

**FLEMING ISLAND PLANTATION**  
Community Development District

***Annual Operating and Debt Service Budget***

Fiscal Year 2025

Adopted Budget  
08/27/24 Meeting

Prepared by:



# FLEMING ISLAND PLANTATION

Community Development District

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**Fleming Island Plantation**  
Community Development District

**Operating Budget**  
Fiscal Year 2025

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	% Increase
	FY 2022	FY 2023	BUDGET FY 2024	THRU 7/31/2024	August- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025	
<b>REVENUES</b>								
Interest - Investments	\$ 5,921	\$ 82,567	\$ 20,000	\$ 145,651	\$ 10,000	\$ 155,651	\$ 60,000	
Room Rentals	13,259	7,380	7,000	6,595	1,319	7,914	7,000	
Swimming Program Fees	-	589	813	300	513	813	1,000	
Tennis Membership	4,200	5,600	2,700	1,800	-	1,800	2,000	
Tennis Program Fees	430	378	200	-	200	200	200	
Special Events	6,479	6,391	6,500	3,747	1,874	5,621	5,000	
Special Assmnts- Tax Collector	2,837,628	3,132,082	3,243,661	3,236,564	-	3,236,564	3,330,990	
Special Assmnts- Discounts	(104,645)	(116,243)	(129,746)	(118,086)	-	(118,086)	(133,240)	
Other Miscellaneous Revenues	3,577	2,554	3,000	738	-	738	3,000	
Access Cards	5,409	6,719	6,000	5,400	1,080	6,480	6,000	
Insurance Reimbursements	1,973	5,088	-	5,423	-	5,423	-	
<b>TOTAL REVENUES</b>	<b>2,774,231</b>	<b>3,133,105</b>	<b>3,160,128</b>	<b>3,288,132</b>	<b>14,986</b>	<b>3,303,118</b>	<b>3,281,950</b>	
<b>EXPENDITURES</b>								
<i>Administrative</i>								
P/R-Board of Supervisors	14,000	13,000	16,000	10,000	6,000	16,000	16,000	0%
FICA Taxes	1,071	995	1,224	765	459	1,224	1,224	0%
ProfServ-Arbitrage Rebate	600	1,800	600	-	600	600	600	0%
ProfServ-Dissemination Agent	1,000	1,000	1,200	-	1,200	1,200	1,200	0%
ProfServ-Engineering	23,923	17,228	38,500	26,233	12,267	38,500	30,000	-22%
ProfServ-Legal Services	31,213	44,303	40,000	35,707	14,293	50,000	45,000	13%
ProfServ-Mgmt Consulting Serv	59,941	59,941	62,339	51,949	10,390	62,339	62,339	0%
ProfServ-Other Legal Settlements	-	-	-	37,000	-	37,000	-	n/a
ProfServ-Special Assessment	9,000	9,000	9,360	9,360	-	9,360	9,360	0%
ProfServ-Trustee Fees	3,356	4,000	4,000	4,000	-	4,000	4,000	0%
Auditing Services	3,800	3,900	4,000	4,000	-	4,000	4,100	3%
Postage and Freight	2,298	754	3,500	418	2,982	3,400	3,400	-3%
Insurance - General Liability	31,956	35,482	35,152	50,505	-	50,505	55,556	58%
Printing and Binding	2,561	236	2,500	7	2,493	2,500	500	-80%
Legal Advertising	2,030	1,569	3,000	852	2,148	3,000	3,000	0%
Misc-Assessmnt Collection Cost	54,470	60,314	64,873	62,370	-	62,370	66,620	3%

