

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

**OCTOBER 22, 2024 MEETING**

**AGENDA PACKAGE**

**CALL-IN #: 1-646-838-1601  
PHONE CONFERENCE ID#: 911279656#**

## Fleming Island Plantation Community Development District

Rick Nelson, Chairperson  
Michelle Szafranski, Vice Chairperson  
Rodney Ashford, Assistant Secretary  
Michael Glickman, Assistant Secretary  
John McHone, Assistant Secretary

Bob Koncar, District Manager  
Katie Buchanan, Esq., District Counsel  
Ryan Stilwell, P.E., District Engineer  
Margaret Alfano, General Manager

**Regular Meeting Agenda**  
Tuesday, October 22, 2024 at 6:00 p.m.  
**CALL-IN #: 1-646-838-1601**  
**PHONE CONFERENCE ID: 911279656#**

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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments (Limited to 3 Minutes Per Speaker)**

*The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such remarks. The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation. If the comment concerns a maintenance related item, it will need to be addressed with the Project Manager outside of the context of the meeting.*

4. **Approval of the July 23, 2024 Meeting Amended Minutes (Page 5)**
5. **Approval of the Minutes of the August 27, 2024 Meeting (Tabled Item) (Page 11)**
6. **Approval of the Minutes of the September 24, 2024 Meeting (Page 17)**
7. **Pond Maintenance Update – The Lake Doctors, Inc. (Page 23)**
8. **Landscaping Update – Tree Amigos Outdoor Services (Page 29)**
9. **Landscape Bids**
10. **Attorney’s Report**
11. **Engineer’s Report (Page 36)**
  - A. Capital Improvement Projects Update (Page 38)
  - B. Capital Improvement Project Details by Requisition (Page 43)
12. **Lifeguard Services Report – Elite Amenities (Page 45)**
13. **Security Report – Tri-County Safety & Security Inc. (Page 47)**
14. **General Manager’s Report (Page 49)**
15. **Field Operations Manager’s Report (Page 51)**

District Office:  
Inframark  
12574 Flagler Center Boulevard, Suite 101  
Jacksonville, Florida 32258  
(904) 436-4102

Meeting Location  
The Splash Park  
1510 Calming Water Drive,  
Fleming Island, Florida 32003

- 16. Amenity Manager's Report (Page 54)**
- 17. Manager's Report**
  - **Update on End of the Year Financials**
- 18. Acceptance of the September 2024 Financial Report and Approval of September 2024 Payment Register & Invoices (Page 57)**
- 19. Supervisors' Requests**
- 20. Adjournment**

**\*The full agenda package is available upon request via email. Please send requests for the agenda package to [Kareen.Baker@Inframark.com](mailto:Kareen.Baker@Inframark.com).**

**The next meeting is Tuesday, November 19, 2024 at 6:00 p.m.**

**District Office**  
Inframark  
12574 Flagler Center Boulevard, Suite 101  
Jacksonville, Florida 32258  
(904) 436-4102

**Meeting Location:**  
The Splash Park  
1510 Calming Water Drive,  
Fleming Island, Florida 32003

# **Fourth Order of Business**

**MINUTES OF MEETING  
FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held Tuesday, July 23, 2024 at 6:00 p.m. at the Splash Park, located at 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

Rick Nelson	Chairperson
Michelle Szafranski	Vice Chairperson
Rodney Ashford	Assistant Secretary (by phone)
Mike Glickman	Assistant Secretary
John McHone	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Katie Buchanan, Esq.	District Counsel
Margaret Alfano	Vesta Property Services
Stephanie Taylor	Vesta Property Services
Fred Atwood	Vesta Property Services
Mike Chesser	Tree Amigos Outdoor Services
A.J. Pope	Tree Amigos Outdoor Services
Billy Bonney	Tri-County Public Safety and Training
Members of the Public	

*Following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Nelson called the meeting to order. Supervisors introduced themselves, and a quorum was established.

On MOTION by Mr. McHone seconded by Ms. Szafranski, with all in favor, Mr. Ashford was authorized to attend this meeting and vote via phone.
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**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments (Limited to 3 Minutes Per Speaker)**

- Audience comments were received.

**FOURTH ORDER OF BUSINESS**

**Approval of the June 25, 2024 Meeting**

On MOTION by Ms. Szafranski seconded by Mr. McHone, with all in favor, the Minutes of the June 25, 2024 Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Landscaping Update – Tree Amigos Outdoor Services, LLC**

The Landscaping Update was reviewed, a copy of which was included in the agenda package.

- A. Discussion of Golf Course Landscaping**
- The golf course landscaping was discussed.

**SIXTH ORDER OF BUSINESS**

**Attorney’s Report**

- A. Update on Proposed Centex Conveyances**
- Ms. Buchanan noted there were no additional updates on the proposed Centex conveyances.
- B. Update on Litigation Matters**
- Ms. Buchanan updated the Board on litigation matters.
  - *Mr. Ashford suggested that District staff review policies in light of settlement to better allocate risk to users.*

**SEVENTH ORDER OF BUSINESS**

**Engineer’s Report**

A copy of the Engineer’s Report was included in the agenda package.

- A. Consideration of Quote #210957 – Swale Clean Out Near 1450 Laurel Oak**
- The Board discussed the quote. After additional review, it was noted there are sufficient funds remaining in the R&M Common Area Line Item to cover this expense.

On MOTION by Ms. Szafranski, seconded by Mr. McHone, with all in favor, Tree Amigos Outdoor Services quote #210957 to clean out the swale near 1450 Laurel Oak in the amount of \$14,120 with funds to be allocated from R&M Common area was approved.

**B. Consideration of Quote #210923 – Drainage Install Behind Splash Park**

On MOTION by Mr. McHone, seconded by Ms. Szafranski, with all in favor, Tree Amigos Outdoor Services Quote #210923 to install drainage behind the Splash Park in the amount of \$6,115 was approved.

**C. Capital Improvement Projects Update**

- The Capital Improvement projects were discussed.

**D. Capital Improvement Projects Details by Requisition**

- The Board reviewed the requisition breakdown of the projects.

**EIGHTH ORDER OF BUSINESS**

**Lifeguard Services Report – Elite Amenities**

- There are 52 confirmed staff members, and they are not hiring now.

**NINTH ORDER OF BUSINESS**

**Security Report – Tri-County Safety & Security Inc.**

- Mr. Bonney presented his report, a copy of which was included in the agenda package.

**TENTH ORDER OF BUSINESS**

**Pond Maintenance Update – The Lake Doctors, Inc.**

- The Pond Maintenance Report was discussed.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of District Aquatic Services Contract Renewal with the Lake Doctors, Inc.**

On MOTION by Ms. Szafranski, seconded by Mr. McHone, with all in favor, The Lake Doctors, Inc.’s Aquatic Services contract renewal for a monthly fee of \$5,125 inclusive of the installation of 300 carp at an additional one-time cost of \$3,200 was approved.

**TWELFTH ORDER OF BUSINESS**

**General Manager’s Report**

Ms. Alfano presented the General Manager’s Report, a copy of which was included in the agenda package.

**THIRTEENTH ORDER OF BUSINESS                      Field Operations Manager’s Report**

The Field Operations Manager’s Report was presented, a copy of which was included in the agenda package.

**FOURTEENTH ORDER OF BUSINESS                      Amenity Manager’s Report**

The Amenity Manager’s Report was presented, a copy of which was included in the agenda package.

**FIFTEENTH ORDER OF BUSINESS                      Manager’s Report**

**A.        Consideration of Resolution 2024-03, Designation of Secretary**

- Mr. Koncar outlined the Resolution.

On MOTION by Mr. Glickman seconded by Mr. McHone, with all in favor, Resolution 2024-03, Designating Mr. Robert Koncar as Secretary and Removing Ms. Janice Eggleton Davis as Secretary of the District was adopted.

**B.        Discussion of the Approved Tentative Fiscal Year 2025 Budget**

- The Board discussed the budget.

**C.        Consideration of Resolution 2024-04, Amending Resolution 2024-02, to Amend the District’s Proposed Budget for Fiscal Year 2025**

- Mr. Koncar outlined the Resolution.

On MOTION by Ms. Szafranski seconded by Mr. McHone, with all in favor, Resolution 2024-04, Amending Resolution 2024-02 to Amend the District’s Proposed Budget for Fiscal Year 2025 was adopted.

**D.        Discussion of Landscape RFP**

On MOTION by Ms. Szafranski seconded by Mr. Glickman, with all in favor, the RFP Advertisement for Landscape Services was approved.

**SIXTEENTH ORDER OF BUSINESS**

**Acceptance of the June 2024  
Financial Report and Approval of June  
2024 Payment Register & Invoices**

On MOTION by Ms. Szafranski seconded by Mr. Glickman, with all in favor, the June 2024 Financial Report was accepted, and the June 2024 Payment Register & Invoices were approved.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

- There were supplemental Field Operations requests.

On MOTION by Ms. Szafranski seconded by Mr. McHone, with all in favor, installation of additional clay on the tennis courts by Tree Amigos Outdoor Services in an amount not to exceed \$5,000 was approved.

On MOTION by Ms. Szafranski seconded by Mr. McHone, with all in favor, replacement of all rotors to be raised by four inches, and relocation of all rotors located in front of the gate access points on all six tennis courts was approved.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

# **Fifth Order of Business**

**MINUTES OF MEETING  
FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held Tuesday, August 27, 2024 at 6:00 p.m. at the Splash Park, located at 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

Rick Nelson	Chairperson
Michelle Szafranski	Vice Chairperson
Rodney Ashford	Assistant Secretary
Mike Glickman	Assistant Secretary
John McHone	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Katie Buchanan, Esq.	District Counsel
Ryan Stilwell, P.E.	District Engineer
Margaret Alfano	Vesta Property Services
Stephanie Taylor	Vesta Property Services
Fred Atwood	Vesta Property Services
Mike Chesser	Tree Amigos Outdoor Services
Billy Bonney	Tri-County Public Safety and Training
Eric Meyer	Elite Amenities
Members of the Public	

*Following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Nelson called the meeting to order. Supervisors introduced themselves, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments (Limited to 3 Minutes Per Speaker)**

- An audience member questioned whether there was a need for three TVs at the Splash Park.
- Several questions were received from the audience regarding the Budget, including concerns regarding the Capital as opposed to Operation and Maintenance expenses.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the Continued July 9, 2024 Meeting and July 23, 2024 Meeting**

On MOTION by Ms. Szafranski seconded by Mr. Glickman, with all in favor, the Minutes of the Continued July 9, 2024 Meeting were approved as presented.

On MOTION by Mr. Ashford seconded by Mr. McHone, with all in favor, the Minutes of the July 23, 2024 Meeting were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Public Hearings to Adopt Fiscal Year 2025 Budget and Levy of Non-Ad Valorem Assessments**

Mr. Koncar requested a motion to open the public hearing for consideration of the Fiscal Year 2025 Budget.

On MOTION by Mr. Ashford seconded by Mr. McHone, with all in favor, the public hearing was opened.

Audience comments were received on the budget. The Board responded to questions.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the public hearing was closed.

The Board discussed the Budget.

- A. Consideration of Resolution 2024-05, Adopting the Fiscal Year 2025 Budget**
  - Mr. Koncar outlined the Resolution.

On MOTION by Ms. Szafranski seconded by Mr. McHone, with Ms. Szafranski, Mr. McHone, Mr. Glickman and Mr. Ashford voting AYE, and Mr. Nelson voting NAY, Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date was adopted.

- B. Consideration of Resolution 2024-06, Levying Non-Ad Valorem Assessments**
- Mr. Koncar outlined the Resolution.

On MOTION by Ms. Szafranski seconded by Mr. McHone, with all in favor, Resolution 2024-06, Providing for Funding for the Fiscal Year 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date was adopted.

**SIXTH ORDER OF BUSINESS**

**Pond Maintenance Update – The Lake Doctors, Inc.**

- The Pond Maintenance Report was discussed.

**SEVENTH ORDER OF BUSINESS**

**Landscaping Update – Tree Amigos Outdoor Services, LLC**

The Landscape Report was presented, a copy of which was included in the agenda package.

**EIGHTH ORDER OF BUSINESS**

**Attorney’s Report**

- There being no report, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Engineer’s Report**

The Engineer’s Report was presented, a copy of which was included in the agenda package was discussed.

- A. Capital Improvement Projects Update**
  - The Capital Improvement Projects were presented.
- B. Capital Improvement Project Details by Requisition**
  - The requisition breakdown of the projects was reviewed.
- C. Consideration of Proposals from HEB Services, Inc. for Drainage Repairs at 1713 Margaret’s Walk and 1904 Sentry Oaks Court**
  - The Board discussed both projects.



- Mr. Koncar reviewed the meeting schedule with the Board.

On MOTION by Mr. Nelson seconded by Mr. McHone, with all in favor, the Fiscal Year 2025 Meeting Schedule was approved.

**B. Update on Landscape RFP**

- Mr. Koncar updated the Board on the Landscape RFP.

**SIXTEENTH ORDER OF BUSINESS**

**Acceptance of the July 2024  
Financial Report and Approval of July  
2024 Payment Register & Invoices**

On MOTION by Ms. Szafranski seconded by Mr. Ashford, with all in favor, the July 2024 Financial Report was accepted, and the July 2024 Payment Register & Invoices were approved.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

- There were no Supervisors' requests.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

# **Sixth Order of Business**

**MINUTES OF MEETING  
FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held Tuesday, September 24, 2024 at 6:00 p.m. at the Splash Park, located at 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

Rick Nelson	Chairperson
Michelle Szafranski	Vice Chairperson
Rodney Ashford	Assistant Secretary
Mike Glickman	Assistant Secretary
John McHone	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Katie Buchanan, Esq.	District Counsel (via telephone)
Ryan Stilwell, P.E.	District Engineer (via telephone)
Margaret Alfano	Vesta Property Services
Stephanie Taylor	Vesta Property Services
Fred Atwood	Vesta Property Services
Mike Chesser	Tree Amigos Outdoor Services
Billy Bonney	Tri-County Public Safety and Training
Eric Meyer	Elite Amenities
Members of the Public	

*Following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Nelson called the meeting to order. Supervisors introduced themselves, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments (Limited to 3 Minutes Per Speaker)**

- None.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 27, 2024 Meeting**

Mr. Koncar presented the Minutes of the August 27, 2024 meeting, and requested any additions, corrections or deletions. The Board requested to table the minutes to the October meeting.

The Board requested the July meeting minutes be revised and submitted for approval at the October meeting.

**FIFTH ORDER OF BUSINESS**

**Pond Maintenance Update – The Lake Doctors, Inc.**

- The Pond Maintenance Report was discussed.
- A. Fleming Island Plantation Fountain Agreement**
- The Board discussed the fountain agreement.

On MOTION by Ms. Szafranski, seconded by Mr. Ashford, with all in favor, The Lake Doctors, Inc. Fountain Cleaning Agreement for \$200 quarterly was approved.

**SIXTH ORDER OF BUSINESS**

**Landscaping Update – Tree Amigos Outdoor Services, LLC**

The Landscape Report was presented, a copy of which was included in the agenda package.

- A. Consideration of Tree Amigos Quote #211469 – Dead Tree Removal Along Autumn Glen Berm**
- The Board discussed quote 211469.

**SEVENTH ORDER OF BUSINESS**

**Attorney’s Report**

- There being no report, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Engineer’s Report**

The Engineer’s Report was presented, a copy of which was included in the agenda package was discussed.

The Board discussed the shade structure colors that will be installed beside the pickleball courts. There was Board consensus to select the forest green and blue shades from the color selection chart on Page 24 in the Agenda Package.

- A. Capital Improvement Projects Update**

- The Capital Improvement Projects were presented.
- B. Capital Improvement Project Details by Requisition**
- The requisition breakdown of the projects was presented.
- The Board requested the engineer update the Capital Improvement list.
- The Board requested the engineer return bids for the fitness pavilion and tennis court restroom to the October meeting.
- C. Consideration of Tree Amigos Outdoor Services Quote #211409 – 1451 Greenway Place Drainage**
- The Board discussed the quote.

On MOTION by Mr. Ashford, seconded by Mr. McHone, with all in favor, Tree Amigos Outdoor Services quote #211409 for installation of drainage repair at 1451 Greenway Place in an amount not to exceed \$4,328, utilizing funds from Miscellaneous Site Improvement Reserves, was approved.

