

FLEMING ISLAND PLANTATION
Community Development
District

November 19, 2024 Meeting
AGENDA PACKAGE

The meeting will be held at:
The Splash Park
1510 Calming Water Drive
Fleming Island, Florida 32003

Participation via Teams:
Meeting ID: 22746258500
Passcode: Ut75YZ

Dial in by Phone:
+1 646-838-1601,,255578955# United States,
New York City

Find a local number
Phone conference ID: 255578955#



210 NORTH UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

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, November 19, 2024 at 6:00 p.m.
CALL-IN #: 1-646-838-1601
PHONE CONFERENCE ID: 255578955#

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. **New Business**
 - A. Oath of Office for Newly Elected Supervisors via the General Election (**Seats 3 and 4**)
 - B. Election of Officers, Resolution 2025-01 (**Page 6**)
5. **Approval of the Minutes of the October 15, 2024 Continued Meeting (Page 8) and Minutes of the October 22, 2024 Regular Meeting (Page 10)**
6. **Pond Maintenance Update – The Lake Doctors, Inc. (Page 15)**
7. **Landscaping Update – Ruppert Landscape (Page 22)**
8. **Attorney’s Report**
9. **Engineer’s Report (Page 24)**
 - A. Capital Improvement Projects Update (**Page 26**)
 - B. Capital Improvement Project Details by Requisition (**Page 31**)
 - C. Review of Hoffman Commercial Construction, LLC – Tennis Court Restroom and Pavilion Bid (**Page 33**)
10. **Security Report – Tri-County Safety & Security Inc. (Page 108)**
11. **General Manager’s Report (Page 110)**

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

- 12. Field Operations Manager's Report (Page 113)**
- 13. Amenity Manager's Report (Page 117)**
- 14. Manager's Report**
 - A. Budget Amendment, Resolution 2025-02 (Page 121)**
- 15. Acceptance of the October 2024 Financial Report and Approval of October 2024 Payment Register & Invoices (Page 126)**
- 16. Supervisors' Requests**
- 17. Adjournment**

***The full agenda package is available upon request via email. Please send requests for the agenda package to Kareen.Baker@Inframark.com.**

The next meeting is Tuesday, December 17, 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

4B

RESOLUTION 2025-01

**A RESOLUTION OF FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT ELECTING
OFFICERS OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of Fleming Island Plantation Community Development District at a regular business meeting, held on November 19, 2024, following the General Election, desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT:**

The following persons were elected to the offices shown, to wit:

- _____ Chairperson
- _____ Vice Chairperson
- Bob Koncar Secretary
- Leah Popelka Treasurer
- Angel Montagna Assistant Treasurer
- _____ Assistant Secretary
- _____ Assistant Secretary
- _____ Assistant Secretary

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2024.

Chairperson

Secretary/Assistant Secretary

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 held Tuesday, September 24, 2024, at 6:00 p.m. was recessed and reconvened on Tuesday, October 15, 2024, at 6:00 p.m. at the Splash Park, located at 1510 Calming Water Drive, Fleming Island, Florida 32003.

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
Angel Montagna	Vice President of District Services, Inframark (via teams)
Katie Buchanan, Esq.	District Counsel (via telephone)
Ryan Stilwell, P.E.	District Engineer (via telephone)
Margaret Alfano	Vesta Property Services
Members of the Public	

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

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)**

- No audience comments were received.

FOURTH ORDER OF BUSINESS

Review of Landscape Proposals

The Board heard proposals from all five bidders for the landscape contract. They engaged in extensive discussions with each bidder, but did not make a final decision.

FIFTH ORDER OF BUSINESS

Discussion of Margaret’s Walk Sink Hole Issue

There was a discussion concerning the claim issue with Comcast. The Board wanted to ensure that District Counsel send a letter to Comcast, giving them a two-week deadline to settle the claim. If Comcast fails to comply, the District will proceed with repairs and file a claim against them.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**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, October 22, 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
Kyle Magee, 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)

- None.

FOURTH ORDER OF BUSINESS

Approval of the July 23, 2024 Meeting Amended Minutes

Mr. Koncar presented the amended Minutes of the July 23, 2024 meeting for approval.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the Amended Minutes of the July 23, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the August 27, 2024 Meeting (Tabled Item)

Mr. Koncar presented the Minutes of the August 27, 2024 meeting.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the Minutes of the August 27, 2024 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the September 24, 2024 Meeting

Mr. Koncar presented the Minutes of the September 24, 2024 meeting.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the Minutes of the September 24, 2024 meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Pond Maintenance Update – The Lake Doctors, Inc.