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

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ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	% Increase
	FY 2022	FY 2023	BUDGET FY 2024	THRU 7/31/2024	August- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025	
Misc-Credit Card Fees	823	740	500	551	110	661	500	0%
Misc-Contingency	1,935	5,953	12,500	2,566	9,934	12,500	5,000	-60%
Admin-Scholarships	600	600	-	-	-	-	-	0%
Office Supplies	135	-	500	122	378	500	200	-60%
Annual District Filing Fee	175	175	175	175	-	175	175	0%
<b>Total Administrative</b>	<b>244,887</b>	<b>260,990</b>	<b>299,923</b>	<b>296,580</b>	<b>63,254</b>	<b>359,834</b>	<b>308,774</b>	
<b>Field</b>								
ProfServ-Field Management (Vesta)	-	-	-	123,358	226,589	349,947	793,842	0%
ProfServ-Web Site Development	1,800	1,835	5,000	1,500	300	1,800	1,800	-64%
Contracts-Lifeguard Services	-	-	-	-	-	-	272,000	0%
Contracts-Janitorial Services	-	-	-	-	-	-	33,000	0%
Contracts-Security Services	-	-	-	-	-	-	57,750	0%
Contracts-Landscape	598,740	653,553	658,400	548,667	109,733	658,400	678,150	3%
Electricity - General	66,978	75,852	82,000	61,173	20,827	82,000	78,000	-5%
Utility - Water	85,224	88,375	73,500	91,663	18,333	109,996	86,000	17%
R&M-Aquascaping	61,008	59,700	59,700	53,550	9,950	63,500	66,214	11%
R&M-Common Area	46,916	63,025	43,000	34,353	8,647	43,000	34,000	-21%
R&M-Electrical	16,751	28,693	28,000	29,111	5,822	34,933	30,000	7%
R&M-Other Landscape	72,909	83,508	90,000	83,300	6,700	90,000	90,000	0%
R&M-Irrigation	23,466	46,851	40,000	15,661	24,339	40,000	32,000	-20%
Misc-Holiday Decor	3,994	2,670	5,000	3,746	1,254	5,000	10,000	100%
Op Supplies - General	13,850	17,387	15,000	12,517	2,483	15,000	15,000	0%
<b>Total Field</b>	<b>991,636</b>	<b>1,121,449</b>	<b>1,099,600</b>	<b>1,058,599</b>	<b>434,977</b>	<b>1,493,576</b>	<b>2,277,756</b>	
<b>Parks and Recreation - Amenity Center</b>								
ProfServ-Field Management	402,155	417,538	434,240	289,493	-	289,493	-	-100%
Contracts-Pool Office Attendant	33,897	39,225	39,714	14,498	-	14,498	-	-100%
Contracts-Lifeguard Services	108,697	124,897	148,000	81,760	66,240	148,000	-	-100%
Contracts-Janitorial Services	8,806	14,462	15,965	12,467	3,498	15,965	-	-100%
Contracts-Security Services	45,902	51,998	53,520	46,349	7,171	53,520	-	-100%
Communication - Teleph - Field	11,509	11,949	12,253	10,462	1,791	12,253	12,253	0%
Postage and Freight	35	36	200	57	143	200	-	-100%

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Community Development District

General Fund

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ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	% Increase
	FY 2022	FY 2023	BUDGET FY 2024	THRU 7/31/2024	August- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025	
Internet & WiFi -Gazebo	1,354	1,506	1,580	1,210	240	1,450	1,580	0%
Electricity - General	30,901	33,933	34,000	26,649	7,351	34,000	34,000	0%
Utility - Refuse Removal	7,313	4,084	8,100	3,082	5,018	8,100	5,500	-32%
Utility - Water & Sewer	35,584	30,999	34,000	28,548	5,452	34,000	30,000	-12%
Lease - Copier	8,259	7,597	8,000	4,133	3,867	8,000	8,000	0%
R&M-Air Conditioning	250	6,621	1,750	1,733	17	1,750	2,250	29%
R&M-Fire Supression System	376	483	500	508	-	508	500	0%
R&M-Grounds	9,314	18,505	9,000	11,769	731	12,500	16,000	78%
R&M-Pest Control	627	689	660	564	96	660	660	0%
R&M-Tennis Courts	6,666	17,322	6,500	1,496	5,004	6,500	6,500	0%
Misc-Event Expense	38,587	38,256	38,000	34,539	3,461	38,000	38,000	0%
Misc-Termite Bond	663	713	684	584	100	684	684	0%
Misc-Licenses & Permits	625	775	700	775	-	775	700	0%
Misc-Amenity Center Equipment	4,030	618	3,200	6,820	1,364	8,184	5,000	56%
Misc-Contingency	8,274	5,420	10,000	8,699	1,301	10,000	10,000	0%
Office Supplies	7,059	8,077	4,500	3,116	1,384	4,500	4,500	0%
Cleaning Supplies	2,032	758	2,000	428	1,572	2,000	2,000	0%
Op Supplies - General	6,995	7,210	7,000	4,459	2,541	7,000	7,000	0%
Op Supplies - Pool Chemicals	18,484	24,350	19,800	22,499	3,996	26,495	22,000	11%
Op Supplies-Pool and Splash Pad	3,110	4,283	4,000	2,179	1,821	4,000	4,000	0%
Subscriptions and Memberships	2,277	2,946	2,100	4,375	224	4,599	2,100	0%
Bad Debt Expenses	135	-	-	-	-	-	-	0%
<b>Total Parks &amp; Rec - Amenity Center</b>	<b>803,916</b>	<b>875,250</b>	<b>899,966</b>	<b>623,251</b>	<b>124,383</b>	<b>747,634</b>	<b>213,227</b>	
<b>Community Center - Splash Park</b>								
ProfServ-Field Management	229,627	239,359	248,933	165,955	-	165,955	-	-100%
Contracts-Lifeguard Services	95,097	94,448	113,000	105,754	7,246	113,000	-	-100%
Contracts-Janitorial Services	8,806	14,462	15,965	12,467	2,463	14,930	-	-100%
Contracts-Security Services	781	1,413	2,500	1,247	1,253	2,500	-	-100%
Communication - Teleph - Field	4,579	5,432	4,532	5,310	1,068	6,378	6,384	41%
Electricity - General	22,780	21,329	20,000	16,374	3,626	20,000	20,000	0%
Utility - Refuse Removal	4,295	3,175	4,320	2,805	1,515	4,320	4,320	0%