**NINTH ORDER OF BUSINESS**

**Lifeguard Services Report – Elite Amenities**

- The Lifeguard Report was presented, a copy of which was included in the agenda package.
- A. Elite Amenities Lifeguard Staffing Service Proposal for 2025 Season**
- The Board discussed the options.

On MOTION by Mr. McHone, seconded by Mr. Glickman, with Mr. McHone, Mr. Glickman, Mr. Nelson, and Ms. Szafranski voting AYE, and Mr. Ashford voting NAY, the Elite Amenities Lifeguard Staffing Service Proposal, Option 2, for the Amenity Center in the amount of \$125,661.89 (5,030.5 hours at \$24.98/hour) for the period of March 24, 2025 through October 12, 2025; and Option 1 for the Splash Park in the amount of \$142,741.97 (\$24.98/hour) for the period of March 15, 2025 through September 28, 2025 were approved.

**TENTH ORDER OF BUSINESS**

**Security Report – Tri-County Safety & Security Inc.**

- The Security Report was discussed, a copy of which was included in the agenda package.

**ELEVENTH ORDER OF BUSINESS**

**General Manager’s Report**

Ms. Alfano presented the General Manager’s Report, a copy of which was included in the agenda package.

On MOTION by Mr. McHone seconded by Mr. Glickman, with all in favor, the amendment of the District Policy on Room Rentals (Page 17) (2) to remove this Section from the policy was approved.

On MOTION by Mr. McHone seconded by Mr. Ashford, with all in favor, the District attorney was authorized to send a Demand Letter to Comcast.

On MOTION by Ms. Szafranski seconded by Mr. McHone, with all in favor, pond repair work approved by the Chairperson for emergency repairs in the amount of \$15,750 with funds to come from the Miscellaneous Site Improvement Reserves was ratified.

**TWELFTH ORDER OF BUSINESS**

**Field Operations Manager’s Report**

The Field Operations Manager’s Report was presented, a copy of which was included in the agenda package.

**THIRTEENTH ORDER OF BUSINESS**

**Amenity Manager’s Report**

The Amenity Manager’s Report was presented, a copy of which was included in the agenda package.

**FOURTEENTH ORDER OF BUSINESS**

**Manager’s Report**

- A. Acceptance of Arbitrage Rebate Report for Series 2021 Bonds Prepared by LLS Tax Solutions Inc.**
  - Mr. Koncar reviewed the report.

On MOTION by Ms. Szafranski seconded by Mr. McHone, with all in favor, LLS Tax Solutions Inc. Arbitrage Rebate Report for Series 2021 Bonds was accepted.

- B. Consideration of Grau & Associates Audit Engagement Letter**
  - Mr. Koncar presented the audit engagement letter.

On MOTION by Mr. Nelson seconded by Mr. McHone, with all in favor, Grau & Associates Audit Engagement Letter for a total fee of \$4,100 for the Fiscal Year 2024 Audit was approved.

- C. Discussion and Acceptance of Goals and Objectives**
- Mr. Koncar reviewed the Goals and Objectives with the Board.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the Goals and Objectives were accepted.

**FIFTEENTH ORDER OF BUSINESS**

**Acceptance of the August 2024  
Financial Report and Approval of August  
2024 Payment Register & Invoices**

On MOTION by Mr. Ashford seconded by Mr. McHone, with all in favor, the August 2024 Financial Report was accepted, and the August 2024 Payment Register & Invoices were approved.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

- None.

**SEVENTEENTH ORDER OF BUSINESS**

**Continuation**

The Board concurred to continue the meeting to Tuesday, October 15, 2024, at 6:00 p.m. at the Splash Park. Mr. Koncar will ensure all landscape bidders receive an invitation to the meeting.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

## **Seventh Order of Business**



Dear Fleming Island Plantation Community Members,

10/11/2024

Please see the table below for a summary of our treatments completed to date since our September 13<sup>th</sup> report. Much like last month with some delays from another storm, the second half of this month is when the majority of our treatments will be completed. Please let us know if you have any questions or concerns and we will respond promptly. As always, we really appreciate the opportunity to work for the Fleming Island Plantation community.

**September - October 2024 Treatments Completed to Date**

<b>Zone</b>	<b>Technician</b>	<b>Date Treated</b>	<b>Pond #</b>	<b>Vegetation Targeted/ Service Provided</b>
1	Kory Kines	Sept. 23rd	45, 50, 51, 52	Algae, Emergent, Terrestrial
2	Blake Shelton	Sept. 23rd	44, 46, 47, 48	Algae, Emergent, Terrestrial
3	Trey Aponte	Sept. 16th	33, 43, 54, 55	Algae, Emergent, Terrestrial
4	Drew Lagenour	Sept. 24th	4, 21, 42, 49	Algae
5	Alex Kastner	Sept. 19th	38, 39, 40, 41	Algae, Submersed, Emergent
8	Eric Walker	Sept. 17th	27, 34	Algae, Emergent, Terrestrial
9	Sean McIntosh	Sept. 19th	28, 31, 32, 53	Algae, Submersed, Emergent
10	Eric Wood	Sept. 16th	5, 8, 9, 24	Algae
11	Garrett Potter	Sept. 16th	6, 7, 14, 25	Inspected
12	Jeremy Mashek	Sept. 17th	11, 12, 16, 17	Algae, Submersed, Emergent
13	Nicholas Zumwalt	Sept. 25th	10, 13, 15	Algae, Submersed, Emergent
14	Brandon Ernst	Sept. 24th	4, 21, 42, 49	Algae, Submersed, Emergent
---	John Richardson	Oct. 2nd	1	Quarterly fountain service*
3	Trey Aponte	Oct. 7th	33, 43, 54, 55	Algae
6	Jordan Nelson	Oct. 8th	19, 22, 23, 26	Algae, Submersed, Emergent
10	Eric Wood	Oct. 8th	5, 8, 9, 24	Algae

\*Intake screens, nozzles, floats and lights were cleaned.

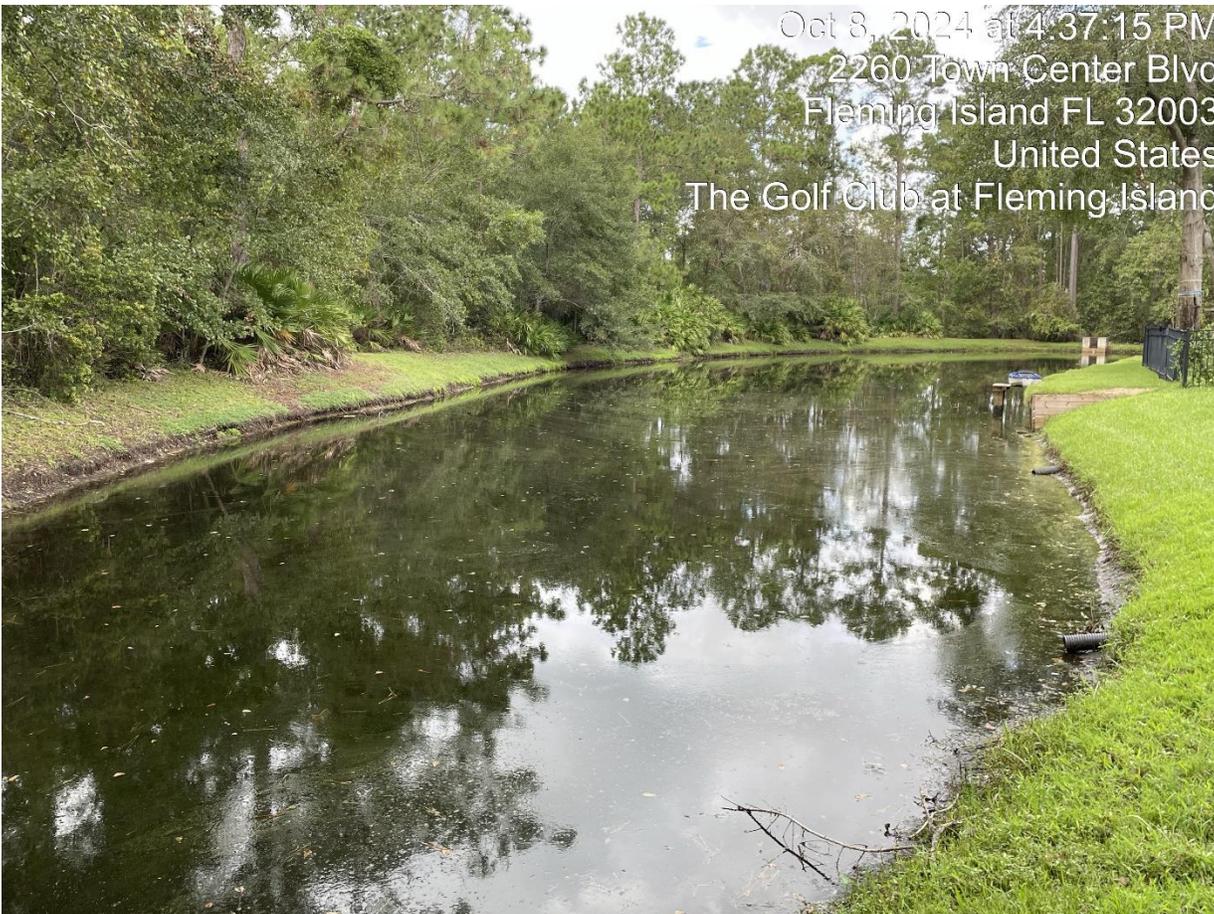
Warm Regards,

Your Jacksonville Lake Doctors Team

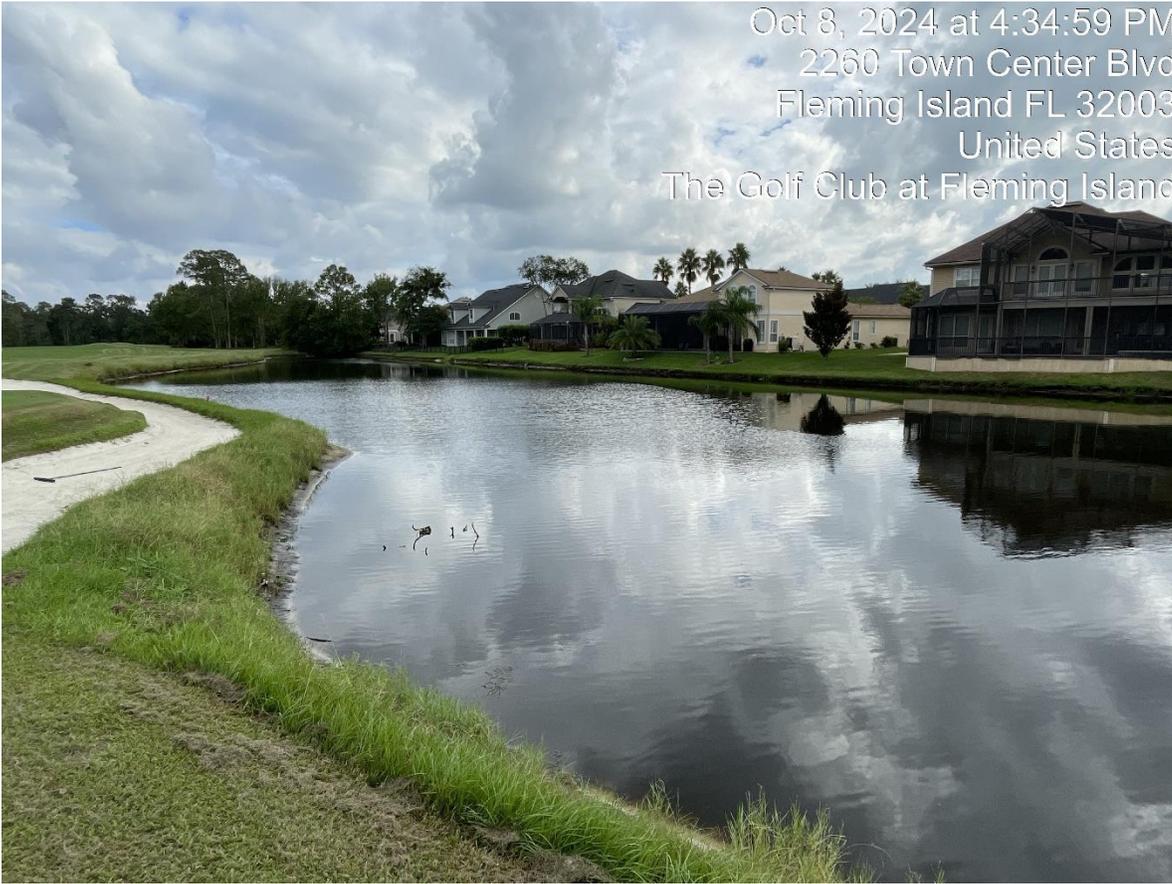
**Pond 1**



**Pond 21**



**Pond 22**



**Pond 25**



**Pond 34**

Oct 8, 2024 at 4:39:27 PM  
1985 Hickory Trace Dr  
Fleming Island FL 32003  
United States



**Pond 35**

Oct 8, 2024 at 4:23:46 PM  
2336 Links Dr  
Fleming Island FL 32003  
United States



**Pond 53**

Oct 8, 2024 at 4:14:48 PM  
2200 US-17 S  
Fleming Island FL 32003  
United States



**Pond 55**

Oct 8, 2024 at 4:51:26 PM  
2200-2298 Timber Land Ct  
Fleming Island FL 32003  
United States



# **Eighth Order of Business**



October 2024

**Irrigation Maintenance:** During the hurricane all irrigation clocks were turned off and as soon as storm passed and the rain had stopped all irrigation clocks were turned back on so we are back to running normal which is 3 days a week (Mon -Wed-Fri)

\*Irrigation Inspection Sheet Provided

\*Continue with repairing and/or replacing visibly damaged heads or zone lines as soon as we can

**Fungus / Pest / Fertilizer:** Applied 6-0-0 w/FE+Micros/Azoxy for prevention of brown patch Atrazine-Pre emergent weed control Post emergent -IPM

**Maintenance:** Continuing mowing routine every week (aside from hurricane storm clean-up)

Hurricane Milton came through on October 10th so maintenance crews dedicated their time from Oct 11th - Oct 16th for Hurricane Storm Clean-up

**Annuals:**Fall annuals are doing well and are watered daily

**Tree Work:** Working with Tree Tech to get in Plantation as soon as they can, are also working with Tree Tech to remove old tree stumps while they are taking down current dead trees on Autumn Glen berm as discussed last CDD meeting. Pictures provided of how finished work will look on stump removal.

Notes: Tree Amigos is working on and moving forward on removing plant material that deer have damaged and replacing with plants we believe will be more deer resistant.

Quotes: None at this time.











## **Eleventh Order of Business**

**PROJECT MEMORANDUM**

**TO:** Fleming Island Plantation CDD Board Members  
**FROM:** Prosser | PRIME AE - Ryan Stilwell, PE  
**DATE:** October 14, 2024  
**RE:** October 2024 Engineer's Update

**Capital Projects**

Please see enclosed package for review during the meeting.

**Capital Improvement Project Details by Requisition**

Please see enclosed package for review during the meeting.

**Margarets Walk Items** – Within the subdivision, there are a few requests from residents that we are working on:

- 1904 Sentry Oak Court – We have continued to follow-up with Comcast claim adjuster. Awaiting response. In the interim, Katie, CDD Attorney, will send Comcast a letter that a bill will be forthcoming.
- 1713 Margarets Walk Road – Board approved at the August meeting. The contractor is scheduled to begin work the week of October 14, 2024.

**Woodlands Drainage** –

- 1451 Greenway Place Drainage – The Board approved at the September meeting to pursue the Tree Amigos proposal for the work at the east end of the pipe in the resident's backyard. The contractor is scheduled to complete the work by October 21, 2024.

**Cypress Glen** –

- Cypress Glen Pond #45 – We have been on-site to view the pond outfall structure for repair, which is resulting in a low level of water. Board approved proposal at the September meeting. The Contractor completed the work for the pond by October 2, 2024. We visited the site October 3, 2024 and provide punchlist on October 8, 2024 for completion. We met on-site with contractor October 13, 2024 for additional repair to be made.