- The Pond Maintenance Report was discussed.

EIGHTH 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.

NINTH ORDER OF BUSINESS

Landscape Bids

The Board discussed the ranking criteria contained in the RFP manual. Following the discussion, Mr. Koncar compiled the scoring results from each Supervisor, as follows:

- Tree Amigos Outdoor Services, LLC - 439.26

- Yellowstone Landscape – 427
- BrightView Landscape Services – 335.05
- Koehn Outdoor – 294.65
- The Greenery – 277.45

Since Tree Amigos Outdoors Services, LLC is the current landscape provider, District Counsel will prepare a new contract.

TENTH ORDER OF BUSINESS

Attorney’s Report

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

ELEVENTH ORDER OF BUSINESS

Engineer’s Report

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

The Board discussed the Cypress Glen project.

On MOTION by Mr. Ashford, seconded by Mr. McHone, with Mr. Ashford, Mr. McHone, Mr. Glickman, and Ms. Szafranski voting AYE, and Mr. Nelson voting NAY, staff was authorized to proceed with the Cypress Glen project at a cost of \$4,000.

A. Capital Improvement Projects Update

- The Capital Improvement Projects update was provided.

B. Capital Improvement Project Details by Requisition

- The requisition breakdown of the projects was presented.

TWELFTH ORDER OF BUSINESS

Lifeguard Services Report – Elite Amenities

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

THIRTEENTH 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.

FOURTEENTH 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.

FIFTEENTH 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.

SIXTEENTH ORDER OF BUSINESS Amenity Manager’s Report

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

SEVENTEENTH ORDER OF BUSINESS Manager’s Report

- **Update on End of the Year Financials**
- Mr. Koncar summarized the financial report for the end of the fiscal year. The Board had no questions.

**EIGHTEENTH ORDER OF BUSINESS Acceptance of the September 2024
Financial Report and Approval of
September 2024 Payment Register &
Invoices**

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

NINETEENTH ORDER OF BUSINESS Supervisors’ Requests

- None.

TWENTIETH ORDER OF BUSINESS Adjournment

There being no further business,

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Sixth Order of Business



Dear Fleming Island Plantation Community Members,

11/11/2024

Please see the table below for a summary of our treatments completed to date since our October 11th report. We finished off October strong with a couple special projects. We stocked 300 triploid grass carp in ponds that have been problematic recently with aquatic vegetation. On Halloween, we also completed a courtesy physical removal of some floating vegetation in Pond 11. This decomposing vegetation has been lingering around after recent treatments and can take a while to naturally break down. We removed the majority of it to greatly improve the overall aesthetics of the pond. Please let us know if you have any questions or concerns. We are very thankful for the opportunity to work for the Fleming Island Plantation community. With Thanksgiving right around the corner, we wish you and your families a safe and happy holiday season!

October - November 2024 Treatments Completed to Date

Zone	Technician	Date Treated	Pond #	Vegetation Targeted/ Service Provided
1	Kory Kines	Oct. 29th	45, 50, 51, 52	Algae, Emergent, Underwater
2	Blake Shelton	Oct. 31st	44, 46, 47, 48	Algae, Emergent, Terrestrial
4	Drew Lagenour	Oct. 30th	4, 21, 42, 49	Algae, Emergent, Underwater
5	Alex Kastner	Oct. 17th	38, 39, 40, 41	Algae, Floating, Underwater
7	Marc Thigpen	Oct. 24th	1, 2, 3, 30	Algae, Emergent, Underwater
8	Eric Walker	Oct. 15th	27, 34	Algae, Underwater
9	Andrew Alonso	Oct. 15th	28, 31, 32, 53	Algae, Emergent, Underwater
11	Garrett Potter	Oct. 16th	6, 7, 14, 25	Algae, Emergent, Terrestrial
12	Jeremy Mashek	Oct. 18th	11, 12, 16, 17	Algae, Underwater
13	Nicholas Zumwalt	Oct. 21st	10, 13, 15	Algae, Emergent, Underwater
14	Brandon Ernst	Oct. 22nd	4, 21, 42, 49	Algae, Emergent, Underwater
--	Brandon Ernst/Eric Walker	Oct. 30th	--	(300) Grass Carp Stocked
6	Jordan Nelson	Nov. 4th	19, 22, 23, 26	Algae, Emergent, Terrestrial
8	Eric Walker	Nov. 7th	27, 34	Algae, Emergent, Terrestrial
10	Eric Wood	Nov. 5th	5, 8, 9, 24	Algae

