

FLEMING ISLAND PLANTATION
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2023

FINAL BUDGET
(Adopted 8/23/22)

Prepared by:



FLEMING ISLAND PLANTATION

Community Development District

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Fleming Island Plantation

Community Development District

Operating Budget

Fiscal Year 2023

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2022	JULY-2022	SEP-2022	FY 2022	FY 2023
REVENUES							
Interest - Investments	\$ 21,023	\$ 8,246	\$ 10,000	\$ 3,007	601	\$ 3,608	\$ 5,000
Room Rentals	3,218	5,474	6,000	11,414	1,200	12,614	6,500
Tennis Membership	1,315	394	600	3,000	-	3,000	900
Tennis Program Fees	-	275	200	65	135	200	200
Special Events	3,051	5,018	5,000	5,297	500	5,797	5,000
Special Assmnts- Tax Collector	2,776,611	2,837,628	2,837,631	2,837,628	-	2,837,628	3,132,081
Special Assmnts- Delinquent	814	-	-	-	-	-	-
Special Assmnts- Discounts	(102,926)	(102,931)	(113,505)	(104,645)	-	(104,645)	(125,283)
Other Miscellaneous Revenues	1,586	8,338	4,500	1,969	700	2,669	3,000
Access Cards	4,305	5,687	5,500	4,645	500	5,145	6,000
Insurance Reimbursements	4,408	-	-	1,973	-	1,973	-
TOTAL REVENUES	2,713,405	2,768,129	2,755,926	2,764,353	3,636	2,767,989	3,033,398
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	11,400	14,800	16,000	12,000	4,000	16,000	16,000
FICA Taxes	872	1,132	1,224	918	306	1,224	1,224
ProfServ-Arbitrage Rebate	-	3,000	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	39,121	32,135	35,000	21,477	13,523	35,000	35,000
ProfServ-Legal Services	33,090	29,697	40,000	24,019	15,981	40,000	40,000
ProfServ-Mgmt Consulting Serv	56,500	58,195	59,941	49,951	9,990	59,941	59,941
ProfServ-Special Assessment	9,000	9,000	9,000	9,000	-	9,000	9,000
ProfServ-Trustee Fees	4,000	4,000	4,000	3,356	-	3,356	4,000
Auditing Services	4,000	3,700	3,800	3,800	-	3,800	3,900

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2022	JULY-2022	SEP-2022	FY 2022	FY 2023
Postage and Freight	4,236	1,342	4,000	782	1,718	2,500	4,000
Insurance - General Liability	31,957	31,958	35,154	31,956	-	31,956	35,152
Printing and Binding	999	1,282	2,500	804	1,196	2,000	2,500
Legal Advertising	2,642	1,288	3,000	1,800	1,486	3,286	3,000
Misc-Assessmnt Collection Cost	53,186	53,199	56,753	54,470	-	54,470	62,642
Misc-Credit Card Fees	272	485	500	671	150	821	500
Misc-Contingency	1,139	4,961	2,500	1,165	1,335	2,500	2,500
Admin-Scholarships	200	-	600	600	-	600	600
Office Supplies	59	15	500	135	365	500	500
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	253,848	251,364	276,247	217,079	51,650	268,729	282,234
Field							
ProfServ-Web Site Development	1,350	1,950	5,000	1,500	300	1,800	5,000
Contracts-Landscape	579,929	581,281	598,740	498,700	100,040	598,740	658,400
Electricity - General	66,499	82,488	79,500	54,849	24,651	79,500	82,000
Utility - Water	76,170	64,927	73,500	65,649	7,851	73,500	73,500
R&M-Aquascaping	55,800	57,474	59,198	51,058	10,557	61,615	63,342
R&M-Common Area	25,351	42,291	32,500	44,468	18,832	63,300	43,000
R&M-Electrical	22,889	21,367	24,000	14,436	9,564	24,000	24,000
R&M-Other Landscape	71,724	84,275	90,000	57,173	32,827	90,000	90,000
R&M-Irrigation	43,528	21,648	40,000	22,066	17,934	40,000	40,000
Misc-Holiday Decor	5,342	3,456	5,000	3,802	1,198	5,000	5,000
Op Supplies - General	10,865	10,110	12,000	12,174	2,500	14,674	14,000
Total Field	959,447	971,267	1,019,438	825,875	226,254	1,052,129	1,098,242