End of Report

**11A.**



# **VENDOR PRICING FOR SELECTED 2021 FIP CDD CAPITAL IMPROVEMENT PROJECTS**

**PREPARED FOR BOARD OF SUPERVISORS  
FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
OCTOBER 22, 2024**

**PREPARED BY PROSSER, INC.  
13901 SUTTON PARK DRIVE SOUTH, STE 200  
JACKSONVILLE, FL 32224**



## APPROVED CAPITAL IMPROVEMENTS STATUS SUMMARY

- **ACTIVITY PAVILION**- Sending for out to bid this month. Pricing due for November meeting
- **TENNIS COURT RESTROOM AND PAVILION**- Sending for out to bid this month. Pricing due for November meeting
- ~~**PICKLEBALL COURT EXPANSION** - Moving forward with construction~~
- ~~**FITNESS STATION RESURFACING**- Waiting on Board approval~~
- ~~**SPLASH PARK VOLLEYBALL COURTS** - Work Completed~~
- ~~**BLISS PRODUCTS FITNESS STATION EQUIPMENT**- Tree Amigos installed drainage system and was successful during rain event. Bliss to add mulch.~~
- ~~**SPLASH PARK FILTER TANKS** - Work completed.~~
- ~~**IAS SOUND SYSTEM AND TV'S FOR AMENITY CENTER AND SPLASH PAD**~~
- ~~**BLISS WADING POOL SHADE SAIL**- Work Completed~~
- ~~**KOMPAN PLAYGROUND**- Installation finalized and final walk through and punch list completed 1.9.23. Requisition for final payment submitted.~~
- ~~**BLISS SPLASH PAD SHADE SAIL** - Vendor to complete work week of 2.13.23~~
- ~~**SLIDE EXPERTS WATER SLIDE RESTORATION**- Work complete. Final walk through and punch list completed on 11.4.22.~~
- ~~**AMENITY CENTER BASKETBALL BACKBOARDS/NETS**~~
- ~~**DAB TENNIS COURT RESURFACING**- Contract signed. Work scheduled for week of 1.23.23~~
- ~~**LAP POOL ADA LIFT CHAIR**- Installation finalized. Final payment requisition submitted.~~
- ~~**AMENITY CENTER SPLASH PAD RESURFACING** - Work to begin this month.~~
- ~~**TENNIS COURT RESURFACING**~~
- ~~**AMENITY CENTER BACKBOARDS AND NETS**- Installation scheduled for 1.13.23~~

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FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE.....4

<b>FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 10.22.24</b>		
<b>TOTAL BOND ISSUANCE FUNDS</b>	<b>\$1,949,935</b>	
<b>APPROVED PROJECTS</b>		
KOMPAN PLAYGROUND	\$328,428.00	COMPLETED
BLISS WADING POOL SHADE SAIL	\$22,550.00	COMPLETED
BLISS SPLASH PAD SHADE SAIL	\$24,477.50	COMPLETED
SLIDE EXPERTS SLIDE RESTORATION	\$55,850.00	COMPLETED
TENNIS COURT RESURFACING	\$31,500.00	COMPLETED
FITNESS STATIONS	\$37,671.00	COMPLETED
AMENITY CENTER ADA CHAIR LIFT	\$8,836.84	COMPLETED
SPLAH PAD ADA CHAIR LIFT	\$11,216.15	COMPLETED
AMENITY CENTER SPLASH PAD RESURFACING	\$39,270.00	COMPLETED
SPLASH PARK FILTER TANKS	\$130,039.72	COMPLETED
AMENITY CENTER BASKETBALL BACKBOARD/NETS	\$8,324.00	COMPLETED
IAS AMENITY CENTER AND SPLASH PAD SOUND SYSTEM AND TV'S	\$58,978.76	COMPLETED
TREE AMIGOS FITNESS STATION DRAINAGE	\$1,400.00	COMPLETED
SPLASH PARK DOUBLE VOLLEYBALL COURT	\$64,010.00	COMPLETED
PICKLEBALL COURTS (BUDGET OPINION)	\$382,480.00	ON-GOING
REMAINING AFTER APPROVED PROJECTS:	<b>\$744,903.03</b>	
<b>PROSSER REQUISITIONS</b>		
REQUISIONS 1-133	\$236,027.00	
<b>APPROVED PROJECTS PENDING FINAL PRICING</b>		
FITNESS PAVILION (BUDGET OPINION)	\$486,000.00	
TENNIS COURT RESTROOM/PAVILION (BUDGETARY OPINION)	\$340,000.00	
<b>REMAINING LUMP SUM SERVICES</b>		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (LUMP SUM INCLUDED IN TOTAL REMAINING)	\$52,995.00	
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (LUMP SUM INCLUDED IN TOTAL REMAINING)	\$33,545.00	
<b>TOTAL REMAINING:</b>	<b>-\$786,143.97</b>	

**11B.**

<b>FIPCDD 2021 Requisition Break Down</b>				
<b>Date:</b>		10/22/2024		
<b>Prossor No.</b>		109064.04		
<b>Companies/Payee</b>	<b>Project</b>	<b>Contract Amount</b>	<b>Total Invoices</b>	
<i>Construction</i>				
Kompan	Splash Park Playground	\$328,428.00	\$328,428.00	
BAB Tennis Courts	FIPCDD Tennis Resurfacing	\$31,500.00	\$31,500.00	
The Slide Experts	Paint Exterior Open Waterslide	\$55,850.00	\$55,850.00	
AquaSeal Resurfacing	FIPCDD Splash Pad Resurfacing	\$39,270.00	\$39,270.00	
Mobility Plus	FIPCDD Splash Pad Chair Lift	\$20,052.99	\$20,052.99	
Vak Pak, Inc.	Filtration Equipment Reno	\$170,527.72	\$170,527.72	
Bliss Products & Services	Wade Pool Shading & Tennis Resurface	\$45,994.96	\$45,994.96	
Integrated Access Solution	Splash Park Sound and TV Install	\$58,978.76	\$58,978.76	
Tree Amigos	Stormdrain Cleaning	\$1,400.00	\$1,400.00	
		<b>OVERALL TOTAL :</b>	\$807,852.43	
<i>Design/Permitting</i>				
Prosser	*1	FIPCDD Pickleball	\$29,650.00	\$33,523.50
	*2	FIPCDD Slide Tower	\$7,000.00	\$7,944.70
	*3	FIPCDD Fitness Pavilion	\$57,995.00	\$54,705.04
	*4	FIPCDD Splash Pad	\$5,500.00	\$5,592.15
	*3	FIPCDD Tennis Restroom	\$65,745.00	\$46,376.25
			Other Engineering Services (Since Oct. 2021) (monthly reports, coordination w/vendors & staff)	
		<b>OVERALL TOTAL :</b>	\$236,027.00	

- \*1 - Rebidding project for 4th time. Additional services will be required for construction. Includes permitting
- \*2 - Hourly Construction
- \*3 - Still in production
- \*4 - Hourly Construction

## **Twelfth Order of Business**



**FIP Lifeguard Report for September of the 2024 season**

**Swim Tests:**

Swim tests are conducted yearly for all swimmers 8 and under and those under 12 that did not complete in 2023. All swimmers are required to pass a swim test at the Amenity Center even if previously passed at Splash Park.

**Incidents:**

- We have had 0 incidents this past period and 1 assist for the summer..

**Swim Lessons:**

- Private and semi-private lessons have concluded for the season. Instructors taught 43 swim lessons which generated \$1230 in total Revenue. The CDD will receive \$123 which is 10% of the Gross Revenue.

**Confirmed Staff:**

- As the season is winding down, we are grateful for the 25 confirmed lifeguards currently on staff.
- In Preparation for 2025, Elite will begin offering Red Cross certification classes in January, 2025

**Questions:**

Please reach out to Elite Amenities at (904) 710-0172 or email to [admin@eliteamenities.com](mailto:admin@eliteamenities.com) or [fipsupervisor@eliteamenities.com](mailto:fipsupervisor@eliteamenities.com)

# **Thirteenth Order of Business**



# Tri-County Public Safety and Training

## Tri-County Safety and Security

### Multi Agency Private Enforcement Radio Network



#### Fleming Island Plantation CDD Security Report

September / October 2024

1. Criminal Offences – 1. Battery on LEO / Illegal Dumping Clay County CCR 24-3117687
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 14 Reports
  - A. Suspicious Vehicles with ejection X4
  - B. Suspicious Persons with ejection x1
  - C. 9 Ejections, Non-Residents 4-Gazebo, 1-Picnic Tables, 2-Basketball, 1-Tennis, 1-Playground
5. Maintenance Reports – 1 Reports
  - A. Lighting at Splash Park
6. FIP Policy Violations – No Other Reports

Respectfully Submitted,

*Billy Bonney*

William "Billy" Bonney

Chief

Tri-County Public Safety and Training / Tri-County Safety and Security



**William "Billy" Bonney**  
Chief of Service

**11250 Old St. Augustine Rd Ste. 15-244**  
**Jacksonville, FL 32257**  
**(904) 909-7572**

# **Fourteenth Order of Business**



## General Manager's Report

*Meeting date: 10-22-2024*

*Submitted by: Margaret Alfano*

### **SHORT & SWEET / No Board action required:**

With severe weather conditions twice within roughly three weeks our staff has been very busy. We have been either preparing or restoring from a storm. Although there have been many things going on daily and we continue to work on maintenance, projects, events, and more, our reports are a bit shorter this month. We would like to thank the Board for all of your support and understanding.

### **HURRICANE UPDATE / No Board action required:**

We are proud to report that we came through yet another storm with little to no damage. This one certainly was scary when it was headed to shore at category 5. Our thoughts to those that were impacted by either storm.

As we said in the past, our Vesta Team onsite and beyond are more than prepared to handle these weather events. However, with two of them behind us we will be formulating a procedure manual as we now know where the timers are, have proper sump pump checks, social media plans, voicemail procedures, plans to secure the desks, protect pool pumps, and more. We are excited to simply have a checklist we check once and TWICE! We hope we never have to use this!

Thank you also must be given to Kevin, Mike, and the entire Tree Amigos Crew... they worked hard to get us through.

### **FIP STAFFING NEWS & UPDATES / No Board action required:**

Vesta is a local company with deep roots in the area. This provides us with a large pool for our employees and for our clients. We are proud to announce that Emma Harrah, Event Coordinator/Social Media Specialist, has been promoted to the Vesta Assistant Marketing Director. Emma now works out of our Corporate Office in Riverside. We are equally excited that this presents an opportunity for our staff member Brandon Miller. Brandon has now filled that position here at Fleming Island Plantation. This transition has been flawless.

Stay tuned for more exciting news and updates in the future. Our Vesta Team is Fleming STRONG!

*Should you have any comments or questions feel free to contact me directly.*



JBE / NG

# **Fifteenth Order of Business**



## Field Operations Report

*Meeting date: 10-22-2024*

*Submitted by: Fred Atwood*

### **VILLAGE SQUARE FOUNTAIN / No Board action required:**

Stay tuned.

### **TENNIS COURTS / Board action required approval on trenching and irrigation replacement / relocation:**

The irrigation head replacement has been working out great. However, with their new height raised in some areas they create a trip hazard. In an effort to prevent that, especially on Court One where they are directly in a path, we have installed planters to mitigate that hazard. The plant materials are artificial, and we will rotate the flowers seasonally. This eliminates the need for irrigation to the planters.



The dumpster for dead material has been removed. We are working to obtain three bids for the upgrades to the surfaces on Courts 3, 4, and 5.

Lastly, in an effort to completely turn back time on the Courts we are working with painting vendors to examine the scope of painting all of the brackets and poles on the tennis fencing. The condition and appearance of these areas on the fence is truly dating the facility. We would like to review the data we collect and try and combine or perform that task prior to rolling down the windscreens at the end of November, after the Hurricane Season.

### **PARKING LOT REPAVING / No Board action required:**

We are currently working on obtaining bids to repair and re-pave the Splash Park parking lot. There are several areas throughout the lot that need repairing prior to being seal coated. At the same time as these repairs will be performed, we are hopeful to include proposals to sealcoat the Amenity Center parking lot. It is our goal to combine both of those projects and take advantage of cost savings opportunities because the vendor will already be on property. The actual surface at the Amenity Center is in overall better shape.

**PROJECTS IN THE WORKS / No Board action required:**

We will be working to complete the list below prior to the end of the calendar year.

- Replacing the bulbs at Tennis and Basketball Courts that need replacement
- Splash Park Lighting – one out – one wrong color while lift is on property.
- Gazebo lighting
- Ordering Members Only signs for the Gazebo area
- Painting Gazebo

**AMENITY CENTER SHED CONDITIONS / No Board action required:**

Stay tuned.

**AC SPLASH PAD UPDATES / No Board action required:**

The sunshade will be installed after the Hurricane Season.

Stay tuned for updates on the Splash Pad surface.

**FIELD OPERATIONS UPDATES / No Board action required:**

- Painted the sign pedestal at Margarets Walk statue with Por-15.
- Painted the trashcan lid at Margarets Walk Park with Por-15.
- Ground lifted edges on sidewalk throughout Margarets Walk Path.
- Replaced light bulbs in Amenity Center parking lot globe lights.
- Replaced sump pump at AC Splash Pad with an automatic pump from Home Depot.
- Loaded pallet of tennis court clay bags into tennis shed.
- Replace plumbing for drain on drinking fountain by basketball courts. Old drain had a flexible hose that was kinked and kept getting clogged. Replaced with all PVC hard piping.
- Replaced ceiling fans in Amenity Center
- Replaced flow meter for Lap Pool – Saved CDD approx \$800 labor.
- Talked with Public Works at site of hole behind fence near Cypress Glen – they are beginning the repair.
- Replaced self-closing hinges on gate at Kiddie Pool at Splash Park – gate now closes as it should.
- Repaired floor outlet in Amenity Center.
- Tested all sump pumps. Found pump at Family Pool has a short. New temporary pump from Home Depot installed.
- Placed sand bags at door to tennis shed.
- Dropped water levels in all pools in anticipation of heavy rains to come. Also turned off all automatic fillers.
- Put all loose tennis maintenance items into tennis shed. Also placed aluminum bench from basketball courts in shed.

*Should you have any comments or questions feel free to contact me directly.*



# **Sixteenth Order of Business**



## Amenity Manager's Report

*Meeting date: 10-22-2024*

*Submitted by: Stephanie Taylor*

### **HOLIDAY DÉCOR / No Board action required:**

The Amenity Center has transformed from a Fall Wonderland to the Spooky Season! We put away the leaves and all things pumpkins and traded them for witches' hats, spell books, skeletons, and skulls. We even had a crew of skeletons at the entrance of the Amenity Center. Residents are able to take photos with the skeleton on the bench, check out the three skeletons playing Limbo, view the skeletons on the roof, and even watch the eyes of our 12-foot skeleton! Our goal is to get the skeletons out to their spots and leave them out until Halloween, if the weather permits. Any chance we can get to have our resident's visit and interact with us is part of our dream for our community.

### **2025 POOL SEASON / No Board action required:**

The 2024 pool season is about to conclude! It is wonderful seeing the residents using the Amenities at both the Splash Park and the Amenity Center Pool. This season is the first season that daytime swimming was allowed without lifeguards, and it went well! Residents were able to utilize the Amenity Center Pool; Pool Staff kept the management team informed if they had any questions or concerns. One question that we have received, especially as we neared the end of the pool season, is the ability to extend the pool season. This is an item that we will bring back for the Board's consideration with all things pool at our January 2025 meeting. As Dory says, "Just keep swimming!"

### **CONTINUED BADGE SYSTEM RESEARCH / No Board action required:**

We are thoroughly researching the preferred badge system for a community of our size. We have reached out to all other Vesta managed properties for their best practices and vendors. We are trying to narrow down the options prior to presenting them to the Board. We understand what a daunting task this will be for our residents and staff, and we want to set us up for success not just for the upcoming pool season but far into the future. We will have the complete details for the Board as soon as possible.

