

FLEMING ISLAND PLANTATION
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2024

Adopted Budget-Version 4
(Adopted 9/12/23)

Prepared by:



FLEMING ISLAND PLANTATION

Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 5
Exhibit A - Allocation of Fund Balances	6
Budget Narrative	7 - 19
 <u>DEBT SERVICE BUDGETS</u>	
Series 2021	
Summary of Revenues, Expenditures and Changes in Fund Balances	20
Amortization Schedule	21
Budget Narrative	22 - 23
 <u>SUPPORTING BUDGET SCHEDULE</u>	
FY2024 vs FY2023 Non-Ad Valorem Assessment Summary	24

Fleming Island Plantation
Community Development District

Operating Budget
Fiscal Year 2024

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2023	JUL-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 8,246	\$ 5,921	\$ 5,000	\$ 65,571	10,000	\$ 75,571	\$ 20,000
Room Rentals	5,474	13,259	6,500	5,805	1,145	6,950	7,000
Swimming Program Fees	-	-	-	343	470	813	813
Tennis Membership	394	4,200	900	4,800	-	4,800	2,700
Tennis Program Fees	275	430	200	-	200	200	200
Special Events	5,018	6,479	5,000	5,222	2,561	7,783	6,500
Special Assmnts- Tax Collector	2,837,628	2,837,628	3,132,081	3,132,081	-	3,132,081	3,243,661
Special Assmnts- Discounts	(102,931)	(104,645)	(125,283)	(116,242)	-	(116,242)	(129,746)
Other Miscellaneous Revenues	8,338	3,577	3,000	1,774	-	1,774	3,000
Access Cards	5,687	5,409	6,000	5,619	1,124	6,743	6,000
Insurance Reimbursements	-	1,973	-	5,088	2,502	7,590	-
TOTAL REVENUES	2,768,129	2,774,231	3,033,398	3,110,061	18,002	3,128,063	3,160,128

EXPENDITURES

Administrative

P/R-Board of Supervisors	14,800	14,000	16,000	11,000	3,000	14,000	16,000
FICA Taxes	1,132	1,071	1,224	842	230	1,072	1,224
ProfServ-Arbitrage Rebate	3,000	600	600	1,200	-	1,200	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,200
ProfServ-Engineering	32,135	23,923	35,000	14,134	20,866	35,000	38,500
ProfServ-Legal Services	29,697	31,213	40,000	38,306	6,694	45,000	40,000
ProfServ-Mgmt Consulting Serv	58,195	59,941	59,941	49,951	9,990	59,941	62,339
ProfServ-Special Assessment	9,000	9,000	9,000	9,000	-	9,000	9,360
ProfServ-Trustee Fees	4,000	3,356	4,000	4,000	-	4,000	4,000
Auditing Services	3,700	3,800	3,900	3,900	-	3,900	4,000
Postage and Freight	1,342	2,298	4,000	653	2,847	3,500	3,500
Insurance - General Liability	31,958	31,956	35,152	35,482	-	35,482	35,152

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUL-2023	AUG- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
Printing and Binding	1,282	2,561	2,500	236	2,264	2,500	2,500
Legal Advertising	1,288	2,030	3,000	786	2,214	3,000	3,000
Misc-Assessmnt Collection Cost	53,199	54,470	62,642	60,314	-	60,314	64,873
Misc-Credit Card Fees	485	823	500	600	120	720	500
Misc-Contingency	4,961	1,935	2,500	2,322	178	2,500	12,500
Admin-Scholarships	-	600	600	600	-	600	-
Office Supplies	15	135	500	-	500	500	500
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	251,364	244,887	282,234	233,501	49,903	283,404	299,923
Field							
ProfServ-Web Site Development	1,950	1,800	5,000	1,535	300	1,835	5,000
Contracts-Landscape	581,281	598,740	658,400	543,820	109,733	653,553	658,400
Electricity - General	82,488	66,978	82,000	63,957	18,043	82,000	82,000
Utility - Water	64,927	85,224	73,500	69,584	3,916	73,500	73,500
R&M-Aquascaping	57,474	61,008	63,342	49,750	9,950	59,700	59,700
R&M-Common Area	42,291	46,916	43,000	27,453	15,547	43,000	43,000
R&M-Electrical	21,367	16,751	24,000	17,395	7,449	24,844	28,000
R&M-Other Landscape	84,275	72,909	90,000	34,620	55,380	90,000	90,000
R&M-Irrigation	21,648	23,466	40,000	28,151	11,849	40,000	40,000
Misc-Holiday Decor	3,456	3,994	5,000	2,408	2,592	5,000	5,000
Op Supplies - General	10,110	13,850	14,000	11,640	2,890	14,530	15,000
Total Field	971,267	991,636	1,098,242	850,313	237,649	1,087,962	1,099,600