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2022	JULY-2022	SEP-2022	FY 2022	FY 2023
<i>Parks and Recreation - Amenity Center</i>							
ProfServ-Field Management	345,565	365,719	366,610	332,566	69,590	402,156	417,538
Contracts-Pool Office Attendant	-	-	-	16,907	17,369	34,276	38,187
Contracts-Lifeguard Services	101,637	99,020	113,083	75,782	37,301	113,083	122,170
Contracts-Janitorial Services	7,578	7,578	8,000	6,556	2,450	9,006	8,400
Contracts-Security Services	51,906	39,313	40,500	37,210	8,820	46,030	40,500
Communication - Teleph - Field	7,722	9,356	8,000	9,670	1,601	11,271	11,500
Postage and Freight	27	69	200	35	165	200	200
Internet & WiFi -Gazebo	1,218	1,300	1,200	1,124	240	1,364	1,500
Electricity - General	25,759	33,930	30,000	24,316	9,684	34,000	34,000
Utility - Gas	-	-	1,000	-	-	-	-
Utility - Refuse Removal	5,240	5,384	5,400	5,892	1,446	7,338	7,500
Utility - Water & Sewer	26,361	23,804	34,000	24,921	9,311	34,232	34,000
Lease - Copier	6,828	6,599	6,800	6,564	236	6,800	7,500
R&M-Air Conditioning	1,073	858	1,100	250	850	1,100	1,500
R&M-Fire Supression System	275	826	500	-	500	500	500
R&M-Grounds	8,510	16,196	8,000	7,230	1,500	8,730	8,000
R&M-Pest Control	552	431	650	627	-	627	660
R&M-Tennis Courts	6,728	4,137	5,750	5,731	1,000	6,731	6,000
Misc-Event Expense	28,970	37,004	33,150	38,022	1,300	39,322	35,425
Misc-Termite Bond	829	737	700	590	147	737	684
Misc-Licenses & Permits	625	625	700	625	-	625	700
Misc-Amenity Center Equipment	2,384	1,120	3,000	2,589	411	3,000	3,200
Misc-Contingency	10,804	9,933	10,000	6,168	3,832	10,000	10,000
Office Supplies	4,509	5,501	4,250	5,282	500	5,782	4,500

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Community Development District

General Fund

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ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2022	JULY-2022	SEP-2022	FY 2022	FY 2023
Cleaning Supplies	1,703	1,142	2,000	2,019	150	2,169	2,000
Op Supplies - General	6,826	7,793	7,000	6,167	833	7,000	7,000
Op Supplies - Pool Chemicals	18,016	17,168	18,000	15,628	2,382	18,010	18,000
Op Supplies-Pool and Splash Pad	3,427	3,116	3,000	3,086	414	3,500	3,500
Subscriptions and Memberships	1,114	1,321	1,150	2,109	116	2,225	2,100
Bad Debt Expenses	-	35	-	-	-	-	-
Total Parks & Rec - Amenity Center	676,186	700,015	713,743	637,666	172,147	809,813	826,764
Community Center - Splash Park							
ProfServ-Field Management	198,100	204,043	210,164	189,734	39,893	229,627	239,359
Contracts-Lifeguard Services	92,294	75,818	97,940	74,915	28,525	103,440	112,270
Contracts-Janitorial Services	7,578	7,578	7,730	6,556	2,250	8,806	8,500
Contracts-Security Services	38,699	10,185	2,500	557	224	781	2,500
Communication - Teleph - Field	4,236	4,405	4,500	3,725	681	4,406	4,532
Electricity - General	20,566	20,109	20,000	17,577	2,423	20,000	20,000
Utility - Refuse Removal	2,125	2,900	2,400	3,550	575	4,125	4,000
Utility - Water & Sewer	21,428	33,259	20,000	27,902	5,060	32,962	25,000
R&M-Air Conditioning	1,622	2,367	750	755	-	755	1,000
R&M-Fire Supression System	509	1,407	600	310	500	810	1,400
R&M-Grounds	5,175	15,391	7,500	9,580	500	10,080	7,500
R&M-Pest Control	364	284	375	413	-	413	423
Misc-Rec Center Equipment	2,270	2,807	2,000	1,694	806	2,500	2,500
Misc-Termite Bond	-	1,357	375	265	110	375	375
Misc-Licenses & Permits	375	375	500	375	125	500	500
Misc-Contingency	8,408	10,810	8,500	4,317	4,183	8,500	8,500
Office Supplies	386	258	500	164	336	500	500

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Community Development District