### **EVENT UPDATES / No Board action required:**

October is going strong with events! We had our Movie Night at the Amenity Pool for residents 16 and up. The night included movie snack trays filled with fresh popcorn, candy, and soda. We also had our community yard sale. While the weather wasn't ideal, the rain stayed away for majority of the day, allowing yard sale enthusiasts time to enjoy the variety of items throughout the community. The candle-making workshop was a blast. Residents were able to create their very own candle by choosing their scent, creating their own candle color, and adding flower toppings if they chose.

We gear up for the Halloween Spirit with our Pumpkin Decorating Day event on Saturday, October 19<sup>th</sup>, allowing residents to create a keepsake for years to come. We finish October with our FIP Monster Mash Bash on Friday, October 25<sup>th</sup>. November starts out strong with a Blood Drive at the Splash Park during the General Elections. On Saturday, November 9<sup>th</sup>, we are hosting our first Dueling Pianos. Join us for cocktails and hors d'oeuvres as our two pianists compete for the crowd's cheers!



Candles: Finished Product



Candle Making



Pool Movie: Fall Guy



Should you have any comments or questions feel free to contact us directly.



# **Eighteenth Order of Business**

**FLEMING ISLAND PLANTATION  
Community Development District**

*Financial Report*

*September 30, 2024*



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**FLEMING ISLAND PLANTATION**

**Financial Statements**

**(Unaudited)**

**September 30, 2024**

**Balance Sheet**  
September 30, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>2021 DEBT SERVICE FUND</u>	<u>2021 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 1,135,980	\$ -	\$ -	\$ 1,135,980
Accounts Receivable	1,450	-	-	1,450
Investments:				
Money Market Account	1,323,051	-	-	1,323,051
Construction Fund	-	-	1,114,970	1,114,970
Interest Account	-	15	-	15
Prepayment Account	-	4,164	-	4,164
Rebate	-	21,193	-	21,193
Revenue Fund	-	240,319	-	240,319
Sinking fund	-	209	-	209
Prepaid Items	11,989	-	-	11,989
Deposits	10,397	-	-	10,397
<b>TOTAL ASSETS</b>	<b>\$ 2,482,867</b>	<b>\$ 265,900</b>	<b>\$ 1,114,970</b>	<b>\$ 3,863,737</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 176,841	\$ -	\$ -	\$ 176,841
Accrued Expenses	8,988	-	-	8,988
Accrued Payroll	1,077	-	-	1,077
<b>TOTAL LIABILITIES</b>	<b>186,906</b>	<b>-</b>	<b>-</b>	<b>186,906</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	11,989	-	-	11,989
Deposits	10,397	-	-	10,397
<b>Restricted for:</b>				
Debt Service	-	265,900	-	265,900
Capital Projects	-	-	1,114,970	1,114,970
<b>Assigned to:</b>				
Operating Reserves	696,908	-	-	696,908
Reserves - Entry Features	166,636	-	-	166,636
Reserves - Park	143,744	-	-	143,744
Reserves - Recreation Facilities	523,658	-	-	523,658
Reserves-Misc. Site Improvement	272,140	-	-	272,140
Reserves - Signage	221,332	-	-	221,332
<b>Unassigned:</b>	<b>249,157</b>	<b>-</b>	<b>-</b>	<b>249,157</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,295,961</b>	<b>\$ 265,900</b>	<b>\$ 1,114,970</b>	<b>\$ 3,676,831</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,482,867</b>	<b>\$ 265,900</b>	<b>\$ 1,114,970</b>	<b>\$ 3,863,737</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 20,000	\$ 20,000	\$ 169,613	\$ 149,613
Room Rentals	7,000	7,000	8,163	1,163
Swimming Program Fee	813	813	751	(62)
Tennis Membership	2,700	2,700	2,400	(300)
Tennis Program Fees	200	200	-	(200)
Special Events	6,500	6,500	3,797	(2,703)
Special Assmnts- Tax Collector	3,243,661	3,243,661	3,236,564	(7,097)
Special Assmnts- Discounts	(129,746)	(129,746)	(118,086)	11,660
Other Miscellaneous Revenues	3,000	3,000	1,788	(1,212)
Access Cards	6,000	6,000	6,085	85
Insurance Reimbursements	-	-	6,000	6,000
<b>TOTAL REVENUES</b>	<b>3,160,128</b>	<b>3,160,128</b>	<b>3,317,075</b>	<b>156,947</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	16,000	16,000	13,000	3,000
FICA Taxes	1,224	1,224	995	229
ProfServ-Arbitrage Rebate	600	600	600	-
ProfServ-Dissemination Agent	1,200	1,200	1,200	-
ProfServ-Engineering	38,500	38,500	38,364	136
ProfServ-Legal Services	40,000	40,000	43,584	(3,584)
ProfServ-Mgmt Consulting	62,339	62,339	62,339	-
ProfServ-Other Legal Charges	-	-	37,000	(37,000)
ProfServ-Special Assessment	9,360	9,360	9,360	-
ProfServ-Trustee Fees	4,000	4,000	4,000	-
Auditing Services	4,000	4,000	4,000	-
Postage and Freight	3,500	3,500	2,053	1,447
Insurance - General Liability	35,152	35,152	50,752	(15,600)
Printing and Binding	2,500	2,500	1,204	1,296
Legal Advertising	3,000	3,000	1,748	1,252
Misc-Assessment Collection Cost	64,873	64,873	62,370	2,503
Misc-Credit Card Fees	500	500	615	(115)
Misc-Contingency	12,500	12,500	3,102	9,398
Office Supplies	500	500	141	359
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>299,923</b>	<b>299,923</b>	<b>336,602</b>	<b>(36,679)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>				
ProfServ-Field Management	-	-	304,474	(304,474)
ProfServ-Web Site Development	5,000	5,000	1,800	3,200
Contracts-Landscape	658,400	658,400	658,400	-
Electricity - General	82,000	82,000	73,318	8,682
Utility - Water	73,500	73,500	109,777	(36,277)
R&M-Aquascaping	59,700	59,700	68,475	(8,775)
R&M-Common Area	43,000	43,000	40,134	2,866
R&M-Electrical	28,000	28,000	31,996	(3,996)
R&M-Other Landscape	90,000	90,000	112,566	(22,566)
R&M-Irrigation	40,000	40,000	25,353	14,647
Holiday Decoration	5,000	5,000	4,621	379
Op Supplies - General	15,000	15,000	16,972	(1,972)
<b>Total Field</b>	<b>1,099,600</b>	<b>1,099,600</b>	<b>1,447,886</b>	<b>(348,286)</b>
<b><u>Parks and Recreation</u></b>				
ProfServ-Field Management	434,240	434,240	289,493	144,747
Pool Office Attendant	39,714	39,714	14,498	25,216
Contracts-Lifeguard Services	148,000	148,000	117,332	30,668
Contracts-Janitorial Services	15,965	15,965	15,280	685
Contracts-Security Services	53,520	53,520	55,490	(1,970)
Communication - Teleph - Field	12,253	12,253	11,916	337
Postage and Freight	200	200	57	143
Internet/WiFi - Gazebo	1,580	1,580	1,479	101
Electricity - General	34,000	34,000	32,094	1,906
Utility - Refuse Removal	8,100	8,100	5,840	2,260
Utility - Water & Sewer	34,000	34,000	33,990	10
Lease - Copier	8,000	8,000	8,312	(312)
R&M-Air Conditioning	1,750	1,750	3,247	(1,497)
R&M-Fire Suppression System	500	500	508	(8)
R&M-Grounds	9,000	9,000	11,787	(2,787)
R&M-Pest Control	660	660	758	(98)
R&M-Tennis Courts	6,500	6,500	5,567	933
Misc-Event Expense	38,000	38,000	45,276	(7,276)
Misc-Termite Bond	684	684	784	(100)
Misc-Licenses & Permits	700	700	775	(75)
Misc-Amenity Center Equipment	3,200	3,200	6,820	(3,620)
Misc-Contingency	10,000	10,000	17,297	(7,297)
Office Supplies	4,500	4,500	5,124	(624)
Cleaning Supplies	2,000	2,000	559	1,441

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Op Supplies - General	7,000	7,000	5,692	1,308
Op Supplies - Pool Chemicals	19,800	19,800	27,013	(7,213)
Op Supplies-Pool and Splash Pad	4,000	4,000	2,905	1,095
Subscriptions and Memberships	2,100	2,100	6,026	(3,926)
<b>Total Parks and Recreation</b>	<b>899,966</b>	<b>899,966</b>	<b>725,919</b>	<b>174,047</b>
<b><u>Community Center</u></b>				
ProfServ-Field Management	248,933	248,933	165,955	82,978
Contracts-Lifeguard Services	113,000	113,000	130,523	(17,523)
Contracts-Janitorial Services	15,965	15,965	15,280	685
Contracts-Security Services	2,500	2,500	1,407	1,093
Communication - Teleph - Field	4,532	4,532	6,377	(1,845)
Electricity - General	20,000	20,000	20,484	(484)
Utility - Refuse Removal	4,320	4,320	3,575	745
Utility - Water & Sewer	30,000	30,000	17,406	12,594
R&M-Air Conditioning	1,000	1,000	108	892
R&M-Fire Suppression System	1,400	1,400	1,447	(47)
R&M-Grounds	8,000	8,000	16,144	(8,144)
R&M-Pest Control	466	466	500	(34)
Misc-Rec Center Equipment	2,500	2,500	1,103	1,397
Misc-Termite Bond	375	375	292	83
Misc-Licenses & Permits	500	500	475	25
Misc-Contingency	8,500	8,500	3,919	4,581
Office Supplies	500	500	420	80
Cleaning Supplies	2,000	2,000	279	1,721
Op Supplies - General	2,650	2,650	2,148	502
Op Supplies - Pool Chemicals	18,000	18,000	25,854	(7,854)
Op Supplies-Pool and Wading Pool	3,000	3,000	1,545	1,455
<b>Total Community Center</b>	<b>488,141</b>	<b>488,141</b>	<b>415,241</b>	<b>72,900</b>
<b><u>Reserves</u></b>				
Reserve - CDD Amenity	322,498	322,498	41,599	280,899
Reserves-Splash Park	50,000	50,000	36,990	13,010
<b>Total Reserves</b>	<b>372,498</b>	<b>372,498</b>	<b>78,589</b>	<b>293,909</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>3,160,128</b>	<b>3,160,128</b>	<b>3,004,237</b>	<b>155,891</b>
Net change in fund balance	\$ -	\$ -	\$ 312,838	\$ 312,838
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>1,983,123</b>	<b>1,983,123</b>	<b>1,983,123</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,983,123</b>	<b>\$ 1,983,123</b>	<b>\$ 2,295,961</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 35,444	\$ 35,444
Special Assmnts- Tax Collector	1,810,507	1,810,507	1,798,373	(12,134)
Special Assmnts- Prepayment	-	-	8,024	8,024
Special Assmnts- Discounts	(72,420)	(72,420)	(65,614)	6,806
<b>TOTAL REVENUES</b>	<b>1,738,087</b>	<b>1,738,087</b>	<b>1,776,227</b>	<b>38,140</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	36,210	36,210	34,655	1,555
<b>Total Administration</b>	<b>36,210</b>	<b>36,210</b>	<b>34,655</b>	<b>1,555</b>
<b>Debt Service</b>				
Principal Debt Retirement	1,490,000	1,490,000	1,490,000	-
Principal Prepayments	-	-	85,000	(85,000)
Interest Expense	221,375	221,375	220,675	700
<b>Total Debt Service</b>	<b>1,711,375</b>	<b>1,711,375</b>	<b>1,795,675</b>	<b>(84,300)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,747,585</b>	<b>1,747,585</b>	<b>1,830,330</b>	<b>(82,745)</b>
Excess (deficiency) of revenues Over (under) expenditures	(9,498)	(9,498)	(54,103)	(44,605)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(9,498)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(9,498)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (9,498)	\$ (9,498)	\$ (54,103)	\$ (44,605)
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>320,003</b>	<b>320,003</b>	<b>320,003</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 310,505</b>	<b>\$ 310,505</b>	<b>\$ 265,900</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 55,293	\$ 55,293
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>55,293</b>	<b>55,293</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	-	42,608	(42,608)
<b>Total Construction In Progress</b>	<b>-</b>	<b>-</b>	<b>42,608</b>	<b>(42,608)</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>42,608</b>	<b>(42,608)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	12,685	12,685
Net change in fund balance	\$ -	\$ -	\$ 12,685	\$ 12,685
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>	<b>-</b>	<b>-</b>	<b>1,102,285</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,114,970</b>	

**Notes to the Financial Statements**  
*September 30, 2024*

<b>General Fund</b>
---------------------

► **Assets**

- **Cash and Investments** - See Cash and Investment Report for further details.

- **Accounts Receivable \$1,450** - Funds due to the District.

Due from Tree Amigos from FY23 - Inv 200123 was paid twice. Once as O&M and again as Requisition 68.

	\$ 1,450
Total Accounts Receivable	<u>\$ 1,450</u>

- **Prepaid Items \$11,989** - Expenditures paid in advance.

PoolSure Annual Water Mgmt - 2024 contract balance

	\$ 11,989
Total Prepaid Items	<u>\$ 11,989</u>

- **Deposits \$10,397** - Verified Deposits with Utility providers.

Clay County Utilities - Water	\$ 2,765
Clay Electric Cooperative	7,632
Total Deposits	<u>\$ 10,397</u>

► **Liabilities**

- **Accounts Payable \$176,841** - Invoices that were posted but not paid until October.

- **Accrued Expenses \$8,988** - Expenses not yet billed or pending approval.

Legal Fees - September estimate	\$ 2,500
Engineer Fees - September estimate	3,750
GFL - September amenity center extra refuse pick up	1,538
Inframark - FY24 Dissemination services	1,200
Total Accrued Expenses	<u>\$ 8,988</u>

- **Accrued Payroll \$1,077** - BOS September meeting payroll & withholdings paid in Oct 2024.

► **Fund Balance**

- **Per FY24 Assigned Fund Balance approved by BOS at 1/23/24 meeting. Reduced by monthly usage:**

Operating Reserves - FY24	\$ 696,908	- Assigned to cover 1 qtr of expenditures.
Entry Features	166,636	
Parks	143,744	
Recreation Facilities	523,658	
Misc. Site Improvement	272,140	
Signage	221,332	
Total Assigned Fund Balances	<u>\$ 2,024,418</u>	

**Notes to the Financial Statements**  
*September 30, 2024*

**Financial Overview / Highlights**

- ▶ The Non-Ad Valorem assessments were 100% collected as of 6/30/24.
- ▶ Swimming Program Fee - St. John's Classical Academy Swim Team \$300; Hydrofitness-Water aerobics \$151; Sole Golf Prop - Swim Team \$300.
- ▶ Other Miscellaneous Revenue - SP Food Concession Rent \$1,050; Sales of FIP lanyards and drinkware. Refund of cleaning services from Coverall \$348.
- ▶ Insurance Reimbursements - Allstate (\$3,516) for 8/12/23 TC Blvd Property Damage; GEICO (\$1,107) & State Farm (\$800) for 12/26/23 accident at TC Blvd & Golf Course.
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 95% of the YTD budget. Significant variances are explained below.