Warm Regards,
Your Jacksonville Lake Doctors Team



Pond 11



Pond 22



Nov 11, 2024 at 9:35:19 AM
2260 Town Center Blvd
Fleming Island FL 32003
United States
The Golf Club at Fleming Island

Pond 27

Nov 11, 2024 at 9:22:25 AM
2200 US-17 S
Fleming Island FL 32003
United States



Pond 34

Nov 11, 2024 at 9:38:08 AM
1985 Hickory Trace Dr
Fleming Island FL 32003
United States



Pond 45

Nov 11, 2024 at 9:48:04 AM
1659 Majestic View Ln
Fleming Island FL 32003
United States



Pond 52

Nov 11, 2024 at 9:53:23 AM
1199 Wild Ginger Ln
Fleming Island FL 32003
United States



Pond 53

Nov 11 2024 at 9:14:08 AM
2200 US-17 S
Fleming Island FL 32003
United States



Seventh Order of Business



RUPPERT
 L A N D S C A P E

November 2024

Maintenance: Our mowing crew is starting to move to mowing bi-weekly. Detail maintenance will continue being performed every week as normal. Maintenance crew will also begin performing cut backs on grasses and trees and other plants that require it along with prepping beds for mulch and pine straw.

Irrigation: Our irrigation is continuing to run (3) days a week M/W/F. Annual beds are watered everyday as of now. Irrigation crew has performed at 3 mainline repairs. As seen in pictures is a form of troubleshooting an irrigation issue to find solution to the problem instead of just "throwing parts at it".

Annuals: Our Fall change out is doing great, still continue performing dead-heading and fertilizing annuals when needed.

Agrow Pro: Applied 6-0-0 W/FE and Micros Atrazine (pre-emergent) MSM (post emergent) Azoxystrobin (preventative and curative for brown patch) Bifen w/ Meridian (for Chinch bugs)

Notes: We are continuing to work with Margaret and Fred on replacing deer damaged plant material at Amenity Center.

We also are working on Sod replacement from Chinch bug damage. Will provide more info during presentation.

Quotes:None at this time.

Ninth Order of Business

PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: Prosser | PRIME AE - Ryan Stilwell, PE
DATE: November 12, 2024
RE: November 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 with minimal response. Additional update at the November meeting.
- 1713 Margarets Walk Road – The contractor completed the repair during the week of October 14, 2024.

Woodlands Drainage –

- 1451 Greenway Place Drainage – The contractor, Tree Amigos completed the work at the east end of the pipe in the resident's backyard.

Cypress Glen –

- Cypress Glen Pond #45 – We met on-site with contractor October 13, 2024 for additional repair to be made. Geotechnical work approved at the October meeting and geotechnical borings performed 11/11/24. Awaiting report from Geotech and will provide an update at the November meeting.

End of Report

9A



VENDOR PRICING FOR SELECTED 2021 FIP CDD CAPITAL IMPROVEMENT PROJECTS

**PREPARED FOR BOARD OF SUPERVISORS
FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
NOVEMBER 8, 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~~

TABLE OF CONTENTS:

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

FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 11.08.24		
TOTAL BOND ISSUANCE FUNDS	\$1,949,935	
APPROVED PROJECTS		
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:	\$744,903.03	
PROSSER REQUISITIONS		
REQUISTIONS 1-136	\$237,538.20	
APPROVED PROJECTS PENDING FINAL PRICING		
FITNESS PAVILION (BUDGET OPINION)	\$486,000.00	
TENNIS COURT RESTROOM/PAVILION (BUDGETARY OPINION)	\$340,000.00	
REMAINING LUMP SUM SERVICES		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)		
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS)		
TOTAL REMAINING:	\$141,493.77	

