031.14	\$1,031.61	0%	339.00
Carrington Place	\$708.07	\$708.07	0%	\$323.07	\$323.54	0%	\$1,031.14	\$1,031.61	0%	96.00
Amberwood	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	58.00
Lake Ridge South	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	104.00
Woodlands	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	218.00
Fairway Village	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	75.00
Heritage Oaks	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	52.00
Heritage Oaks (Prepaid)	\$944.09	\$944.09	0%	\$82.33	\$0.00	n/a	\$1,026.42	\$944.09	9%	1.00
Chatham Village	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	160.00
Chatham Village (Prepaid)	\$944.09	\$944.09	0%	\$82.33	\$0.00	n/a	\$1,026.42	\$944.09	9%	1.00
Cypress Glen	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	176.00
Covington	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	59.00
Thornhill	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	130.00
John's Landing	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	47.00
John's Landing (Prepaid)	\$944.09	\$944.09	0%	\$82.33	\$0.00	n/a	\$1,026.42	\$944.09	9%	2.00
Southern Links	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	116.00
The Links	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	146.00
River Hills Reserve	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	99.00
Margaret's Walk	\$944.09	\$944.09	0%	\$646.13	\$647.07	0%	\$1,590.23	\$1,591.16	0%	180.00
Office	\$3,304.32	\$3,304.32	0%	\$2,261.47	\$2,264.76	0%	\$5,565.79	\$5,569.08	0%	55.95
Retail	\$6,608.64	\$6,608.64	0%	\$4,522.94	\$4,529.52	0%	\$11,131.60	\$11,138.16	0%	78.90
Retail Prepaid	\$6,608.64	\$6,608.64	0%	\$576.28	\$0.00	n/a	\$7,184.93	\$6,608.64	9%	5.30
Golf Course	\$4,720.47	\$4,720.46	0%	\$3,230.67	\$3,235.37	0%	\$7,951.14	\$7,955.83	0%	1.00
										2,921.15