**Variance Analysis**

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Other Legal Settlements	\$ -	\$ 37,000	n/a	Paid to C&E Land Investors on 7/18/24.
Insurance - General Liability	\$ 35,152	\$ 50,505	144%	Commercial Property insurance increased \$12,381 from FY23.
Misc-Contingency	\$ 12,500	\$ 3,102	25%	Hancock bank fees; Amazon-1 Galaxy Tablet \$110; Record storage fee is \$135/mo.
<b><u>Field</u></b>				
ProfServ-Field Management	\$ -	\$ 304,474	n/a	Vesta amenity management services for June thru September plus a contract deposit in the amount of \$69,989.
Utility - Water	\$ 73,500	\$ 109,777	149%	Reviewed and verified. Irrigation for sub-division entrances, fountains and common grounds with Clay County Utility.
R&M-Aquascaping	\$ 59,700	\$ 68,475	115%	Lake Doctors Water Mgmt \$4,975/mo, plus a one-time fee for stocking various ponds with 400 Grass Carp \$3,800.
R&M-Electrical	\$ 28,000	\$ 31,996	114%	Covington Entrance repairs \$6,425 - Insurance claim plus misc electrical work through the District from Pickett Electric.
R&M-Other Landscape	\$ 90,000	\$ 112,566	125%	Reviewed & Verified. Tree Amigos services.
<b><u>Parks and Recreation - General (Amenity Center)</u></b>				
Pool Office Attendant	\$ 39,714	\$ 14,498	37%	October 2023 plus March thru May 2024 services provided by Inframark.
Contracts - Lifeguard Services	\$ 148,000	\$ 117,332	79%	Elite Amenities lifeguard services from October 2023 plus March thru September 2024.
Contracts - Janitorial Services	\$ 15,965	\$ 15,280	96%	North Florida Building Maintenance \$1,269/mo thru December. Decreased to \$1,232/mo effective January plus supplies.
Contracts - Security Services	\$ 53,520	\$ 55,490	104%	Tri-County Public Safety contract renewed 8/1/23.
R&M-Air Conditioning	\$ 1,750	\$ 3,247	186%	Air-Max - Condenser coil replaced in December \$1,475 plus September repairs \$1,185.
R&M-Grounds	\$ 9,000	\$ 11,787	131%	Alan Schwab-Sidewalk repair \$3,500; Epic Pools-Splash pad repair \$3,500; Lance Maxwell Plumbing-Drinking fountain drainage maintenance & repairs \$1,855; Mark Burdetsky-Pool area painted \$1,250.
Misc - Amenity Center Equipment	\$ 3,200	\$ 6,820	213%	WebWatchDogs-New Cameras & Installation \$2,848; Amazon-Laptop \$365; Bliss Products-playground equipment \$1,370; Integrated Access Solutions \$898; CRN JAX \$459.
Misc-Contingency	\$ 10,000	\$ 17,297	173%	Backdrop Stand Kit \$850; WebWatchdogs-Tennis court camera cables \$1,900; CRN JAX services \$650; Air-Max A/C at Pool House \$1,287; Mark Burdetsky Tennis court wall stucco repairs \$1,900; ID Workplace \$2,643; VakPak-Lap Pool crank valves & installation \$3,946.

<b>Account Name</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>	<b>Explanation</b>
<b><u>Parks and Recreation - General (Amenity Center) - continued</u></b>				
Op Supplies - Pool Chemicals	\$ 19,800	\$ 27,013	136%	PoolSure annual agreement is prorated at \$1,998/mo thru
Subscriptions & Memberships	\$ 2,100	\$ 6,026	287%	ASCAP & BMI licenses renewed at \$434 each. Teamviewer license \$1,768. Maintain X annual subscription \$656. Monthly subscriptions are Reserve My Court \$54/mo; Google \$18/mo; Microsoft \$17/mo. Vesta Inv 420791: ReserveMyCourt - Pool Cleaner \$360, ConstantContact \$720, DropBox-Cleaning \$432.
<b><u>Community Center (Splash Park)</u></b>				
Contracts - Lifeguard Services	\$ 113,000	\$ 130,523	116%	Elite Amenities lifeguard services from March thru September 2024.
Contracts - Janitorial Services	\$ 15,965	\$ 15,280	96%	North Florida Building Maintenance \$1,269/mo thru December. Decreased to \$1,232/mo effective January plus supplies.
Contracts - Security Services	\$ 2,500	\$ 1,407	56%	Tri-County Public Safety - Security for BOS meetings.
Communication - Telephone	\$ 4,532	\$ 6,377	141%	Comcast #5886 \$531/mo with adjusted rate in December for contract ending.
R&M-Grounds	\$ 8,000	\$ 16,144	202%	Tile and Grout Cleaning in Kitchen and Gathering Room \$2,535; Pressure Wash Sidewalk and Entry Columns \$1,750, Roofs \$1,500 & Splash Park (February) bathroom repairs \$3,000; Repairs to Thunder Bucket water feature \$2,775; Kid's Pool pump replaced \$1,763.
Misc-Contingency	\$ 8,500	\$ 3,919	46%	Credit card-Backdrop Stand Kit \$850, Privacy fence screen \$462; Logo Xpress - Signage \$614; CRN JAX services \$950.
Op Supplies - Pool Chemicals	\$ 18,000	\$ 25,854	144%	PoolSure annual agreement is prorated at \$1,998/mo thru December 2024 plus credit card purchases.

## **FLEMING ISLAND PLANTATION**

**Supporting Schedules**

**September 30, 2024**

**FLEMING ISLAND PLANTATION**  
**Community Development District**

**Series 2021 Special Assessment Bonds**

**1. Recap of Capital Project Fund Activity Through 9/30/24**

Opening Balance in COI & Construction Account	\$2,327,645
Cost Of Issuance	(377,900)
<b>Bond proceeds available for Construction Projects</b>	<b><u>\$1,949,745</u></b>

Source of Funds: Interest Earned \$117,329

Use of Funds:

Disbursements: <u>Amenity Center Grounds</u>	
*Pickleball Courts	(\$31,042)
*Tennis Courts	(\$31,541)
*Fitness Pavilion Enclosure	(\$40,186)
*Basketball Courts	(\$8,324)
<u>Amenity Center Pool Improvements</u>	
*Splash Pad Resurfacing	(\$44,862)
*Chair Lifts for Lap Pool and Family Pool	(\$20,053)
*Outdoor TV & Sound System	(\$27,190)
*Hyperbolic Sail - 33'x33'	(\$24,478)
<u>Splash Park Grounds</u>	
*Playground Equipment	(\$328,428)
*Outdoor Fitness Stations	(\$43,119)
<u>Splash Park Pool Improvements</u>	
*Filtration Equipment Renovation	(\$170,528)
*Slide Tower	(\$60,390)
*Outdoor TV & Sound System	(\$31,789)
*Wading Pool Tri-Sail Shade Structure 36'	(\$22,550)
Professional Fees	(\$67,624)

**Adjusted Balance in Construction Account at September 30, 2024** **\$1,114,970**

**2. Funds Available For Construction at 9/30/24**

Book Balance of Construction Fund at September 30, 2024	\$1,114,970
Construction Funds available at September 30, 2024	<u>\$1,114,970</u>

**3. Investments - Hancock Whitney**

<u>September 30, 2024</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	4.53%	N/A	\$1,114,970	\$1,114,970
				Less Requisitions Payable	\$0
				<b>Adjusted Balance at 9/30/24</b>	<b><u>\$1,114,970</u></b>

Fleming Island Plantation Community Development District  
 Series 2021 Refunding Bond  
 GASB 34 Construction Schedule

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	PLAYGROUND EQUIPMENT	SPLASH PARK SLIDE TOWER	PICKLEBALL COURTS	OUTDOOR FITNESS STATIONS	BASKETBALL COURTS	TENNIS COURTS	SWIMMING POOL	SPLASH PAD	FITNESS PAVILION	VOLLEYBALL COURT	FILTRATION EQUIP RENOVATION	Splash Park Pool Improvements	PROFESSIONAL FEES
<b>FY 2022</b>																
COI	PLACEMENT AGENT FEE - MBS	\$233,850.00	\$233,850.00													
COI	TRUSTEE COUNSEL-BLALOCK WALTERS	\$6,500.00	\$6,500.00													
COI	BANK COUNSEL-BLALOCK WALTERS	\$6,500.00	\$6,500.00													
COI	BOND COUNSEL-BRYANT MILLER OLIVE	\$35,000.00	\$35,000.00													
COI	DISTRICT COUNSEL-HOPPING, GREEN & SAM	\$37,266.74	\$37,266.74													
COI	DISTRICT ENGINEER - PROSSER	\$10,500.00	\$10,500.00													
COI	DISTRICT MANAGER/ASSESSMENT CONSULTANT	\$22,000.00	\$22,000.00													
COI	BANK COMMITMENT FEE - HANCOCK BANK	\$15,590.00	\$15,590.00													
COI	TRUSTEE FEE - HANCOCK BANK	\$4,000.00	\$4,000.00													
COI	VERIFICATION AGENT-CAUSEY DEMGEN MOORE	\$2,000.00	\$2,000.00													
COI	ADVERTISING REIMBURSEMENT	\$4,692.90	\$4,692.90													
1	PROSSER, INC (Engineer)	\$2,671.70														\$2,671.70
2	PROSSER, INC (Engineer)	\$4,774.58														\$4,774.58
3	PROSSER, INC (Engineer)	\$5,754.06														\$5,754.06
4	PROSSER, INC (Engineer)	\$3,507.10														\$3,507.10
5	PROSSER, INC (Engineer)	\$16,523.69														\$16,523.69
6	PROSSER, INC (Engineer)	\$2,988.43														\$2,988.43
7	PROSSER, INC (Engineer)	\$325.00				\$325.00										
8	PROSSER, INC (Engineer)	\$1,142.50			\$1,142.50											
9	PROSSER, INC (Engineer)	\$1,653.41														\$1,653.41
10	KOMPAN-50% Downpayment	\$164,214.01		\$164,214.01												
11	PROSSER, INC (Engineer)	\$829.65				\$829.65										
12	PROSSER, INC (Engineer)	\$2,333.60			\$907.50		\$1,425.00									\$1.10
13	PROSSER, INC (Engineer)	\$2,062.50														\$2,062.50
14	PROSSER, INC (Engineer)	\$328.45				\$328.45										
15	PROSSER, INC (Engineer)	\$1,335.10			\$1,335.10											
16	PROSSER, INC (Engineer)	\$907.50														\$907.50
17	PROSSER, INC (Engineer)	\$325.00				\$325.00										
18	PROSSER, INC (Engineer)	\$695.00			\$530.00		\$165.00									
19	PROSSER, INC (Engineer)	\$470.00					\$470.00									
<b>TOTAL FY 2022</b>		<b>\$590,740.92</b>	<b>\$377,899.64</b>	<b>\$164,214.01</b>	<b>\$3,915.10</b>	<b>\$1,808.10</b>	<b>\$2,060.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$40,844.07</b>
20	BAB Tennis Courts - 50% Deposit	\$15,750.00							\$15,750.00							
21	PROSSER, INC (Engineer)	\$1,142.50			\$565.00		\$577.50									
22	PROSSER, INC (Engineer)	\$1,137.50				\$1,137.50										
23	PROSSER, INC (Engineer)	\$1,485.00														\$1,485.00
24	PROSSER, INC (Engineer)	\$2,475.00														\$2,475.00
25	PROSSER, INC (Engineer)	\$3,631.25				\$3,631.25										
26	The Slide Experts (Deposit)	\$27,925.00			\$27,925.00											
27	Mobility Plus Lap Pool Chair Lift (50% Dep)	\$4,418.42								\$4,418.42						
28	The Slide Experts (Final)	\$27,925.00			\$27,925.00											
29	Aquaseal Resurfacing LLC (60% Demo Splash Pad)	\$3,765.00									\$3,765.00					
30	Aquaseal Resurfacing LLC (60% CombTile)	\$19,797.00									\$19,797.00					
31	PROSSER, INC (Engineer)	\$1,142.45				\$1,142.45										
32	PROSSER, INC (Engineer)	\$143.50			\$60.20		\$83.30									
33	PROSSER, INC (Engineer)	\$285.03									\$285.03					
34	PROSSER, INC (Engineer)	\$1,897.50									\$1,897.50					
35	PROSSER, INC (Engineer)	\$1,511.45														\$1,511.45
36	Court Surfaces (50% Downpymt) VOIDED SEE 5.9.23 EMAIL	\$0.00											\$0.00			
37	Vak Pak, Inc (25% Downpymt)	\$40,488.00												\$40,488.00		
38	PROSSER, INC (Engineer)	\$247.50									\$247.50					
39	PROSSER, INC (Engineer)	\$4,562.25			\$4,562.25											
40	PROSSER, INC (Engineer)	\$14,852.50										\$14,852.50				
41	PROSSER, INC (Engineer)	\$1,072.50														\$1,072.50
42	Mobility Plus Lap Pool Chair Lift (50% Final Pymt)	\$4,418.42								\$4,418.42						
43	Kompan, Inc (50% FINAL Pymt)	\$164,214.00		\$164,214.00												
44	AquaSeal Resurfacing, LLC	\$15,708.00									\$15,708.00					
45	PROSSER, INC (Engineer)	\$1,147.15				\$1,147.15										
46	PROSSER, INC (Engineer)	\$82.50									\$82.50					
47	PROSSER, INC (Engineer)	\$3,055.00									\$3,055.00					
48	PROSSER, INC (Engineer)	\$577.50														\$577.50
49	Bliss Products & Svcs	\$8,324.00						\$8,324.00								
50	Bliss Products & Svcs	\$37,670.96					\$37,670.96									
51	BAB Tennis Courts - 50% FINAL	\$15,750.00							\$15,750.00							
52	PROSSER, INC (Engineer)	\$82.50					\$82.50									
53	PROSSER, INC (Engineer)	\$200.00									\$200.00					
54	PROSSER, INC (Engineer)	\$1,638.01									\$1,638.01					
55	PROSSER, INC (Engineer)	\$3,139.65														\$3,139.65
56	Mobility Plus AC Family Pool Chair Lift	\$11,216.15								\$11,216.15						
57	Integrated Access Solutions (Dep AC Sound system)	\$7,838.75								\$7,838.75						
58	Integrated Access Solutions (Dep AC Outdoor TV)	\$5,756.05								\$5,756.05						
59	Integrated Access Solutions (Dep SP Sound System)	\$12,015.56												\$12,015.56		
60	Integrated Access Solutions (Dep SP Outdoor TV)	\$3,879.03												\$3,879.03		
61	Bliss Products & Svcs-2 Pool Shade Structures	\$47,027.50									\$47,027.50			\$47,027.50		
62	PROSSER, INC (Engineer)	\$570.00				\$570.00										
63	PROSSER, INC (Engineer)	\$82.50					\$82.50									
64	PROSSER, INC (Engineer)	\$58.75									\$58.75					
65	PROSSER, INC (Engineer)	\$907.50														\$907.50
66	Integrated Access Solutions (PIF-AC Sound system)	\$7,838.75								\$7,838.75						
67	Integrated Access Solutions (PIF-SP Sound System)	\$12,015.55												\$12,015.55		
68	Tree Amigos - Drainage under SP workout equipmnt	\$1,450.00					\$1,450.00									
69	PROSSER, INC (Engineer)	\$2,233.21														\$2,233.21
70	PROSSER, INC (Engineer)	\$1,140.00				\$1,140.00										
71	PROSSER, INC (Engineer)	\$235.00										\$235.00				

Fleming Island Plantation Community Development District  
 Series 2021 Refunding Bond  
 GASB 34 Construction Schedule