9B

FIPCDD 2021 Requisition Break Down				
Date:	11/8/2024			
Prossor No.	109064.04			
Companies/Payee	Project	Contract Amount	Total Invoices	
Construction				
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	
		OVERALL TOTAL :	\$807,852.43	
Design/Permitting				
Prosser	*1	FIPCDD Pickleball	\$29,650.00	\$34,104.70
	*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	\$47,126.25
			Other Engineering Services (Since Oct. 2021) (monthly reports, coordination w/vendors & staff)	
		OVERALL TOTAL :	\$237,538.20	

- *1 - Hourly Construction
- *2 - Hourly Construction
- *3 - Still in production
- *4 - Hourly Construction

9C



HOFFMAN
Commercial Construction, LLC
CGC 1514994

RECEIVED

NOV 11 2024

BID

**PROJECT: FLEMING ISLAND TENNIS
RESTROOM PAVILION**

**TO RYAN STILWELL
PROSSER PRIME AE
13901 SUTTON PARK DRIVE STE 200
JACKSONVILLE, FL 32224**

FROM HOFFMAN COMMERCIAL CONSTRUCTION, LLC

BID DATE: 11/11/24



Nassau Co Sheriff's Shooting Range Pavilion
with Rest rooms.

HOFFMAN COMMERCIAL CONSTRUCTION

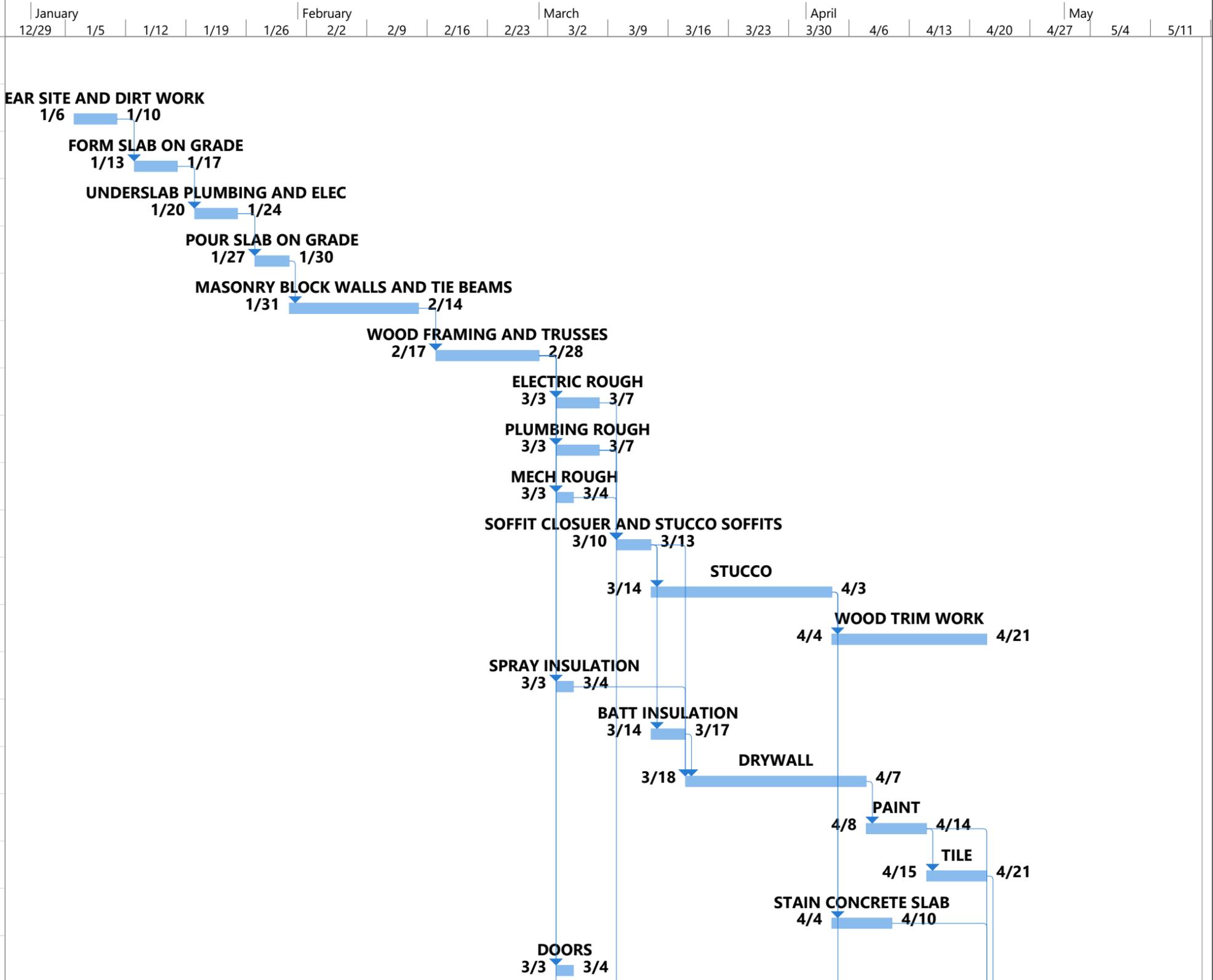
SCHEDULE OF VALUES

**TENNIS RESTROOM PAVILION
 FLEMING ISLAND
 JACKSONVILLE, FLORIDA
 BID DATE- 10/18/24**

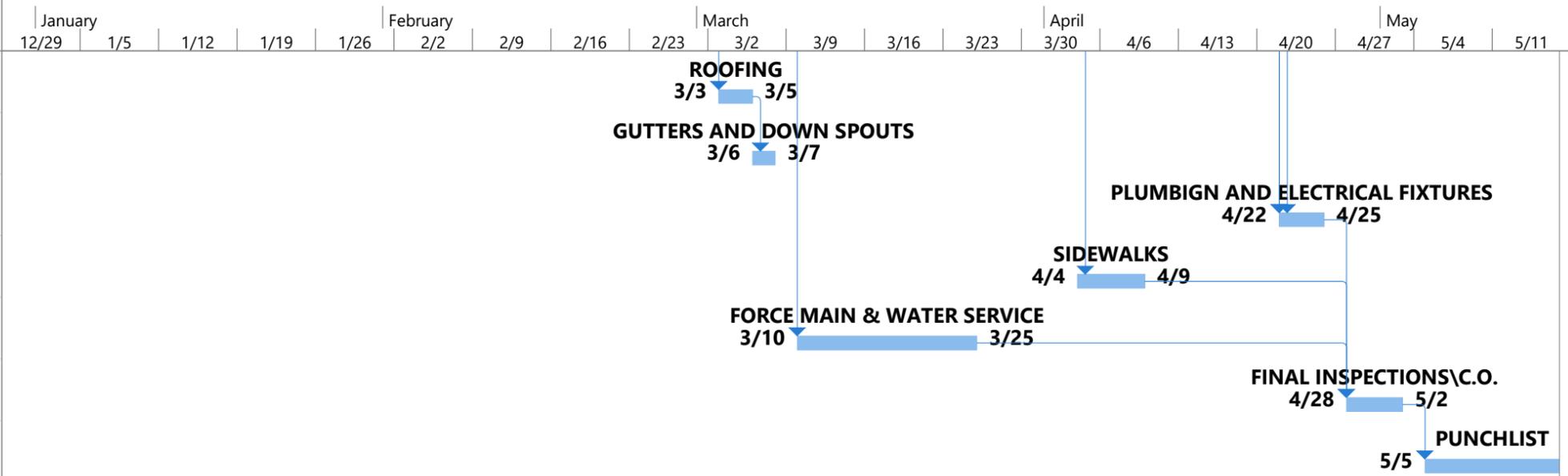


ITEM	ITEM DESCRIPTION	COST ESTIMATE
1	MOBILIZATION AND SITE PREPARATION	56,800
2	EROSION AND SEDIMENT	700
3	STORM WATER POLLUTION PREVENTION	500
4	CLEARING	5,000
5	TENNIS RESTROOM PAVILION	306,000
6	ALTERNATE 1: ACTIVITY PAVILION	252,000
7	LIGHTING	50,400
8	TESTING ALLOWANCE	500
9	SEEDING & MULCHING	500
10	BONDING/WARRANTY	8,600
TOTAL ESTIMATED CONSTRUCTION COST		681,000