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Utility - Water & Sewer	38,331	71,980	30,000	15,010	14,990	30,000	26,100	-13%
R&M-Air Conditioning	755	428	1,000	108	892	1,000	1,000	0%
R&M-Fire Supression System	686	918	1,400	960	440	1,400	1,400	0%
R&M-Grounds	9,950	8,369	8,000	16,144	3,229	19,373	10,000	25%
R&M-Pest Control	413	374	466	372	94	466	466	0%
Misc-Rec Center Equipment	5,632	2,822	2,500	937	1,563	2,500	2,500	0%
Misc-Termite Bond	265	265	375	292	83	375	375	0%
Misc-Licenses & Permits	375	475	500	475	-	475	500	0%
Misc-Contingency	4,630	5,624	8,500	3,919	4,581	8,500	8,500	0%
Office Supplies	280	251	500	271	229	500	500	0%
Cleaning Supplies	2,012	921	2,000	179	1,821	2,000	2,000	0%
Op Supplies - General	957	498	2,650	702	1,948	2,650	2,650	0%
Op Supplies - Pool Chemicals	18,956	25,716	18,000	21,758	3,996	25,754	20,000	11%
Op Supplies-Pool and Wading Pool	2,806	1,090	3,000	936	2,064	3,000	3,000	0%
<b>Total Comm Center - Splash Park</b>	<b>452,013</b>	<b>499,349</b>	<b>488,141</b>	<b>371,975</b>	<b>53,101</b>	<b>425,077</b>	<b>109,695</b>	
<b>TOTAL EXPENDITURES</b>	<b>2,492,452</b>	<b>2,757,038</b>	<b>2,787,630</b>	<b>2,350,405</b>	<b>675,715</b>	<b>3,026,121</b>	<b>2,909,452</b>	
<b>Reserves</b>								
Reserve - CDD Amenity	62,903	80,176	322,498	31,749	290,749	322,498	322,498	0%
Reserves-Splash Park	32,367	39,657	50,000	36,990	13,010	50,000	50,000	0%
<b>Total Reserves</b>	<b>95,270</b>	<b>119,833</b>	<b>372,498</b>	<b>68,739</b>	<b>303,759</b>	<b>372,498</b>	<b>372,498</b>	
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>2,587,722</b>	<b>2,876,871</b>	<b>3,160,128</b>	<b>2,419,144</b>	<b>979,474</b>	<b>3,398,619</b>	<b>3,281,950</b>	
Excess (deficiency) of revenues								
Over (under) expenditures	186,509	256,234	-	868,988	(964,488)	(95,501)	-	
Net change in fund balance	186,509	256,234	-	868,988	(964,488)	(95,501)	-	
<b>FUND BALANCE, BEGINNING</b>	1,540,380	1,726,889	1,983,123	1,983,123	-	1,983,123	1,887,622	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,726,889</b>	<b>\$ 1,983,123</b>	<b>\$ 1,983,123</b>	<b>\$ 2,852,111</b>	<b>\$ (964,488)</b>	<b>\$ 1,887,622</b>	<b>\$ 1,887,622</b>	