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	PLAYGROUND EQUIPMENT	SPLASH PARK SLIDE TOWER	PICKLEBALL COURTS	OUTDOOR FITNESS STATIONS	BASKETBALL COURTS	TENNIS COURTS	SWIMMING POOL	SPLASH PAD	FITNESS PAVILION	VOLLEYBALL COURT	FILTRATION EQUIP RENOVATION	Splash Park Pool Improvements	PROFESSIONAL FEES
72	PROSSER, INC (Engineer)	\$305.00									\$305.00					
73	PROSSER, INC (Engineer)	\$618.75														\$618.75
74	PROSSER, INC (Engineer)	\$2,297.60				\$2,297.60										
75	PROSSER, INC (Engineer)	\$82.50					\$82.50									
76	PROSSER, INC (Engineer)	\$370.06										\$370.06				
77	PROSSER, INC (Engineer)	\$1,362.89									\$1,362.89					
78	Vak Pak, Inc (Pool Filtration equipment)	\$114,339.72												\$114,339.72		
79	Vak Pak, Inc (CO for Demo, Rmvd)	\$8,700.00												\$8,700.00		
80	Vak Pak, Inc (Final-Pool Filtration equipment)	\$7,000.00												\$7,000.00		
81	PROSSER, INC (Engineer)	\$742.50														\$742.50
82	PROSSER, INC (Engineer)	\$613.05				\$613.05										
83	PROSSER, INC (Engineer)	\$905.00					\$905.00									
84	Integrated Access Solutions (Final AC Outdoor TV)	\$5,756.04								\$5,756.04						
85	Integrated Access Solutions (Final SP Outdoor TV)	\$3,879.03													\$3,879.03	
86	PROSSER, INC (Engineer)	\$2,809.35				\$2,809.35										
87	PROSSER, INC (Engineer)	\$125.00					\$125.00									
88	PROSSER, INC (Engineer)	\$900.00														\$900.00
89	PROSSER, INC (Engineer)	\$41.25							\$41.25							
90	PROSSER, INC (Engineer)	\$450.00														\$450.00
91	PROSSER, INC (Engineer)	\$1,818.75				\$1,818.75										
92	PROSSER, INC (Engineer)	\$422.50										\$422.50				
<b>TOTAL FY 2023</b>		<b>\$699,465.33</b>	<b>\$0.00</b>	<b>\$164,214.00</b>	<b>\$56,475.20</b>	<b>\$20,869.35</b>	<b>\$41,059.26</b>	<b>\$8,324.00</b>	<b>\$31,541.25</b>	<b>\$47,242.58</b>	<b>\$69,339.65</b>	<b>\$19,420.09</b>	<b>\$0.00</b>	<b>\$170,527.72</b>	<b>\$54,339.17</b>	<b>\$16,113.06</b>
93	PROSSER, INC (Engineer)	\$805.00														\$805.00
94	PROSSER, INC (Engineer)	\$1,410.40				\$1,410.40										
95	PROSSER, INC (Engineer)	\$375.00														\$375.00
96	PROSSER, INC (Engineer)	\$180.00				\$180.00										
97	PROSSER, INC (Engineer)	\$1,530.00														\$1,530.00
98	PROSSER, INC (Engineer)	\$3,150.00				\$3,150.00										
99	PROSSER, INC (Engineer)	\$379.20														\$379.20
100	PROSSER, INC (Engineer)	\$270.00				\$270.00										
101	PROSSER, INC (Engineer)	\$765.00														\$765.00
102	PROSSER, INC (Engineer)	\$467.71										\$467.71				
103	PROSSER, INC (Engineer)	\$630.00														\$630.00
104	PROSSER, INC (Engineer)	\$255.65				\$255.65										
105	PROSSER, INC (Engineer)	\$3,522.77										\$3,522.77				
106	PROSSER, INC (Engineer)	\$215.00										\$215.00				
107	PROSSER, INC (Engineer)	\$4,402.50										\$4,402.50				
108	PROSSER, INC (Engineer)	\$395.00														\$395.00
109	PROSSER, INC (Engineer)	\$485.00										\$485.00				
110	PROSSER, INC (Engineer)	\$1,838.75										\$1,838.75				
111	PROSSER, INC (Engineer)	\$1,040.00														\$1,040.00
112	PROSSER, INC (Engineer)	\$187.35				\$187.35										
***	Trustee overpaid Prosser 4/1/24	\$300.00														\$300.00
113	PROSSER, INC (Engineer) VOID PER JD															
114	PROSSER, INC (Engineer)	\$180.00										\$180.00				
115	PROSSER, INC (Engineer)	\$2,345.90										\$2,345.90				
116	PROSSER, INC (Engineer)	\$172.95				\$172.95										
117	PROSSER, INC (Engineer)	\$3,697.50														\$3,697.50
118	PROSSER, INC (Engineer)	\$1,130.00														\$1,130.00
119	PROSSER, INC (Engineer)	\$2,359.25				\$2,359.25										
120	PROSSER, INC (Engineer)	\$342.00										\$342.00				
121	PROSSER, INC (Engineer)	\$6,966.51										\$6,966.51				
<b>TOTAL FY 2024</b>		<b>\$39,798.44</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,364.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$20,766.14</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,667.50</b>
<b>GRAND TOTAL</b>		<b>\$1,330,004.69</b>	<b>\$377,899.64</b>	<b>\$328,428.01</b>	<b>\$60,390.30</b>	<b>\$31,042.25</b>	<b>\$43,119.26</b>	<b>\$8,324.00</b>	<b>\$31,541.25</b>	<b>\$47,242.58</b>	<b>\$69,339.65</b>	<b>\$40,186.23</b>	<b>\$0.00</b>	<b>\$170,527.72</b>	<b>\$54,339.17</b>	<b>\$67,624.63</b>

**Non-Ad Valorem Special Assessments - Clay County Tax Collector  
Monthly Collection Report  
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Series 2021 Debt Service Fund
Assessments Levied				\$ 5,034,937	\$ 3,236,564	\$ 1,798,373
Allocation %				100%	64%	36%
11/07/23	\$ 41,704	\$ 2,261	\$ 851	\$ 44,816	\$ 28,809	\$ 16,007
11/14/23	251,007	10,672	5,123	266,801	171,505	95,296
11/28/23	504,611	21,454	10,298	536,364	344,786	191,578
12/12/23	3,097,486	131,629	63,214	3,292,328	2,116,378	1,175,950
12/26/23	393,874	16,149	8,038	418,061	268,739	149,323
01/11/24	89,661	2,817	1,830	94,308	60,623	33,685
02/07/24	96,281	2,616	1,965	100,861	64,836	36,026
03/07/24	63,724	680	1,300	65,704	42,236	23,468
04/11/24	60,332	-	1,231	61,563	39,574	21,989
05/07/24	22,553	(631)	460	22,383	14,388	7,995
06/07/24	14,103	(419)	288	13,971	8,981	4,990
06/14/24**	118,876	(3,527)	2,426	117,775	75,709	42,067
<b>TOTAL</b>	<b>\$ 4,754,212</b>	<b>\$ 183,700</b>	<b>\$ 97,025</b>	<b>\$ 5,034,937</b>	<b>\$ 3,236,564</b>	<b>\$ 1,798,373</b>

% COLLECTED 100% 100% 100%

<b>TOTAL OUTSTANDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
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**Regarding the variance from budgeted to actual assessments, C&E Land Investor owns office space (PID 08-05-26-014266-027-09 and -10) which created a property classification change from Retail to Office which is a lower ERU.**

\*\* Tax Certificate Sales.

**Cash and Investment Report**  
*September 30, 2024*

**GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Bank	Checking Account	n/a	0.00%	\$ 37,128
Checking Account - Operating	Valley Bank	Checking Account	n/a	5.25%	1,098,852
				<b>Subtotal</b>	<b>\$ 1,135,980</b>
BankUnited	BankUnited	Money Market	n/a	4.75%	1,323,051
				<b>Total GF</b>	<b>\$ 2,459,031</b>

**DEBT SERVICE FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Interest Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.51%	\$ 15
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.53%	4,164
Series 2021 Rebate Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	21,193
Series 2021 Revenue Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.53%	240,319
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.53%	209
				<b>Total DS</b>	<b>\$ 265,900</b>

**CONSTRUCTION FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.53%	\$ 1,114,970
				<b>Total All Funds</b>	<b>\$ 3,839,901</b>

# Bank Account Statement

Fleming Island Plantation CDD

**Bank Account No.** 3330  
**Statement No.** 08-2025  
**Statement Date** 09/30/24

<b>GL Balance (LCY)</b>	37,128.37
<b>GL Balance</b>	37,128.37
<b>Positive Adjustments</b>	0.00
<hr/>	
<b>Subtotal</b>	37,128.37
<b>Negative Adjustments</b>	0.00
<hr/>	
<b>Ending G/L Balance</b>	37,128.37

<b>Statement Balance</b>	37,128.37
<b>Outstanding Deposits</b>	0.00
<hr/>	
<b>Subtotal</b>	37,128.37
<b>Outstanding Checks</b>	0.00
<hr/>	
<b>Ending Balance</b>	37,128.37

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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PO Box 4019  
 Gulfport, MS 39502-4019  
 Return Service Requested



Statements Dates  
 09/01/2024 - 09/30/2024

**1 000000 001**  
**FLEMING ISLAND PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CO INFRAMARK**  
**210 N UNIVERSITY DRIVE SUITE 702**  
**CORAL SPRINGS FL 33071**

**VISIT HANCOCKWHITNEY.COM TO ENROLL IN ONLINE BANKING WITH  
 ESTATEMENTS. CALL US AT 800-448-8812.**

**Checking Account Summary**

PREVIOUS BALANCE	38,826.95	AVERAGE BALANCE
+ 0 CREDITS	.00	38,329.73
- 1 DEBITS	1,565.80	YTD INTEREST PAID
- SERVICE CHARGES	132.78	.00
+ INTEREST PAID	.00	
ENDING BALANCE	37,128.37	

\*\*\*\*\* CHECKING ACCOUNT TRANSACTIONS \*\*\*\*\*

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
09/13	132.78	ANALYSIS SERVICE CHG			024267005437503TEL
09/23	1,565.80	AUTO PYMT HOME DEPOT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
08/31	38,826.95	09/13	38,694.17	09/23	37,128.37



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# Bank Account Statement

Fleming Island Plantation CDD

MPOLANEC

**Bank Account No.** 7798  
**Statement No.** 09-2024  
**Statement Date** 09/30/24

<b>GL Balance (LCY)</b>	1,098,852.02
<b>GL Balance</b>	1,098,852.02
<b>Positive Adjustments</b>	0.00
<b>Subtotal</b>	1,098,852.02
<hr/>	
<b>Ending G/L Balance</b>	1,098,852.02

<b>Statement Balance</b>	1,171,457.07
<b>Outstanding Deposits</b>	0.00
<b>Subtotal</b>	1,171,457.07
<b>Outstanding Checks</b>	-72,605.05
<b>Ending Balance</b>	1,098,852.02

**Outstanding Checks**

02/16/24	Payment	1153	RYAN FOWLER	-300.00
02/16/24	Payment	1154	SAXON BUSINESS SYSTEMS	-146.19
04/10/24	Payment	1222	EPIC POOL & HARDSCAPE	-907.00
04/22/24	Payment	1244	VOID	-1.00
08/09/24	Payment	1378	PINCH A PENNY #169	-205.83
09/03/24	Payment	1406	OPTIMAL OUTSOURCE	-2,796.90
08/08/24	Payment	DD194	COMCAST	-207.57
09/23/24	Payment	1440	OSTEEN MEDIA GROUP	-56.70
09/23/24	Payment	1441	PROSSER INC	-6,899.12
09/23/24	Payment	1442	VESTA PROPERTY SERVICES, INC	-58,724.74
09/23/24	Payment	1443	WM LAWRENCE BONNEY	-2,360.00
<b>Total Outstanding Checks</b>				<u>-72,605.05</u>



Last Statement:  
Statement Ending:

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August 31, 2024  
September 30, 2024

P.O. Box 558  
Wayne, NJ 07474-0558

5803 M0656DDA100124100659 06 000000000 0 012



FLEMING ISLAND PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT  
C/O INFRAMARK LLC  
210 N UNIVERSITY DR SUITE 702  
CORAL SPRINGS FL 33071-7320

## Account Statement

### SUMMARY FOR THE PERIOD: 09/01/24 - 09/30/24

<b>Beginning Balance</b>	+	<b>Deposits &amp; Other Credits</b>	-	<b>Withdrawals &amp; Other Debits</b>	=	<b>Ending Balance</b>
\$1,538,825.81		\$6,610.33		\$373,979.07		\$1,171,457.07

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$1,538,825.81
09/03	ACH CREDIT Square Inc 240902P2 240903		\$14.51	\$1,538,840.32
09/03	ACH CREDIT Square Inc 240903P2 240903		\$14.51	\$1,538,854.83
09/03	ACH CREDIT Square Inc 240902P2 240903		\$58.34	\$1,538,913.17
09/03	CHECK 1395	-\$129.85		\$1,538,783.32
09/03	CHECK 1396	-\$22,626.90		\$1,516,156.42
09/03	CHECK 1381	-\$61,289.17		\$1,454,867.25
09/04	CHECK 1397	-\$63.45		\$1,454,803.80
09/05	CHECK 1399	-\$6,117.35		\$1,448,686.45
09/09	ACH CREDIT Square Inc 240909P2 240909		\$72.95	\$1,448,759.40
09/09	ACH DEBIT COMCAST 8495741 440345886 240909	-\$532.72		\$1,448,226.68
09/09	ACH DEBIT GFL ENV. FIRSTECH 240909	-\$641.55		\$1,447,585.13
09/09	ACH DEBIT GFL ENV. FIRSTECH 240909	-\$217.36		\$1,447,367.77
09/09	CHECK 1400	-\$600.00		\$1,446,767.77
09/10	ACH CREDIT Square Inc 240910P2 240910		\$14.32	\$1,446,782.09
09/10	ACH DEBIT DS WATERS OF AME MSInvoice 240909	-\$263.95		\$1,446,518.14
09/10	CHECK 1402	-\$650.40		\$1,445,867.74





P.O. Box 558  
Wayne, NJ 07474-0558

**TRANSACTIONS (continued)**

<u>Date</u>	<u>Description</u>	<u>Withdrawals &amp; Other Debits</u>	<u>Deposits &amp; Other Credits</u>	<u>Balance</u>
09/10	CHECK 1407	-\$679.05		\$1,445,188.69
09/10	CHECK 1412	-\$700.00		\$1,444,488.69
09/10	CHECK 1414	-\$2,463.75		\$1,442,024.94
09/10	CHECK 1416	-\$4,975.00		\$1,437,049.94
09/10	CHECK 1411	-\$16,569.16		\$1,420,480.78
09/10	CHECK 1415	-\$54,866.67		\$1,365,614.11
09/11	ACH CREDIT Square Inc 240911P2 240911		\$306.61	\$1,365,920.72
09/11	ACH DEBIT CLAY ELECTRIC ELECTRIC 240910 0004777587	-\$37.00		\$1,365,883.72
09/11	CHECK 1409	-\$557.79		\$1,365,325.93
09/11	CHECK 1413	-\$575.00		\$1,364,750.93
09/11	CHECK 1408	-\$5,231.55		\$1,359,519.38
09/12	ACH CREDIT Square Inc SQ240912 240912		\$96.35	\$1,359,615.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0004507117	-\$37.00		\$1,359,578.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0004507133	-\$37.00		\$1,359,541.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0005125992	-\$37.00		\$1,359,504.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0005247846	-\$37.00		\$1,359,467.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0005856059	-\$37.00		\$1,359,430.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0004506994	-\$38.00		\$1,359,392.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0004777546	-\$39.00		\$1,359,353.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0004777637	-\$41.00		\$1,359,312.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0004777652	-\$41.00		\$1,359,271.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0005247853	-\$41.00		\$1,359,230.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0005856067	-\$42.00		\$1,359,188.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0006911606	-\$42.00		\$1,359,146.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0005856042	-\$48.00		\$1,359,098.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0004507109	-\$50.00		\$1,359,048.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0006911614	-\$67.00		\$1,358,981.73
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0004507059	-\$177.00		\$1,358,804.73
09/12	ACH DEBIT COMCAST 8495741 441793753 240912	-\$207.57		\$1,358,597.16
09/12	ACH DEBIT CLAY ELECTRIC ELECTRIC 240911 0004507034	-\$346.00		\$1,358,251.16
09/12	ACH DEBIT	-\$429.00		\$1,357,822.16