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUL-2023	AUG- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
<i>Parks and Recreation - Amenity Center</i>							
ProfServ-Field Management	365,719	402,155	417,538	347,948	69,590	417,538	434,240
Contracts-Pool Office Attendant	-	33,897	38,187	28,064	10,123	38,187	39,714
Contracts-Lifeguard Services	99,020	108,697	122,170	88,282	33,888	122,170	148,000
Contracts-Janitorial Services	7,578	8,806	8,400	11,998	2,463	14,461	15,965
Contracts-Security Services	39,313	45,902	40,500	43,480	8,920	52,400	53,520
Communication - Teleph - Field	9,356	11,509	11,500	9,685	1,910	11,595	12,253
Postage and Freight	69	35	200	22	178	200	200
Internet & WiFi -Gazebo	1,300	1,354	1,500	1,272	240	1,512	1,580
Electricity - General	33,930	30,901	34,000	28,721	5,279	34,000	34,000
Utility - Refuse Removal	5,384	7,313	7,500	4,084	3,416	7,500	8,100
Utility - Water & Sewer	23,804	35,584	34,000	23,180	8,820	32,000	34,000
Lease - Copier	6,599	8,259	7,500	5,674	1,826	7,500	8,000
R&M-Air Conditioning	858	250	1,500	5,804	-	5,804	1,750
R&M-Fire Supression System	826	376	500	483	-	483	500
R&M-Grounds	16,196	9,314	8,000	14,834	-	14,834	9,000
R&M-Pest Control	431	627	660	689	-	689	660
R&M-Tennis Courts	4,137	6,666	6,000	17,558	1,242	18,800	6,500
Misc-Event Expense	37,004	38,587	35,425	36,819	1,750	38,569	38,000
Misc-Termite Bond	737	663	684	713	-	713	684
Misc-Licenses & Permits	625	625	700	775	-	775	700
Misc-Amenity Center Equipment	1,120	4,030	3,200	618	2,582	3,200	3,200
Misc-Contingency	9,933	8,274	10,000	4,272	5,728	10,000	10,000
Office Supplies	5,501	7,059	4,500	6,326	500	6,826	4,500
Cleaning Supplies	1,142	2,032	2,000	665	1,335	2,000	2,000
Op Supplies - General	7,793	6,995	7,000	4,422	2,578	7,000	7,000
Op Supplies - Pool Chemicals	17,168	18,484	18,000	20,288	3,700	23,988	19,800
Op Supplies-Pool and Splash Pad	3,116	3,110	3,500	4,252	850	5,102	4,000