General Fund

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ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2022	JULY-2022	SEP-2022	FY 2022	FY 2023
Cleaning Supplies	1,671	816	2,000	1,999	50	2,049	2,000
Op Supplies - General	859	1,158	2,650	874	1,776	2,650	2,650
Op Supplies - Pool Chemicals	17,754	17,136	18,000	16,100	1,910	18,010	18,000
Op Supplies-Pool and Wading Pool	2,506	3,236	2,500	2,797	203	3,000	3,000
Capital Outlay-Monitoring Equipment	9,600	-	-	-	-	-	-
Total Comm Center - Splash Park	436,525	415,699	411,484	364,159	90,130	454,290	464,509
TOTAL EXPENDITURES	2,326,006	2,338,345	2,420,912	2,044,779	540,181	2,584,961	2,671,749
Reserves							
Reserve - CDD Amenity	672,681	147,507	301,116	62,903	1,200	64,103	311,649
Reserves-Splash Park	26,802	347,658	50,000	32,367	7,633	40,000	50,000
Total Reserves	699,483	495,165	351,116	95,270	8,833	104,103	361,649
TOTAL EXPENDITURES & RESERVES	3,025,489	2,833,510	2,772,028	2,140,049	549,014	2,689,064	3,033,398
Excess (deficiency) of revenues							
Over (under) expenditures	(312,084)	(65,381)	(16,102)	624,304	(545,378)	78,925	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(16,102)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(16,102)	-	-	-	-
Net change in fund balance	(312,084)	(65,381)	(16,102)	624,304	(545,378)	78,925	-
FUND BALANCE, BEGINNING	1,917,845	1,605,761	1,540,380	1,540,380	-	1,540,380	1,619,305
FUND BALANCE, ENDING	\$ 1,605,761	\$ 1,540,380	\$ 1,524,278	\$ 2,164,684	\$ (545,378)	\$ 1,619,305	\$ 1,619,305

FLEMING ISLAND PLANTATION

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 1,619,305
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	361,649
Total Funds Available (Estimated) - 9/30/2023	1,980,954

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Prepaid Items	16,761
Deposits	11,415
Subtotal	<u>28,176</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	667,937 ⁽¹⁾
Reserves - Entry Features	124,393
Reserves - Park	102,798
Reserves - Recreational Facilities	181,415
Reserves - Misc. Site Improvement	212,104
Reserves - Signage	165,843
Reserves - 2023	361,649
Subtotal	<u>1,816,139</u>

Total Allocation of Available Funds	1,844,315
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Total Unassigned (undesignated) Cash	<u>\$ 136,639</u>
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Notes

(1) Represents approximately 3 months of operating expenditures.

Budget Narrative

Fiscal Year 2023

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 and camps.

Special Events

Revenue collected for special events, ticket sales and participation charges.

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, including Pool Contamination Fees, reimbursements for property damages, and sales of FIP merchandise.

Access Cards

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

Budget Narrative

Fiscal Year 2023

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 2021 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, including 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, including 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 IT charges to process all of the district's financial activities, i.e. accounts payable, financial statements, budgets, etc. No increase is requested in this budget item.

Budget Narrative

Fiscal Year 2023

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 2021 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

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 2023 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative

Fiscal Year 2023

EXPENDITURES**Administrative** (continued)**Misc-Credit Card Fees**

Merchant services fees for accepting credit and debit card payments.

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 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 Florida Department of Economic Opportunity.

Budget Narrative

Fiscal Year 2023

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 routine maintenance services for all of the common areas which includes mowing, trimming, fertilization and insect control for sod, shrubs and annuals, pruning of shrubs, trimming of all trees, monthly inspection of irrigation system, and installing holiday decorations at entrances. Rotation of annuals is done 4 times per year and is included in this expense. The requested increase has been included.

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 SOLitude Lake Management to maintain the ponds located within the District. The contract includes aquatic weed control and water chemistry testing required by FEC plant management program. The requested increase has been included.

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, tree removal, landscape enhancements and special projects as approved by the Board.

Budget Narrative

Fiscal Year 2023

EXPENDITURES

Field (continued)

R&M - Irrigation

Repairs of the irrigation system throughout the Community and tennis court irrigation repairs & maintenance.

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 2023**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. The market rate adjustment approved in FY 2022 is included with no additional increase proposed for FY2023.

Pool Office Attendant

The District's management firm provides seasonal staff for administrative services at the Amenity Center pool pursuant to a Work Authorization.

Contracts - Lifeguard Services

These services are provided through a contracted service agreement with Elite Amenities NE Florida, LLC.

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 is provided through a contracted service agreement with the Clay County Sheriff's Office.

Communication - Telephone - Field

Includes monthly service fee for telephone services, cable, and internet access. Includes the Amenity Center office and pool, as well as monthly fees for District email addresses.

Postage and Freight

Mailing of banking, flyers, and correspondence, etc.