P.O. Box 558  
Wayne, NJ 07474-0558

**TRANSACTIONS (continued)**

<u>Date</u>	<u>Description</u>	<u>Withdrawals &amp; Other Debits</u>	<u>Deposits &amp; Other Credits</u>	<u>Balance</u>
09/12	CLAY ELECTRIC ELECTRIC 240911 0004507000			
09/12	ACH DEBIT	-\$1,853.00		\$1,355,969.16
09/12	CLAY ELECTRIC ELECTRIC 240911 0004507075			
09/12	ACH DEBIT	-\$38.00		\$1,355,931.16
09/12	CLAY ELECTRIC ELECTRIC 240911 0006911630			
09/12	ACH DEBIT	-\$40.00		\$1,355,891.16
09/12	CLAY ELECTRIC ELECTRIC 240911 0006911648			
09/12	ACH DEBIT	-\$40.00		\$1,355,851.16
09/12	CLAY ELECTRIC ELECTRIC 240911 0006911663			
09/12	ACH DEBIT	-\$42.00		\$1,355,809.16
09/12	CLAY ELECTRIC ELECTRIC 240911 0007585698			
09/12	ACH DEBIT	-\$2,318.00		\$1,353,491.16
09/12	CLAY ELECTRIC ELECTRIC 240911 0007206832			
09/12	CHECK 1403	-\$129.85		\$1,353,361.31
09/12	CHECK 1401	-\$142.11		\$1,353,219.20
09/13	ACH DEBIT	-\$39.00		\$1,353,180.20
09/13	CLAY ELECTRIC ELECTRIC 240912 0009205364			
09/13	ACH DEBIT	-\$41.00		\$1,353,139.20
09/13	CLAY ELECTRIC ELECTRIC 240912 0009055526			
09/13	ACH DEBIT	-\$42.00		\$1,353,097.20
09/13	CLAY ELECTRIC ELECTRIC 240912 0005247820			
09/13	ACH DEBIT	-\$75.00		\$1,353,022.20
09/13	CLAY ELECTRIC ELECTRIC 240912 0005125984			
09/13	ACH DEBIT	-\$745.00		\$1,352,277.20
09/13	CLAY ELECTRIC ELECTRIC 240912 0004506978			
09/13	ACH DEBIT	-\$3,046.00		\$1,349,231.20
09/13	CLAY ELECTRIC ELECTRIC 240912 0004507158			
09/13	ACH DEBIT	-\$0.45		\$1,349,230.75
09/13	Square Inc SQ240913 240913			
09/13	CHECK 1410	-\$2,351.00		\$1,346,879.75
09/16	ACH DEBIT	-\$620.00		\$1,346,259.75
09/16	CLAY ELECTRIC ELECTRIC 240913 0007354053			
09/16	CHECK 1404	-\$45.00		\$1,346,214.75
09/16	CHECK 1422	-\$4,975.00		\$1,341,239.75
09/17	CHECK 1421	-\$25.86		\$1,341,213.89
09/17	CHECK 1417	-\$83.65		\$1,341,130.24
09/17	CHECK 1420	-\$89.15		\$1,341,041.09
09/17	CHECK 1418	-\$111.45		\$1,340,929.64
09/17	CHECK 1419	-\$128.00		\$1,340,801.64
09/17	CHECK 1423	-\$747.98		\$1,340,053.66
09/17	CHECK 1398	-\$2,205.00		\$1,337,848.66
09/17	CHECK 1405	-\$7,650.00		\$1,330,198.66
09/18	ACH CREDIT		\$14.51	\$1,330,213.17
09/18	Square Inc SQ240918 240918			
09/20	ACH DEBIT	-\$514.46		\$1,329,698.71
09/20	TRUIST MC/VISA CCD CRDPMT 240919 80000332358			
09/23	ACH CREDIT		\$14.51	\$1,329,713.22
09/23	Square Inc SQ240923 240923			
09/23	ACH CREDIT		\$116.03	\$1,329,829.25
09/23	Square Inc SQ240923 240923			
09/23	CHECK 1424	-\$247.00		\$1,329,582.25





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**TRANSACTIONS (continued)**

<u>Date</u>	<u>Description</u>	<u>Withdrawals &amp; Other Debits</u>	<u>Deposits &amp; Other Credits</u>	<u>Balance</u>
09/23	CHECK 1428	-\$5,329.92		\$1,324,252.33
09/24	ACH CREDIT Square Inc SQ240924 240924		\$82.59	\$1,324,334.92
09/24	CHECK 1434	-\$300.00		\$1,324,034.92
09/24	CHECK 1432	-\$658.78		\$1,323,376.14
09/24	CHECK 1435	-\$2,893.00		\$1,320,483.14
09/24	CHECK 1436	-\$6,949.93		\$1,313,533.21
09/24	CHECK 1430	-\$63,048.00		\$1,250,485.21
09/25	ACH CREDIT Square Inc SQ240925 240925		\$14.51	\$1,250,499.72
09/25	CHECK 1433	-\$125.64		\$1,250,374.08
09/25	CHECK 1431	-\$406.41		\$1,249,967.67
09/26	CHECK 1429	-\$3,490.65		\$1,246,477.02
09/26	CHECK 1444	-\$12,346.25		\$1,234,130.77
09/26	CHECK 1439	-\$47,497.35		\$1,186,633.42
09/27	CHECK 1438	-\$12,332.89		\$1,174,300.53
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691731	-\$18.58		\$1,174,281.95
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691733	-\$33.99		\$1,174,247.96
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691793	-\$99.61		\$1,174,148.35
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691731	-\$112.35		\$1,174,036.00
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691853	-\$148.64		\$1,173,887.36
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691731	-\$272.43		\$1,173,614.93
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691851	-\$297.28		\$1,173,317.65
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691906	-\$297.28		\$1,173,020.37
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691793	-\$322.52		\$1,172,697.85
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1692045	-\$21.24		\$1,172,676.61
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1692008	-\$46.45		\$1,172,630.16
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691970	-\$94.74		\$1,172,535.42
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1692084	-\$147.12		\$1,172,388.30
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691987	-\$148.64		\$1,172,239.66
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691947	-\$297.28		\$1,171,942.38
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1692098	-\$297.28		\$1,171,645.10
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1691968	-\$323.76		\$1,171,321.34
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930	-\$18.94		\$1,171,302.40





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**TRANSACTIONS (continued)**

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695836	-\$47.16		\$1,171,255.24
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695854	-\$66.39		\$1,171,188.85
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1692114	-\$99.73		\$1,171,089.12
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695745	-\$101.33		\$1,170,987.79
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695765	-\$101.62		\$1,170,886.17
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695732	-\$112.65		\$1,170,773.52
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695631	-\$536.40		\$1,170,237.12
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695719	-\$575.03		\$1,169,662.09
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695836	-\$686.59		\$1,168,975.50
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695636	-\$767.53		\$1,168,207.97
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1696066	-\$1,203.62		\$1,167,004.35
09/30	ACH DEBIT CLAY COUNTY UTILITY 240930 1695803	-\$1,204.12		\$1,165,800.23
09/30	CHECK 1437	-\$133.75		\$1,165,666.48
09/30	INTEREST CREDIT		\$5,790.59	\$1,171,457.07
<b>Ending Balance</b>				<b>\$1,171,457.07</b>

**CHECKS IN ORDER**

Date	Number	Amount	Date	Number	Amount
09/03	1381	\$61,289.17	09/10	1414	\$2,463.75
09/03	1395*	\$129.85	09/10	1415	\$54,866.67
09/03	1396	\$22,626.90	09/10	1416	\$4,975.00
09/04	1397	\$63.45	09/17	1417	\$83.65
09/17	1398	\$2,205.00	09/17	1418	\$111.45
09/05	1399	\$6,117.35	09/17	1419	\$128.00
09/09	1400	\$600.00	09/17	1420	\$89.15
09/12	1401	\$142.11	09/17	1421	\$25.86
09/10	1402	\$650.40	09/16	1422	\$4,975.00
09/12	1403	\$129.85	09/17	1423	\$747.98
09/16	1404	\$45.00	09/23	1424	\$247.00
09/17	1405	\$7,650.00	09/23	1428*	\$5,329.92
09/10	1407*	\$679.05	09/26	1429	\$3,490.65
09/11	1408	\$5,231.55	09/24	1430	\$63,048.00
09/11	1409	\$557.79	09/25	1431	\$406.41
09/13	1410	\$2,351.00	09/24	1432	\$658.78
09/10	1411	\$16,569.16	09/25	1433	\$125.64
09/10	1412	\$700.00	09/24	1434	\$300.00
09/11	1413	\$575.00	09/24	1435	\$2,893.00

(\* ) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.





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**CHECKS IN ORDER (continued)**

<b>Date</b>	<b>Number</b>	<b>Amount</b>	<b>Date</b>	<b>Number</b>	<b>Amount</b>
09/24	1436	\$6,949.93	09/26	1439	\$47,497.35
09/30	1437	\$133.75	09/26	1444*	\$12,346.25
09/27	1438	\$12,332.89			

(\* ) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

**INTEREST RATE CALCULATIONS**

Avg. Stmt. Collected Balance	\$1,345,623.00	Annual % Yield Earned	5.38%
Year-to-Date Interest Paid	\$87,991.43	Interest Paid	\$5,790.59



## FLEMING ISLAND PLANTATION Community Development District

### Payment Register by Bank Account For the Period from 9/1/24 to 9/30/24 (Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
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**HANCOCK WHITNEY BANK - (ACCT#XXXXX3330)**

**ACH #DD1401**

09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	7/29 MAINT SUPPLIES	001-552001-53901	\$247.76
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	7/30 POOL CHEMICALS AT AMENITY POOL	001-552009-57201	\$56.94
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	7/30 MAINTENANCE SUPPLIES	001-552001-53901	\$17.96
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	7/31 TENNIS COURT REPAIR SUPPLIES	001-546097-57201	\$388.96
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/1 BACK TO SCHOOL EVENT SUPPLIES	001-549022-57201	\$80.33
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/6 MAINTENANCE PROJECT SUPPLIES	001-546016-53901	\$9.64
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/6 TENNIS COURT REPAIR SUPPLIES	001-546097-57201	\$205.80
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/12 TENNIS COURT REPAIR SUPPLIES	001-546097-57201	\$199.00
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/12 AMENITY POOL REPAIR SUPPLIES	001-552064-57201	\$49.98
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/12 AMENITY CENTER GROUNDS REPAIR	001-546037-57201	\$17.96
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/12 MAINTENANCE PROJECT SUPPLIES	001-546016-53901	\$12.37
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/20 MAINTENANCE PROJECT SUPPLIES	001-546016-53901	\$27.97
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/22 MAINTENANCE PROJECT SUPPLIES	001-546016-53901	\$183.20
09/21/24	Vendor	HOME DEPOT CREDIT SERVICES	082624-5807 ACH	HD: 7/29-8/22/2024 CC Purchases	8/22 HOME DEPOT SPLASH PARK POOL SUPPLIES	001-552060-57204	\$67.93
<b>ACH Total</b>							<b>\$1,565.80</b>
<b>Account Total</b>							<b>\$1,565.80</b>

**VALLEY NATIONAL BANK - (ACCT#XXXXX7798)**

**CHECK # 1401**

09/03/24	Vendor	10- S TENNIS SUPPLY	165511	(6) STEEL PIPE ANCHORS, CLIPS	R&M Tennis Courts	001-546097-57201	\$142.11
<b>Check Total</b>							<b>\$142.11</b>

**CHECK # 1402**

09/03/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	08.21.2024 CHECK	7/19-8/19/24 #4777579, #5817390, #9226001	Electricity-General	001-543006-53901	\$650.40
<b>Check Total</b>							<b>\$650.40</b>

**CHECK # 1403**

09/03/24	Vendor	COMCAST	080824-6618 CHECK	8/12-9/11/24 ACCT# 8495741441696618	Internet/Wifi-Gazebo	001-541041-57201	\$129.85
<b>Check Total</b>							<b>\$129.85</b>

**CHECK # 1404**

09/03/24	Vendor	DOLPHIN BACKFLOW INC.	42113	Meter # 94825208 Backflow Inspection	R&M Common Area (Field)	001-546016-53901	\$45.00
<b>Check Total</b>							<b>\$45.00</b>

**CHECK # 1405**

09/03/24	Vendor	HEB SERVICES, INC	492	2907 Grande Oaks Way driveway repaired	Reserves - Rec Facilities #283700	001-568044-58100	\$7,650.00
<b>Check Total</b>							<b>\$7,650.00</b>

**CHECK # 1406**

09/03/24	Vendor	OPTIMAL OUTSOURCE	OPT1004207	PRINTING INSERTING AND MAILING	POSTAGE	001-541006-51301	\$399.51
09/03/24	Vendor	OPTIMAL OUTSOURCE	OPT1004207	PRINTING INSERTING AND MAILING	PRINTING	001-547001-51301	\$299.11
09/03/24	Vendor	OPTIMAL OUTSOURCE	OPT1004208	PRINTING, INSERTING AND MAILING	POSTAGE	001-541006-51301	\$400.20
09/03/24	Vendor	OPTIMAL OUTSOURCE	OPT1004208	PRINTING, INSERTING AND MAILING	PRINTING INSERTING AND MAILING	001-547001-51301	\$299.63
09/03/24	Vendor	OPTIMAL OUTSOURCE	OPT1004209	PRINTING INSERTING AND MAILING	POSTAGE	001-541006-51301	\$400.20
09/03/24	Vendor	OPTIMAL OUTSOURCE	OPT1004209	PRINTING INSERTING AND MAILING	PRINTING INSERTING	001-547001-51301	\$299.63
09/03/24	Vendor	OPTIMAL OUTSOURCE	OPT1004664	PRINTING , INSERTING AND MAILING	POSTAGE	001-541006-51301	\$399.51
09/03/24	Vendor	OPTIMAL OUTSOURCE	OPT1004664	PRINTING , INSERTING AND MAILING	PRINTING INSERTING	001-547001-51301	\$299.11
<b>Check Total</b>							<b>\$2,796.90</b>

## FLEMING ISLAND PLANTATION Community Development District

### Payment Register by Bank Account For the Period from 9/1/24 to 9/30/24 (Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<b>CHECK # 1407</b>							
09/03/24	Vendor	OSTEEN MEDIA GROUP	2024-280698	Notice of 8/27/24 PH (Legal 117793 pub 8.1.24)	Legal Advertising	001-548002-51301	\$540.00
09/03/24	Vendor	OSTEEN MEDIA GROUP	2024-281738	RFP Landscape/Irrigation (Legal 120143 pub 8/22/24)	Legal Advertising	001-548002-51301	\$139.05
<b>Check Total</b>							<b>\$679.05</b>
<b>CHECK # 1408</b>							
09/03/24	Vendor	PROSSER INC	53081	07/2024 Gen Engineering Services	Engineering Services	001-531013-51501	\$5,231.55
<b>Check Total</b>							<b>\$5,231.55</b>
<b>CHECK # 1409</b>							
09/03/24	Vendor	WESCOTURF INC.	48853614	TURF FIELD SVC CALL-EXHAUST VALVE	R&M Common Area (Field)	001-546016-53901	\$557.79
<b>Check Total</b>							<b>\$557.79</b>
<b>CHECK # 1410</b>							
09/03/24	Vendor	WILLIAM LAWRENCE BONNEY	B-0912	PUBLIC SAFETY 8/16-8/31/24	Contracts-Security Services	001-534037-57201	\$2,351.00
<b>Check Total</b>							<b>\$2,351.00</b>
<b>CHECK # 1411</b>							
09/05/24	Vendor	ELITE AMENITIES NE FLORIDA LLC	1763	LIFEGUARD SPLASH POOL 8/16-8/31/24	SP POOL LIFEGUARD	001-534022-57204	\$4,288.41
09/05/24	Vendor	ELITE AMENITIES NE FLORIDA LLC	1764	LIFEGUARD AC POOL 8/16-8/31/24	AC POOL LIFEGUARD	001-534022-57201	\$12,280.75
<b>Check Total</b>							<b>\$16,569.16</b>
<b>CHECK # 1412</b>							
09/05/24	Vendor	NORTH FLORIDA BLDG MAINT	42013018905	8/23/24 Wash Exterior Windows	JANITORIAL SERVICE	001-534026-57201	\$350.00
09/05/24	Vendor	NORTH FLORIDA BLDG MAINT	42013018905	8/23/24 Wash Exterior Windows	JANITORIAL SERVICES	001-534026-57204	\$350.00
<b>Check Total</b>							<b>\$700.00</b>
<b>CHECK # 1413</b>							
09/05/24	Vendor	PICKETT ELECTRIC INC	140 B	Replaced damaged perma post mounts	R&M Common Area (Field)	001-546016-53901	\$575.00
<b>Check Total</b>							<b>\$575.00</b>
<b>CHECK # 1414</b>							
09/05/24	Vendor	NORTH FLORIDA BLDG MAINT	32013024480	9/2024 JANITORIAL SERVICE	JANITORIAL SERVICE	001-534026-57201	\$1,231.88
09/05/24	Vendor	NORTH FLORIDA BLDG MAINT	32013024480	9/2024 JANITORIAL SERVICE	JANITORIAL SERVICES	001-534026-57204	\$1,231.87
<b>Check Total</b>							<b>\$2,463.75</b>
<b>CHECK # 1415</b>							
09/05/24	Vendor	RUPPERT LANDSCAPE	664233	8/31/24 LANDSCAPING	Contracts - LANDSCAPE	001-534050-53901	\$54,866.67
<b>Check Total</b>							<b>\$54,866.67</b>
<b>CHECK # 1416</b>							
09/05/24	Vendor	THE LAKE DOCTOR	209737B	WATER MGMNT SERVICE ACCT# 729516	R&M - Aquascaping	001-546006-53901	\$4,975.00
<b>Check Total</b>							<b>\$4,975.00</b>
<b>CHECK # 1417</b>							
09/11/24	Vendor	AIRGAS USA, LLC	5510513207	HELIUM RENTAL 8/31/2024	Misc-Rec Center Equipment	001-549049-57204	\$83.65
<b>Check Total</b>							<b>\$83.65</b>
<b>CHECK # 1418</b>							
09/11/24	Vendor	HOMETEAM PEST DEFENSE	102087083	7/7/24 Termite Sentricon Monitoring 7/7/24 #673255	Misc-Termite Bond	001-549057-57201	\$111.45
<b>Check Total</b>							<b>\$111.45</b>
<b>CHECK # 1419</b>							
09/11/24	Vendor	HOMETEAM PEST DEFENSE	102091939	QTRLY PEST CONTROL-SP 07/2024 #1419579	R&M-Pest Control	001-546070-57204	\$128.00
<b>Check Total</b>							<b>\$128.00</b>