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU JUL-2023	AUG- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
Subscriptions and Memberships	1,321	2,277	2,100	2,769	218	2,987	2,100
Bad Debt Expenses	35	135	-	-	-	-	-
Total Parks & Rec - Amenity Center	706,614	812,175	826,764	713,697	167,136	880,833	899,966
Community Center - Splash Park							
ProfServ-Field Management	204,043	229,627	239,359	199,466	39,893	239,359	248,933
Contracts-Lifeguard Services	75,818	95,097	112,270	71,042	41,228	112,270	113,000
Contracts-Janitorial Services	7,578	8,806	8,500	11,998	2,464	14,462	15,965
Contracts-Security Services	10,185	781	2,500	1,036	1,464	2,500	2,500
Communication - Teleph - Field	4,405	4,579	4,532	3,881	651	4,532	4,532
Electricity - General	20,109	22,780	20,000	17,100	5,470	22,570	20,000
Utility - Refuse Removal	2,900	4,295	4,000	2,762	1,238	4,000	4,320
Utility - Water & Sewer	33,259	38,331	25,000	68,753	3,064	71,817	30,000
R&M-Air Conditioning	2,367	755	1,000	320	680	1,000	1,000
R&M-Fire Supression System	1,407	686	1,400	918	482	1,400	1,400
R&M-Grounds	15,391	9,950	7,500	6,875	625	7,500	8,000
R&M-Pest Control	284	413	423	374	117	491	466
Misc-Rec Center Equipment	2,807	5,632	2,500	2,672	216	2,888	2,500
Misc-Termite Bond	1,357	265	375	265	110	375	375
Misc-Licenses & Permits	375	375	500	475	25	500	500
Misc-Contingency	10,810	4,630	8,500	4,680	3,820	8,500	8,500
Office Supplies	258	280	500	91	409	500	500
Cleaning Supplies	816	2,012	2,000	419	1,581	2,000	2,000
Op Supplies - General	1,158	957	2,650	463	2,187	2,650	2,650
Op Supplies - Pool Chemicals	17,136	18,956	18,000	21,661	3,700	25,361	18,000
Op Supplies-Pool and Wading Pool	3,236	2,806	3,000	1,059	1,941	3,000	3,000
Total Comm Center - Splash Park	415,699	452,013	464,509	416,310	111,365	527,676	488,141
TOTAL EXPENDITURES	2,344,944	2,500,711	2,671,749	2,213,821	566,053	2,779,875	2,787,630

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU JUL-2023	PROJECTED AUG- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
<i>Reserves</i>							
Reserve - CDD Amenity	147,507	62,903	311,649	58,152	31,848	90,000	322,498
Reserves-Splash Park	347,658	32,367	50,000	15,335	9,665	25,000	50,000
Total Reserves	495,165	95,270	361,649	73,487	41,513	115,000	372,498
TOTAL EXPENDITURES & RESERVES	2,840,109	2,595,981	3,033,398	2,287,308	607,566	2,894,875	3,160,128
Excess (deficiency) of revenues Over (under) expenditures	(71,980)	178,250	-	822,753	(589,564)	233,188	-
Net change in fund balance	(71,980)	178,250	-	822,753	(589,564)	233,188	-
FUND BALANCE, BEGINNING	1,605,761	1,533,781	1,726,888	1,726,888	-	1,726,888	1,960,076
FUND BALANCE, ENDING	\$ 1,533,781	\$ 1,712,031	\$ 1,726,888	\$ 2,549,641	\$ (589,564)	\$ 1,960,076	\$ 1,960,076

FLEMING ISLAND PLANTATION

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 1,960,076
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	372,498
Total Funds Available (Estimated) - 9/30/2024	2,332,574

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Prepaid Items	18,501
Deposits	11,415
Subtotal	<u>29,916</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	696,908 ⁽¹⁾
Reserves - Entry Features	115,938
Reserves - Park	102,798
Reserves - Recreational Facilities	141,141
Reserves - Misc. Site Improvement	204,606
Reserves - Signage	164,774
Reserves - 2023	288,162
Reserves - 2024	372,498
Subtotal	<u>2,086,825</u>

Total Allocation of Available Funds	2,116,741
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Total Unassigned (undesignated) Cash	\$ 215,833
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Notes

(1) Represents approximately 3 months of operating expenditures.

Budget Narrative
Fiscal Year 2024**REVENUE****Interest - Investments**

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

Swim Program Revenue

The District receives revenue from swim team, swimming lesson, and water aerobics class commissions.

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.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budget 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 2024

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 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.

Professional Services - Engineering

The District's engineer, Prosser, Inc., 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, Kutak Rock, 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.

Budget Narrative

Fiscal Year 2024

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 2024 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative

Fiscal Year 2024

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.

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 2024

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, Tree Amigos Outdoor Services, 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.