ID	Task Name	Duration	Start	Finish	Predecessors
1	FLEMING ISLAND TENNIS BATHROOM				
2	CLEAR SITE AND DIRT WORK	5 days	Mon 1/6/25	Fri 1/10/25	
3	FORM SLAB ON GRADE	5 days	Mon 1/13/25	Fri 1/17/25	2
4	UNDERSLAB PLUMBING AND	5 days	Mon 1/20/25	Fri 1/24/25	3
5	POUR SLAB ON GRADE	4 days	Mon 1/27/25	Thu 1/30/25	4
6	MASONRY BLOCK WALLS AND TIE	11 days	Fri 1/31/25	Fri 2/14/25	5
7	WOOD FRAMING AND TRUSSES	10 days	Mon 2/17/25	Fri 2/28/25	6
8	ELECTRIC ROUGH	5 days	Mon 3/3/25	Fri 3/7/25	7
9	PLUMBING ROUGH	5 days	Mon 3/3/25	Fri 3/7/25	7
10	MECH ROUGH	2 days	Mon 3/3/25	Tue 3/4/25	7
11	SOFFIT CLOSER AND STUCCO	4 days	Mon 3/10/25	Thu 3/13/25	8,9,10
12	STUCCO	15 days	Fri 3/14/25	Thu 4/3/25	11
13	WOOD TRIM WORK	12 days	Fri 4/4/25	Mon 4/21/25	12
14	SPRAY INSULATION	2 days	Mon 3/3/25	Tue 3/4/25	7
15	BATT INSULATION	2 days	Fri 3/14/25	Mon 3/17/25	11
16	DRYWALL	15 days	Tue 3/18/25	Mon 4/7/25	14,15,11
17	PAINT	5 days	Tue 4/8/25	Mon 4/14/25	16
18	TILE	5 days	Tue 4/15/25	Mon 4/21/25	17
19	STAIN CONCRETE SLAB	5 days	Fri 4/4/25	Thu 4/10/25	12
20	DOORS	2 days	Mon 3/3/25	Tue 3/4/25	7



ID	Task Name	Duration	Start	Finish	Predecessors
21	ROOFING	3 days	Mon 3/3/25	Wed 3/5/25	7
22	GUTTERS AND DOWN SPOUTS	2 days	Thu 3/6/25	Fri 3/7/25	21
23	PLUMBIGN AND ELECTRICAL	4 days	Tue 4/22/25	Fri 4/25/25	17,18,19
24	SIDEWALKS	4 days	Fri 4/4/25	Wed 4/9/25	12
25	FORCE MAIN & WATER SERVICE	12 days	Mon 3/10/25	Tue 3/25/25	9
26	FINAL INSPECTIONS\C.O.	5 days	Mon 4/28/25	Fri 5/2/25	25,24,23
27	PUNCHLIST	10 days	Mon 5/5/25	Fri 5/16/25	26



**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR TENNIS RESTROOM PAVILION PROJECT
PART II. PROPOSAL FORM – (A) GENERAL INFORMATION**

1. Proposer General Information

Proposer Name Hoffman Commercial Construction, LLC

Street Address 6919 Distribution Ave S. STE #5

P. O. Box (if any) _____

City Jacksonville State FL Zip Code 32256

Telephone 904-759-3211 Fax no. _____

Internet Address www.hoffmancommercial.com

1st Contact Name Paul Hoffman Title President

Contact Telephone phoffman@hoffmancommercial.com E-Mail Address _____

2nd Contact Name Patrick Kennedy Title Supt

Contact Telephone 904-582-2836 E-Mail Address pkennedy@hoffmancommercial.com

Parent Company Name (if any) NA

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

(Attach a chart showing ownership structure of Proposer.)

2. List the location of Proposer's office that would oversee the work.

Street Address 6919 Distribution Ave S. STE #5

P.O. Box (if any) _____

City Jacksonville State FL Zip Code 32256

Telephone 904-759-3211 Fax No. _____

1st Contact Name Paul Hoffman Title President

2nd Contact Name Patrick Kennedy Title Supt

3. Company Standing

Proposer's form of entity: LLC
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? FL

Date 3/16/2016 Charter Number (if applicable) L16000057188

Is the Proposer in good standing with that State? Yes No

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Clay County and the State of Florida?

Yes No

If no, please explain _____

4. **Licensure**

Please list all applicable state and federal licenses or registrations, including but not limited to those for the State of Florida and Clay County:

CGC 1514994

Clay County Registered Contractor

SJC Registered Contractor

Duval County Registered Contractor

For each registration or license, provide the following information:

Type of registration (e.g., certified general contractor, certified electrical contractor, etc.)