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 1,887,622
Net Change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Additions	372,498
<b>Total Funds Available (Estimated) - 9/30/2025</b>	<b>2,260,120</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Prepaid Items	19,982
Deposits	10,397
Subtotal	<u>30,379</u>

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	506,196 <sup>(1)</sup>
Reserves - Entry Features	166,636
Reserves - Park	143,744
Reserves - Recreational Facilities	547,195
Reserves - Misc. Site Improvement	272,140
Reserves - Signage	221,332
Reserves - 2025	372,498
Subtotal	<u>2,229,741</u>

<b>Total Allocation of Available Funds</b>	<b>2,260,120</b>
<b>Total Unassigned (undesignated) Cash</b>	<b>\$ (0)</b>

**Notes**

(1) Represents approximately 2 months of operating expenditures.



**Budget Narrative**  
Fiscal Year 2025**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 lessons, 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, Jack Raftery, 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 2025

**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 2025**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 2025**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.

**Field****Professional Services - Field Management**

The District has entered into a contract with Vesta Property Services to oversee the day-to-day operations and maintenance of the amenities and common grounds.

**Professional Services - Web Site Development**

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

**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.

**Budget Narrative**

Fiscal Year 2025

**EXPENDITURES**[Field](#) (continued)**Contracts - Security Services**

Security within the District is provided through a contracted service agreement with Tri-County Safety and Security.

**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 include 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 2025**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.

**Parks and Recreation – Amenity Center****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.

**Internet & WiFi - Gazebo**

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

**Electricity - General**

Electricity usage for District facilities and assets.

**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.

**Budget Narrative**

Fiscal Year 2025

**EXPENDITURES****Parks and Recreation – Amenity Center** (continued)**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 - Event Expense**

Monthly expenditures for District events and holiday parties.

**Miscellaneous - Termite Bond**

The District currently has a contract with Home Team Services.

**Miscellaneous - Licenses & Permits**

County Health Department pool operating permits.

**Budget Narrative**  
Fiscal Year 2025**EXPENDITURES****Parks and Recreation – Amenity Center** (continued)**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 Splash Pad**

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 2025**EXPENDITURES****Community Center - Splash Park****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.

**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.

**Budget Narrative**

Fiscal Year 2025

**EXPENDITURES****Community Center - Splash Park** (continued)**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

**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.

**Budget Narrative**

Fiscal Year 2025

**EXPENDITURES**

**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 2025

# FLEMING ISLAND PLANTATION

Community Development District

Series 2021 Debt Service

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	BUDGET FY 2024	THRU 7/31/2024	August- 9/30/2024	PROJECTED FY 2024	BUDGET FY 2025
<b>REVENUES</b>						
Interest - Investments	\$ 27,384	\$ -	\$ 33,632	\$ 1,600	\$ 35,232	\$ -
Special Assmnts- Tax Collector	1,809,857	1,810,507	1,798,373	-	1,798,373	1,797,727
Special Assmnts- Prepayment	80,329	-	8,024	-	8,024	-
Special Assmnts- Discounts	(68,784)	(72,420)	(65,614)		(65,614)	(71,909)
<b>TOTAL REVENUES</b>	<b>1,848,786</b>	<b>1,738,087</b>	<b>1,774,415</b>	<b>1,600</b>	<b>1,776,015</b>	<b>1,725,818</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	34,824	36,210	34,655	-	34,655	35,955
<b>Total Administrative</b>	<b>34,824</b>	<b>36,210</b>	<b>34,655</b>	<b>-</b>	<b>34,655</b>	<b>35,955</b>
<i>Debt Service</i>						
Principal Debt Retirement	1,465,000	1,490,000	1,490,000	-	1,490,000	1,515,000
Principal Prepayments	10,000	-	85,000	-	85,000	-
Interest Expense	247,100	221,375	220,675	-	220,675	195,300
<b>Total Debt Service</b>	<b>1,722,100</b>	<b>1,711,375</b>	<b>1,795,675</b>	<b>-</b>	<b>1,795,675</b>	<b>1,710,300</b>
<b>TOTAL EXPENDITURES</b>	<b>1,756,924</b>	<b>1,747,585</b>	<b>1,830,330</b>	<b>-</b>	<b>1,830,330</b>	<b>1,746,255</b>
Excess (deficiency) of revenues Over (under) expenditures	91,862	(9,498)	(55,915)	1,600	(54,315)	(20,437)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(9,498)	-	-	-	(20,437)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(9,498)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(20,437)</b>
Net change in fund balance	91,862	(9,498)	(55,915)	1,600	(54,315)	(20,437)
<b>FUND BALANCE, BEGINNING</b>	<b>228,141</b>	<b>320,003</b>	<b>320,003</b>	<b>-</b>	<b>320,003</b>	<b>265,688</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 320,003</b>	<b>\$ 310,505</b>	<b>\$ 264,088</b>	<b>\$ 1,600</b>	<b>\$ 265,688</b>	<b>\$ 245,251</b>