Internet & WiFi - Gazebo

Phone & internet expenditures at the Gazebo for access card function.

Budget Narrative

Fiscal Year 2023

EXPENDITURES**Parks and Recreation – General** (continued)**Electricity - General**

Electricity usage for District facilities and assets.

Utility - Gas

Gas for the Amenity Center fireplace and maintenance equipment.

Utility - Refuse Removal

Contract for garbage dumpster service.

Utility - Water & Sewer

Expense for water, sewer and irrigation services for the Amenity Center, Pools, Tennis Courts, and bathrooms.

Lease - Copier

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

R&M - Air Conditioning

Preventative maintenance service and repairs.

R&M - Fire Suppression System

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, windscreens, replacement parts and equipment.

Budget Narrative
Fiscal Year 2023

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	Adult Casino - 80's Night	\$4,000
	Halloween Bash	\$6,000
November	FIP Marketplace	\$0
	Glow Tennis	\$3,250
December	Breakfast with Santa	\$3,000
	Holiday Lights Competition	\$100
February	Father-Daughter Dance	\$1,250
March	Spring Break Activity Week	\$3,000
April	Easter Eggstravaganza	\$2,000
	Adult Casino – Monte Carlo Night	\$4,000
May	Mother-Daughter Event	\$1,200
June	Start of Summer	\$1,750
July	Independence Day Event	\$1,500
	Tween Party	\$750
August	Back to School Bash	\$1,250
September	Marketplace	\$250
General Events	Senior Bingo Night (2)	\$500
	Floating Flicks (3)	\$1,125
	Poolside Entertainment	\$500
Total		\$35,425

Budget Narrative
Fiscal Year 2023**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. Includes 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 incur 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 the provision of aquatic chemical controllers and water chemistry testing equipment and additional chemicals as needed.

Budget Narrative
Fiscal Year 2023

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 2023**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. The market rate adjustment approved in FY 2022 is included with no additional increase proposed for FY2023.

Contracts - Lifeguard Services

These services are provided through a contracted service agreement with Elite Amenities NE Florida, LLC.

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 is provided through a contracted service agreement with the Clay County Sheriff's Office.

Communication - Telephone - Field

Includes monthly service fee for telephone services, cable, and internet access.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Refuse Removal

Contract for garbage dumpster services.

Utility - Water & Sewer

Expense for water, sewer, and irrigation services for the Splash Park facility.

R&M - Air Conditioning

Preventative maintenance services & repairs.

Budget Narrative
Fiscal Year 2023**EXPENDITURES****Community Center (Splash Park)** (continued)**R&M - Fire Suppression System**

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.

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 2023

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

Represents any minor expenditures the District may incur 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 the provision of aquatic chemical controllers and water chemistry testing equipment and additional chemicals as needed.

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 repair and replacement of capital items throughout the community.

Reserves – Splash Park

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

Fleming Island Plantation

Community Development District

Debt Service Budget

Fiscal Year 2023

FLEMING ISLAND PLANTATION

Community Development District

2021 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2023 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	BUDGET FY 2022	THRU JULY-2022	AUG- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES						
Interest - Investments	\$ 7	\$ -	\$ 333	\$ 67	\$ 400	\$ -
Special Assmnts- Tax Collector	46,366	1,813,092	1,810,507	-	1,810,507	1,810,507
Special Assmnts- Prepayment	22,335	-	5,041	-	5,041	-
Special Assmnts- Discounts	1,389	(72,524)	(66,767)	-	(66,767)	(72,420)
TOTAL REVENUES	70,097	1,740,568	1,749,114	67	1,749,181	1,738,087
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	36,262	34,754	-	34,754	36,210
Total Administrative	-	36,262	34,754	-	34,754	36,210
<i>Debt Service</i>						
Principal Debt Retirement	-	1,440,000	1,440,000	-	1,440,000	1,465,000
Principal Prepayments	-	-	25,000	-	25,000	-
Interest Expense	-	228,870	228,651	-	228,651	247,188
Total Debt Service	-	1,668,870	1,693,651	-	1,693,651	1,712,188
TOTAL EXPENDITURES	-	1,705,132	1,728,405	-	1,728,405	1,748,398
Excess (deficiency) of revenues Over (under) expenditures	70,097	35,436	20,709	67	20,776	(10,311)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	136,744	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	35,436	-	-	-	(10,311)
TOTAL OTHER SOURCES (USES)	136,744	35,436	-	-	-	(10,311)
Net change in fund balance	206,841	35,436	20,709	67	20,776	(10,311)
FUND BALANCE, BEGINNING	-	206,841	206,841	-	206,841	227,617
FUND BALANCE, ENDING	\$ 206,841	\$ 242,277	\$ 227,550	\$ 67	\$ 227,617	\$ 217,306