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 The Lake Doctors, Inc to maintain the ponds located within the District. The contract includes aquatic weed control and water chemistry testing required by FEC plant management program.

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 2024

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 2024

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.

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 Citywide Facility Solutions 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 Tri-County Safety and Security.

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.

Electricity - General

Electricity usage for District facilities and assets.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Parks and Recreation – General** (continued)**Utility - Gas**

Gas for the Amenity Center fireplace and maintenance equipment.

Utility - Refuse Removal

Contract for garbage dumpster service is with GFL Environmental.

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.

Miscellaneous - Termite Bond

The District currently has a contract with Home Team Services.

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Parks and Recreation – General (continued)

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 - Halloween Theme	\$4,500
	Halloween Bash-Hocus Pocus	\$6,000
November	Interactive Movie Night	\$700
December	Holiday Event	\$3,000
	Holiday Lights Competition	\$100
February	Father-Daughter Dance	\$1,300
March	Spring Break Activity Week (2 Days)	\$3,500
April	Easter Eggstravaganza	\$2,500
	Adult Casino	\$4,500
May	Mother's Day Family Event	\$1,200
June	Start of Summer	\$1,750
July	Independence Day Event	\$3,000
	Tween Party	\$1,000
August	Back to School Bash	\$1,750
September	Marketplace	\$500
General Events	Senior Bingo Night (2)	\$750
	Floating Flicks (3)	\$1,200
	Poolside Entertainment	\$750
Total		\$38,000

Budget Narrative

Fiscal Year 2024

EXPENDITURES**Parks and Recreation – General** (continued)**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 unanticipated 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.

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 2024

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.

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 City Wide Facility Solutions 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 Tri-County Safety and Security.

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 2024**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 2024

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 2024

FLEMING ISLAND PLANTATION

Community Development District

Series 2021 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2022	BUDGET	THRU	AUG-	PROJECTED	BUDGET
		FY 2023	JUL-2023	SEP-2023	FY 2023	FY 2024
REVENUES						
Interest - Investments	\$ 924	\$ -	\$ 25,399	\$ 1,600	\$ 26,999	\$ -
Special Assmnts- Tax Collector	1,810,507	1,810,507	1,809,858	-	1,809,858	1,810,507
Special Assmnts- Prepayment	5,041	-	80,329	-	80,329	-
Special Assmnts- Discounts	(66,767)	(72,420)	(68,785)	-	(68,785)	(72,420)
TOTAL REVENUES	1,749,705	1,738,087	1,846,801	1,600	1,848,401	1,738,087
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	34,754	36,210	34,824	-	34,824	36,210
Total Administrative	34,754	36,210	34,824	-	34,824	36,210
<i>Debt Service</i>						
Principal Debt Retirement	1,440,000	1,465,000	1,465,000	-	1,465,000	1,490,000
Principal Prepayments	25,000	-	10,000	-	10,000	-
Interest Expense	228,651	247,188	247,100	-	247,100	221,375
Total Debt Service	1,693,651	1,712,188	1,722,100	-	1,722,100	1,711,375
TOTAL EXPENDITURES	1,728,405	1,748,398	1,756,924	-	1,756,924	1,747,585
Excess (deficiency) of revenues						
Over (under) expenditures	21,300	(10,311)	89,877	1,600	91,477	(9,498)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(10,311)	-	-	-	(9,498)
TOTAL OTHER SOURCES (USES)	-	(10,311)	-	-	-	(9,498)
Net change in fund balance	21,300	(10,311)	89,877	1,600	91,477	(9,498)
FUND BALANCE, BEGINNING	206,841	228,141	228,141	-	228,141	319,618
FUND BALANCE, ENDING	\$ 228,141	\$ 217,830	\$ 318,018	\$ 1,600	\$ 319,618	\$ 310,120