Certified General Contractor

License No. CGC 1514994 Expiration Date 08/30/2026

Qualifying Individual Paul Hoffman Title President

List company(ies) currently qualified under this license _____

Hoffman Commercial Construction, LLC

Is the registration or license in good standing? Yes No

If no, please explain _____

(Attach photocopies of each listed license or registration, and additional sheets as necessary.)



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HOFFMAN, PAUL ARTHUR

HOFFMAN COMMERCIAL CONSTRUCTION, LLC
6919 DISTRIBUTION AVE
UNIT #5
JACKSONVILLE FL 32256

LICENSE NUMBER: CGC1514994

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/14/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



**PART II. PROPOSAL FORM – (B) PERSONNEL & EQUIPMENT
CORPORATE OFFICERS
(Attach additional sheets if necessary)**

Company Name Hoffman Commercial Construction, LLC Date 11/11/24

Provide the following information for Officers of the Proposer and parent company, if any. Attach resumes for all such individuals.

NAME OF PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Paul Hoffman	President / PM	President	ST. Augustine
FOR PARENT COMPANY (if applicable)			



Paul Hoffman, Project Manager

Hoffman Commercial Construction, LLC

6919 Distribution Ave, Unit #5

Jacksonville, Florida 32256

(904) 759-3211

phoffman@hoffmancommercial.com

www.hoffmancommercial.com

Florida CGC 1514994

Georgia GCC 002754

"Hoffman Commercial Construction: The Better Building Experience"

Summary

Paul Hoffman will be the Project Manager for the Fleming Island Plantation Pickleball Courts project. He has more than 32 years of construction project management experience on commercial projects in Jacksonville.

In 2016, Paul Hoffman started Hoffman Commercial Construction on solid experience. During 27 years with Auld & White Constructors as a V.P. and principal, Paul was involved with more than 200 projects totaling \$340M+. He has successfully completed projects of all types, including restaurants, fast food, fitness, retail, institutional, tenant build-out, healthcare, educational, distribution centers and industrial. Paul is experienced in delivering projects via design-build, construction management and traditional design-bid-build. Here is a list of some of the projects he has managed over his 32-year career in Jacksonville.

Personal Work History

- Palencia Pickleball Courts, St. Augustine, Four new courts behind fitness center. \$465,737
- Pine Ridge Amenity Improvements. Clay Co. New BB and Tennis/pickleball courts, parking lot and splash pad. \$1,734,809.
- Hammock Oaks Clubhouse and Pool, SR 16A, SJC New clubhouse, Fitness Center and Pool, \$1,832,942
- Arbor Mill of Mill Creek Amenity Center, St. Augustine, Pool, Tennis court and Amenity Center, \$710,000, Kurt Jensen, Architect.
- Nocatee Sports Complex, Pickleball courts, volleyball courts, Fencing and court lighting. \$248,000.
- Northeast Florida Regional Airport at St. Augustine, Airport Terminal Entrance Canopy and Parking Kiosk Canopy, \$300,000, Structures International.
- Jinko Solar Manufacturing Plant, Cecil Field, Jacksonville. New \$16 Million solar panel manufacturing plant.
- Sheraton Hotel Fitness Expansion, Deerwood Park Blvd, Jacksonville, \$542,000 fitness center and pool remodel.
- Good News Church, World Golf Village, New Construction, \$3 Million, Kasper Architecture, March 2016
- Celestina Amenity Center, St. Johns., New Construction, \$8 Million, Basham & Lucas, December 2015.
- Jacksonville Humane Society Phase I addition, New Construction, \$1.5 Million, Bacon Group Architecture, May 2016.

Education

Georgia Institute of Technology – Bachelor's degree, Civil Engineering

Nova Southeastern University – Master of Business Administration (MBA)

Professional & Community Involvement

Associated Builders & Contractors - First Coast Chapter

- Past Chairman / Member Board of Directors

AIA Jacksonville

**PART II. PROPOSAL FORM – (B) PERSONNEL & EQUIPMENT
OTHER SUPERVISORY PERSONNEL
(Attach additional sheets if necessary)**

Company Name Hoffman Commercial Construction LLC Date 11/11/24

Provide information for key management and supervisory personnel of the Proposer for both administration as well as operations. Attach resumes for all such individuals.