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
11/1/2022	14,125,000			123,593.75	123,593.75	
5/1/2023	14,125,000	1,465,000	1.750%	123,593.75	1,588,593.75	1,712,188
11/1/2023	12,660,000			110,775.00	110,775.00	
5/1/2024	12,660,000	1,490,000	1.750%	110,775.00	1,600,775.00	1,711,550
11/1/2024	11,170,000			97,737.50	97,737.50	
5/1/2025	11,170,000	1,515,000	1.750%	97,737.50	1,612,737.50	1,710,475
11/1/2025	9,655,000			84,481.25	84,481.25	
5/1/2026	9,655,000	1,545,000	1.750%	84,481.25	1,629,481.25	1,713,963
11/1/2026	8,110,000			70,962.50	70,962.50	
5/1/2027	8,110,000	1,570,000	1.750%	70,962.50	1,640,962.50	1,711,925
11/1/2027	6,540,000			57,225.00	57,225.00	
5/1/2028	6,540,000	1,600,000	1.750%	57,225.00	1,657,225.00	1,714,450
11/1/2028	4,940,000			43,225.00	43,225.00	
5/1/2029	4,940,000	1,625,000	1.750%	43,225.00	1,668,225.00	1,711,450
11/1/2029	3,315,000			29,006.25	29,006.25	
5/1/2030	3,315,000	1,655,000	1.750%	29,006.25	1,684,006.25	1,713,013
11/1/2030	1,660,000			14,525.00	14,525.00	
5/1/2031	1,660,000	1,660,000	1.750%	14,525.00	1,674,525.00	1,689,050
Totals		\$14,125,000		\$1,263,063	\$15,388,063	\$15,388,063

Budget Narrative

Fiscal Year 2023

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 2023 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2023**EXPENDITURES****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.

Professional Services - Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. 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.

Fleming Island Plantation

Community Development District

Supporting Budget Schedule

Fiscal Year 2023

**Comparison of Assessment Rates
Fiscal Year 2023 vs. Fiscal Year 2022**

Village	Maintenance			Series 2021 Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change	
Lighthouse Apts	\$208.41	\$188.82	10%	\$129.23	\$129.23	0%	\$337.64	\$318.05	6%	501.00
Autumn Glen	\$781.54	\$708.07	10%	\$323.07	\$323.07	0%	\$1,104.61	\$1,031.14	7%	220.00
Lake Ridge North	\$781.54	\$708.07	10%	\$323.07	\$323.07	0%	\$1,104.61	\$1,031.14	7%	339.00
Carrington Place	\$781.54	\$708.07	10%	\$323.07	\$323.07	0%	\$1,104.61	\$1,031.14	7%	96.00
Amberwood	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	58.00
Lake Ridge South	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	104.00
Woodlands	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	218.00
Fairway Village	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	75.00
Heritage Oaks	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	52.00
Heritage Oaks (Prepaid)	\$1,042.06	\$944.09	10%	\$82.33	\$82.33	0%	\$1,124.38	\$1,026.42	10%	1.00
Chatham Village	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	160.00
Chatham Village (Prepaid)	\$1,042.06	\$944.09	10%	\$82.33	\$82.33	0%	\$1,124.38	\$1,026.42	10%	1.00
Cypress Glen	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	176.00
Covington	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	59.00
Thornhill	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	130.00
John's Landing	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	47.00
John's Landing (Prepaid)	\$1,042.06	\$944.09	10%	\$82.33	\$82.33	0%	\$1,124.38	\$1,026.42	10%	2.00
Southern Links	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	116.00
The Links	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	146.00
River Hills Reserve	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	99.00
Margaret's Walk	\$1,042.06	\$944.09	10%	\$646.13	\$646.13	0%	\$1,688.19	\$1,590.22	6%	180.00
Office	\$3,647.20	\$3,304.32	10%	\$2,261.47	\$2,261.47	0%	\$5,908.67	\$5,565.79	6%	55.95
Retail	\$7,294.40	\$6,608.64	10%	\$4,522.94	\$4,522.94	0%	\$11,817.35	\$11,131.58	6%	78.90
Retail Prepaid	\$7,294.40	\$6,608.64	10%	\$576.28	\$576.28	0%	\$7,870.69	\$7,184.92	10%	5.30
Golf Course	\$5,210.29	\$4,720.46	10%	\$3,230.67	\$3,230.67	0%	\$8,440.97	\$7,951.13	6%	1.00
										2,921.15