**FLEMING ISLAND PLANTATION  
Community Development District**

**Payment Register by Bank Account**  
For the Period from 9/1/24 to 9/30/24  
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid	
<b>CHECK # 1420</b>								
09/11/24	Vendor	HOMETEAM PEST DEFENSE	102087084	7/7/24 Termite Sentricon Monitoring	Misc-Termite Bond	001-549057-57201	\$89.15	
							<b>Check Total</b>	<u>\$89.15</u>
<b>CHECK # 1421</b>								
09/11/24	Vendor	INFRAMARK LLC	132285	8/2024 POSTAGE	Postage and Freight	001-541006-51301	\$25.86	
							<b>Check Total</b>	<u>\$25.86</u>
<b>CHECK # 1422</b>								
09/11/24	Vendor	THE LAKE DOCTOR	090224-9516	9/2024 WATER MANAGEMENT TREATMENT	R&M AQUASCAPING - SEPT 2024	001-546006-53901	\$4,975.00	
							<b>Check Total</b>	<u>\$4,975.00</u>
<b>CHECK # 1423</b>								
09/11/24	Vendor	XEROX FINANCIAL SERVICES	6178707	Copier Svc 8/15-9/14/2024	Lease-Copier	001-544008-57201	\$747.98	
							<b>Check Total</b>	<u>\$747.98</u>
<b>CHECK # 1424</b>								
09/18/24	Vendor	PUBLIC RISK INSURANCE	17427533	POLICY CHANGE #PK FL1 0104013 23-16 10/1-10/1/24	Insurance - General Liability	001-545002-51301	\$247.00	
							<b>Check Total</b>	<u>\$247.00</u>
<b>CHECK # 1425</b>								
09/18/24	Vendor	INFRAMARK LLC		***Voided Voided****			\$0.00	
							<b>Check Total</b>	<u>\$0.00</u>
<b>CHECK # 1426</b>								
09/18/24	Vendor	KUTAK ROCK LLP		***Voided Voided****			\$0.00	
							<b>Check Total</b>	<u>\$0.00</u>
<b>CHECK # 1427</b>								
09/18/24	Vendor	VESTA PROPERTY SERVICES, INC		***Voided Voided****			\$0.00	
							<b>Check Total</b>	<u>\$0.00</u>
<b>CHECK # 1428</b>								
09/18/24	Vendor	INFRAMARK LLC	132328	9/2024 MANAGEMENT FEES	ADMIN FEES 9/2024	001-531027-51201	\$5,194.92	
09/18/24	Vendor	INFRAMARK LLC	132328	9/2024 MANAGEMENT FEES	9/2024 RECORD STORAGE FEE	001-549900-51301	\$135.00	
							<b>Check Total</b>	<u>\$5,329.92</u>
<b>CHECK # 1429</b>								
09/18/24	Vendor	KUTAK ROCK LLP	3440047	7/1-7/30/24 LEGAL SERVICE	Legal Svcs - July 2024	001-531023-51401	\$3,490.65	
							<b>Check Total</b>	<u>\$3,490.65</u>
<b>CHECK # 1430</b>								
09/18/24	Vendor	VESTA PROPERTY SERVICES, INC	421354	7/24 AMENITY MANAGEMENT SERVICES	ProfServ-Field Management	001-531016-53901	\$63,048.00	
							<b>Check Total</b>	<u>\$63,048.00</u>
<b>CHECK # 1431</b>								
09/19/24	Vendor	10- S TENNIS SUPPLY	165677	SUPPLIES FOR TENNIS COURTS	R&M-Tennis Courts	001-546097-57201	\$406.41	
							<b>Check Total</b>	<u>\$406.41</u>
<b>CHECK # 1432</b>								
09/19/24	Vendor	COMCAST	090224-9952 CHECK	9/12-10/11/24 ACCT# 8495741440199952	Communication-Telephone	001-541005-57201	\$658.78	
							<b>Check Total</b>	<u>\$658.78</u>
<b>CHECK # 1433</b>								
09/19/24	Vendor	LAMP SALES UNLIMITED, INC.	INV254678	MISC ELECTRICAL SUPPLIES	R&M Electrical (Field)	001-546020-53901	\$125.64	
							<b>Check Total</b>	<u>\$125.64</u>

## FLEMING ISLAND PLANTATION Community Development District

### Payment Register by Bank Account For the Period from 9/1/24 to 9/30/24 (Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 1434</b>							
09/19/24	Vendor	Robert G Nagle	3065	8/2024 MONTHLY MAINTENANCE	ProfServ - WebSite Development	001-531047-53901	\$150.00
09/19/24	Vendor	Robert G Nagle	3075	9/2024 MONTHLY MAINT	ProfServ - WebSite Development	001-531047-53901	\$150.00
<b>Check Total</b>							<b>\$300.00</b>
<b>CHECK # 1435</b>							
09/19/24	Vendor	RUPPERT LANDSCAPE	667112	IRRIGATION REPAIRS	R&M-Irrigation	001-546041-53901	\$2,893.00
<b>Check Total</b>							<b>\$2,893.00</b>
<b>CHECK # 1436</b>							
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	7/30 AMAZON CLEANING SUPPLIES	001-551003-57204	\$81.80
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	7/30 AMAZON SPECIAL EVENT	001-549022-57201	\$105.88
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	7/30 AMAZON CLEANING SUPPLIES	001-551003-57201	\$33.10
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	7/30 AMAZON MAINT PROJECT SUPPLIES	001-546016-53901	\$103.98
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	7/31 AMAZON MAINT SUPPLIES FOR REPAIRS	001-546016-53901	\$19.88
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/1 AMAZON CHEMICALS FOR POOL	001-552009-57201	\$347.94
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/1 AMAZON CLEANING SUPPLIES	001-551003-57204	\$17.94
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/1 AMAZON INK FOR PRINTER	001-551002-57201	\$81.90
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/2 AMAZON TOOLS FOR MAINTENANCE	001-552001-53901	\$9.68
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/2 AMAZON SPECIAL EVENTS	001-549022-57201	\$189.85
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/3 PUBLIX SPECIAL EVENTS	001-549022-57201	\$80.18
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/3 AMAZON SPECIAL EVENTS	001-549022-57201	\$61.37
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/3 AMAZON SPECIAL EVENT	001-549022-57201	\$9.97
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/3 THE HOME DEPOT MAINT PROJECT SUPPLIES	001-546016-53901	\$248.96
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/4 FIREHOUSE SUBS SPECIAL EVENTS	001-549022-57201	\$8.59
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/4 FIREHOUSE SUBS SPECIAL EVENTS	001-549022-57201	\$149.72
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/4 MICHAELS FLOWERS FOR DECOR	001-549027-53901	\$114.95
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/4 GATE GAS FOR TORO	001-552001-53901	\$22.54
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/6 AMAZON SPECIAL EVENT	001-549022-57201	\$39.99
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/9 WALMART SPECIAL EVENTS	001-549022-57201	\$37.81
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/9 WALMART SPECIAL EVENT	001-549022-57201	\$51.87
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/9 AMAZON SPLASH PARK SUPPLIES	001-552001-57204	\$317.49
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/9 ULINE SPLASH PARK SUPPLIES	001-552001-57204	\$752.41
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/10 WALMART SPECIAL EVENTS	001-549022-57201	\$112.93
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/10 AMAZON OFFICE SUPPLIES	001-551002-57201	\$80.13
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/15 AMAZON OFFICE SUPPLIES	001-551002-57201	\$13.98
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/15 AMAZON OFFICE SUPPLIES	001-551002-57201	\$5.99
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/21 PUBLIX SPECIAL EVENTS	001-549022-57201	\$28.24
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/21 BLESILA FUATA SPECIAL EVENTS	001-549022-57201	\$1,581.00
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/21 AMAZON MAINTENANCE SUPPLIES	001-552001-53901	\$9.99
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/22 AMAZON MAINT SUPPLIES	001-552001-53901	\$28.58
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/22 AMAZON STORAGE CONTAINER	001-552001-57204	\$248.00
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/23 AMAZON POOL HAMMERHEAD BAG REPLCMNT	001-552064-57201	\$72.69
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/23 AMAZON SHELIVING	001-552001-57201	\$743.63
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/23 AMAZON TENNIS COURTS PLANTERS	001-546097-57201	\$744.80
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/24 AMAZON MAINT PROJECT SUPPLIES	001-546016-53901	\$37.92
09/19/24	Vendor	VESTA PROPERTY SERVICES, INC	421971	PURCHASES FOR 7/30-8/25/2024	8/25 AMAZON HOLIDAY DECOR	001-549027-53901	\$354.25
<b>Check Total</b>							<b>\$6,949.93</b>
<b>CHECK # 1437</b>							
09/23/24	Vendor	AT&T MOBILITY	090524-0567	8/1-8/31/24 ACCT# 90426954490010587	Communication-Telep-Field	001-541005-57201	\$133.75
<b>Check Total</b>							<b>\$133.75</b>

## FLEMING ISLAND PLANTATION Community Development District

**Payment Register by Bank Account**  
For the Period from 9/1/24 to 9/30/24  
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 1438</b>							
09/23/24	Vendor	ELITE AMENITIES NE FLORIDA LLC	1769	9/1-9/15/2024 SP Pool Lifeguard Svc	SP POOL LIFEGUARD	001-534022-57204	\$4,803.92
09/23/24	Vendor	ELITE AMENITIES NE FLORIDA LLC	1768	9/1-9/15/24 AC Pool Lifeguard Svcs	AC POOL LIFEGUARD	001-534022-57201	\$7,528.97
<b>Check Total</b>							\$12,332.89
<b>CHECK # 1439</b>							
09/23/24	Vendor	HANCOCK BANK TRUST & ASSET MGMT	091324-SER 2021	TRANSFER FY24 DS ASSMTS	Tfr FY24 DS Assmnts	131000	\$47,497.35
<b>Check Total</b>							\$47,497.35
<b>CHECK # 1440</b>							
09/23/24	Vendor	OSTEEN MEDIA GROUP	2024-284285	Notice of 9/24/24 Mtg (Legal# 122401)	Legal Advertising	001-548002-51301	\$56.70
<b>Check Total</b>							\$56.70
<b>CHECK # 1441</b>							
09/23/24	Vendor	PROSSER INC	53243	08/2024 General Engineering Svcs	ProfServ-Engineering	001-531013-51501	\$6,899.12
<b>Check Total</b>							\$6,899.12
<b>CHECK # 1442</b>							
09/23/24	Vendor	VESTA PROPERTY SERVICES, INC	421916	8/24 AMENITY MANAGEMENT SERIVCES	ProfSerf-Field Management	001-531016-53901	\$58,724.74
<b>Check Total</b>							\$58,724.74
<b>CHECK # 1443</b>							
09/23/24	Vendor	WILLIAM LAWRENCE BONNEY	B-0938	9/1-9/15/2024 Security incl 9/2 & 9/11 holidays	Contracts -SECURITY SERVICES	001-534037-57201	\$2,360.00
<b>Check Total</b>							\$2,360.00
<b>CHECK # 1444</b>							
09/25/24	Vendor	INFRAMARK LLC	133352	March thru May Pool Office Attendant	March 2024 Pool Office Attendant	001-531134-57201	\$2,205.00
09/25/24	Vendor	INFRAMARK LLC	133352	March thru May Pool Office Attendant	April 2024 Pool Office Attendant	001-531134-57201	\$4,821.25
09/25/24	Vendor	INFRAMARK LLC	133352	March thru May Pool Office Attendant	May 2024 Pool Office Attendant	001-531134-57201	\$5,320.00
<b>Check Total</b>							\$12,346.25
<b>ACH #DD197</b>							
09/10/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	082024 ACH	7/19-8/19/24 Clay Electric	Electricity-General	001-543006-57204	\$2,318.00
09/10/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	082024 ACH	7/19-8/19/24 Clay Electric	Electricity-General	001-543006-53901	\$4,780.00
09/10/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	082024 ACH	7/19-8/19/24 Clay Electric	Electricity-General	001-543006-57201	\$2,844.00
<b>ACH Total</b>							\$9,942.00
<b>ACH #DD198</b>							
09/04/24	Vendor	COMCAST	081324-5886 ACH	ACCT# 8495741440345886 8/21-9/20/24	Communication - Teleph - Field	001-541005-57204	\$532.72
<b>ACH Total</b>							\$532.72
<b>ACH #DD199</b>							
09/09/24	Vendor	COMCAST	081824-3753 ACH	8/22-9/21/24 ACCT# 8495741441793753	Communication-Telep-Field	001-541005-57201	\$207.57
<b>ACH Total</b>							\$207.57
<b>ACH #DD200</b>							
09/10/24	Vendor	CRYSTAL SPRINGS	23150591 0893024	JULY-AUG BOTTLED WATER	Op Supplies - General	001-552001-57201	\$263.95
<b>ACH Total</b>							\$263.95
<b>ACH #DD202</b>							
09/09/24	Vendor	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000145635 ACH	8/16-8/31/24 SP TRASH SVC (UG-103920)	Utility - Refuse Removal (SP)	001-543020-57204	\$217.36
<b>ACH Total</b>							\$217.36
<b>ACH #DD203</b>							
09/09/24	Vendor	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000145439 A ACH	9/1-9/30/2024 AC Trash Svc# UG103548	Utility-Refuse Removal (AC)	001-543020-57201	\$641.55
<b>ACH Total</b>							\$641.55

**FLEMING ISLAND PLANTATION  
Community Development District**

**Payment Register by Bank Account**  
For the Period from 9/1/24 to 9/30/24  
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<b>ACH #DD204</b>							
09/30/24	Vendor	TRUIST BANK ACH	09052024-4046 ACH	8/06/24-9/5/24 TRUIST CC Purch	PROGRESSIVE - MOVIE NIGHT EVENT	001-549022-57201	\$407.79
09/30/24	Vendor	TRUIST BANK ACH	09052024-4046 ACH	8/06/24-9/5/24 TRUIST CC Purch	AMAZON AC OFFICE SUPPLIES	001-551002-57201	\$33.55
09/30/24	Vendor	TRUIST BANK ACH	09052024-4046 ACH	8/06/24-9/5/24 TRUIST CC Purch	AMAZON AC POOL NETS FOR SKIMMING	001-552064-57201	\$39.88
09/30/24	Vendor	TRUIST BANK ACH	09052024-4046 ACH	8/06/24-9/5/24 TRUIST CC Purch	AMAZON FIELD MAINT SUPPLIES	001-552001-53901	\$33.24
<b>ACH Total</b>							<u>\$574.46</u>
<b>ACH #DD205</b>							
09/26/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	09052024 ACH	8/2-8/29/24 Water/Reclaimed Water	Utility - Water	001-543018-53901	\$5,922.63
09/26/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	09052024 ACH	8/2-8/29/24 Water/Reclaimed Water	Utility-Water & Sewer	001-543021-57201	\$1,274.32
09/26/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	09052024 ACH	8/2-8/29/24 Water/Reclaimed Water	Utility-Water & Sewer	001-543021-57204	\$1,303.35
<b>ACH Total</b>							<u>\$8,500.30</u>
<b>Account Total</b>							<u><u>\$351,164.36</u></u>

<b>Total Amount Paid</b>	<b>\$352,730.16</b>
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