**FLEMING ISLAND PLANTATION**

Community Development District

Series 2021 Debt Service

Amortization Schedule  
 Special Assessment Revenue and Refunding Bond, Series 2021

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
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
<b>Totals</b>		<b>\$11,160,000</b>		<b>\$793,100</b>	<b>\$11,953,100</b>	<b>\$11,953,100</b>

**Budget Narrative**  
Fiscal Year 2025**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 2025

**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 2025

**FLEMING ISLAND PLANTATION**

Community Development District

All Funds

**Comparison of Assessment Rates  
Fiscal Year 2025 vs. Fiscal Year 2024**

Village	Operations & Maintenance			Series 2021 Debt Service			Total Assessments per Unit				Total Assessable Units
	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change	
Lighthouse Apts	\$222.30	\$215.84	3.00%	\$129.23	\$129.23	0.00%	\$351.53	\$345.06	\$6.47	1.87%	501.00
Autumn Glen	\$833.64	\$809.39	3.00%	\$323.07	\$323.07	0.00%	\$1,156.71	\$1,132.45	\$24.26	2.14%	220.00
Lake Ridge North	\$833.64	\$809.39	3.00%	\$323.07	\$323.07	0.00%	\$1,156.71	\$1,132.45	\$24.26	2.14%	339.00
Carrington Place	\$833.64	\$809.39	3.00%	\$323.07	\$323.07	0.00%	\$1,156.71	\$1,132.45	\$24.26	2.14%	96.00
Amberwood	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	58.00
Lake Ridge South	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	104.00
Woodlands	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	218.00
Fairway Village	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	75.00
Heritage Oaks	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	52.00
Heritage Oaks (Prepaid)	\$1,111.52	\$1,079.18	3.00%	\$82.33	\$82.33	0.00%	\$1,193.85	\$1,161.51	\$32.34	2.78%	1.00
Chatham Village	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	160.00
Chatham Village (Prepaid)	\$1,111.52	\$1,079.18	3.00%	\$82.33	\$82.33	0.00%	\$1,193.85	\$1,161.51	\$32.34	2.78%	1.00
Cypress Glen	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	176.00
Covington	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	59.00
Thornhill	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	130.00
John's Landing	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	47.00
John's Landing (Prepaid)	\$1,111.52	\$1,079.18	3.00%	\$82.33	\$82.33	0.00%	\$1,193.85	\$1,161.51	\$32.34	2.78%	2.00
Southern Links	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	116.00
The Links	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	146.00
River Hills Reserve	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	99.00
Margaret's Walk	\$1,111.52	\$1,079.18	3.00%	\$646.13	\$646.13	0.00%	\$1,757.66	\$1,725.32	\$32.34	1.87%	180.00
Office	\$3,890.33	\$3,788.34	2.69%	\$2,261.47	\$2,261.47	0.00%	\$6,151.80	\$6,049.81	\$101.99	1.69%	58.49
Retail	\$7,780.66	\$7,576.67	2.69%	\$4,522.94	\$4,522.94	0.00%	\$12,303.61	\$12,099.62	\$204.00	1.69%	76.36
Retail Prepaid	\$7,780.66	\$7,554.26	3.00%	\$576.28	\$576.28	0.00%	\$8,356.95	\$8,130.54	\$226.41	2.78%	5.30
Golf Course	\$5,557.62	\$5,395.91	3.00%	\$3,230.67	\$3,230.67	0.00%	\$8,788.30	\$8,626.59	\$161.71	1.87%	1.00
											<b>2,921.15</b>