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
11/1/2023	12,650,000			110,687.50	110,687.50	
5/1/2024	12,650,000	1,490,000	1.750%	110,687.50	1,600,687.50	1,711,375
11/1/2024	11,160,000			97,650.00	97,650.00	
5/1/2025	11,160,000	1,515,000	1.750%	97,650.00	1,612,650.00	1,710,300
11/1/2025	9,645,000			84,393.75	84,393.75	
5/1/2026	9,645,000	1,545,000	1.750%	84,393.75	1,629,393.75	1,713,788
11/1/2026	8,100,000			70,875.00	70,875.00	
5/1/2027	8,100,000	1,570,000	1.750%	70,875.00	1,640,875.00	1,711,750
11/1/2027	6,530,000			57,137.50	57,137.50	
5/1/2028	6,530,000	1,600,000	1.750%	57,137.50	1,657,137.50	1,714,275
11/1/2028	4,930,000			43,137.50	43,137.50	
5/1/2029	4,930,000	1,625,000	1.750%	43,137.50	1,668,137.50	1,711,275
11/1/2029	3,305,000			28,918.75	28,918.75	
5/1/2030	3,305,000	1,655,000	1.750%	28,918.75	1,683,918.75	1,712,838
11/1/2030	1,650,000			14,437.50	14,437.50	
5/1/2031	1,650,000	1,650,000	1.750%	14,437.50	1,664,437.50	1,678,875
Totals		\$12,650,000		1,014,475	\$13,664,475	13,664,475

Budget Narrative
Fiscal Year 2024

REVENUES

Interest - Investments

The District earns interest income on their trust accounts with Hancock Whitney 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 2024 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2024

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 2024

**Comparison of Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023**

Village	Operations & Maintenance			Series 2021 Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	
Lighthouse Apts	\$215.84	\$208.41	3.56%	\$129.23	\$129.23	0.00%	\$345.06	\$337.64	2.20%	501.00
Autumn Glen	\$809.39	\$781.54	3.56%	\$323.07	\$323.07	0.00%	\$1,132.45	\$1,104.61	2.52%	220.00
Lake Ridge North	\$809.39	\$781.54	3.56%	\$323.07	\$323.07	0.00%	\$1,132.45	\$1,104.61	2.52%	339.00
Carrington Place	\$809.39	\$781.54	3.56%	\$323.07	\$323.07	0.00%	\$1,132.45	\$1,104.61	2.52%	96.00
Amberwood	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	58.00
Lake Ridge South	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	104.00
Woodlands	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	218.00
Fairway Village	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	75.00
Heritage Oaks	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	52.00
Heritage Oaks (Prepaid)	\$1,079.18	\$1,042.06	3.56%	\$82.33	\$82.33	0.00%	\$1,161.51	\$1,124.39	3.30%	1.00
Chatham Village	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	160.00
Chatham Village (Prepaid)	\$1,079.18	\$1,042.06	3.56%	\$82.33	\$82.33	0.00%	\$1,161.51	\$1,124.39	3.30%	1.00
Cypress Glen	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	176.00
Covington	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	59.00
Thornhill	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	130.00
John's Landing	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	47.00
John's Landing (Prepaid)	\$1,079.18	\$1,042.06	3.56%	\$82.33	\$82.33	0.00%	\$1,161.51	\$1,124.39	3.30%	2.00
Southern Links	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	116.00
The Links	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	146.00
River Hills Reserve	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	99.00
Margaret's Walk	\$1,079.18	\$1,042.06	3.56%	\$646.13	\$646.13	0.00%	\$1,725.32	\$1,688.19	2.20%	180.00
Office	\$3,777.13	\$3,647.20	3.56%	\$2,261.47	\$2,261.47	0.00%	\$6,038.60	\$5,908.67	2.20%	55.95
Retail	\$7,554.26	\$7,294.40	3.56%	\$4,522.94	\$4,522.94	0.00%	\$12,077.22	\$11,817.34	2.20%	78.90
Retail Prepaid	\$7,554.26	\$7,294.40	3.56%	\$576.28	\$576.28	0.00%	\$8,130.55	\$7,870.68	3.30%	5.30
Golf Course	\$5,395.91	\$5,210.29	3.56%	\$3,230.67	\$3,230.67	0.00%	\$8,626.59	\$8,440.96	2.20%	1.00
										2,921.15