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Paul Hoffman	President	Project Manager	8 years	38 years
Patrick Kennedy	Supt	Supt	8 years	17 years

PART II. PROPOSAL FORM – (B) PERSONNEL & EQUIPMENT

- 1. For each manager, supervisor and key person who will be directly working on and/or responsible for the Project, please provide the following information:**

Name: Paul Hoffman

Title: President / PM

Office Location: 6919 Distribution Ave Jacksonville

Corporation Responsibilities: President / PM

Years in Current Position: 8 years

Proposed Role for the Project: Project Manager

% of Time to Be Devoted to Project: 25%

Provide the following information for at LEAST THREE projects similar to the Project where the manager / supervisor / key personnel were involved.

Project 1

Project Name / Location: Nassau County Sheriff Training Facility Shooting Range

Time Period of Project: July 2021 to February 2022

Description of Project: Large Shooting range pavilions and three free standing
bathrooms buildings.

Role of Manager / Supervisor / Key Personnel: PM

Reference Contact: Director Robin Patterson 904-548-4068

Contact Phone/E-Mail: rpatterson@nassauso.com

Project 2

Project Name / Location: Hammock Oaks Amenity Center SJC

Time Period of Project: August 2021 to May 2022

Description of Project: New Amenity and Activity Center.
Includes gang bathrooms and meeting rooms.

Role of Manager / Supervisor / Key Personnel: PM

Reference Contact: James Shonkwiler

Contact Phone/E-Mail: 407-432-9512

Project 3

Project Name / Location: Pine Ridge Amenity Upgrades - Clay Co. CDD

Time Period of Project: October 2022 to February 2023

Description of Project: New sports courts with Pavilions, CCD work,

Role of Manager / Supervisor / Key Personnel: PM

Reference Contact: Maria

Contact Phone/E-Mail: 904-572-8107

(Attach resume, and use additional sheets as appropriate.)

PART II. PROPOSAL FORM – (B) PERSONNEL & EQUIPMENT

1. *For each manager, supervisor and key person who will be directly working on and/or responsible for the Project, please provide the following information:*

Name: Patrick Kennedy

Title: Supt

Office Location: 6919 distribution Ave S. #5, Jacksonville

Corporation Responsibilities: Supt

Years in Current Position: 7

Proposed Role for the Project: Supt

% of Time to Be Devoted to Project: 75%

Provide the following information for at LEAST THREE projects similar to the Project where the manager / supervisor / key personnel were involved.

Project 1

Project Name / Location: Palencia Pickleball Courts

Time Period of Project: August 2023 to Nov 2023

Description of Project: Four new pickleball courts, three shade structures and sports lighting.

Role of Manager / Supervisor / Key Personnel: Supt

Reference Contact: John Smith

Contact Phone/E-Mail: 770-841-4800 john.sccdd@gmail.com

Project 2

Project Name / Location: Nocatee Coral Ridge Park and amenities

Time Period of Project: July 2022 to January 2023

Description of Project: New entrance gate to subdivision and entry. Park and Playground. CDD client.

Role of Manager / Supervisor / Key Personnel: Supt

Reference Contact: Mo Rudolph

Contact Phone/E-Mail: 904-571-0477 mrudolph@parcgroup.net

Project 3

Project Name / Location: Nocatee Pickleball courts

Time Period of Project: April 2020 to August 2020

Description of Project: Four new additional courts and resurfacing existing courts. Installation of new volleyball courts.

Role of Manager / Supervisor / Key Personnel: Supt

Reference Contact: Mo Rudolph

Contact Phone/E-Mail: 904-571-0477 mrudolph@parcgroup.net

(Attach resume, and use additional sheets as appropriate.)

4. Provide a list of all Subcontractors / Suppliers that will be hired by Proposer for the Project.

Name of Subcontractor / Supplier	Contact / Phone # / E-Mail Address	Role in Project (State whether subcontractor/supplier will be involved in the work being performed)	Total Value of Goods or Services Anticipated to Be Provided
Noble Construction	Vance Noble 904-885-2523 vance@nobleconstgroup.com	Framing, trim and carpentry	\$69,000
Capital Concrete & Masonry	Paul Rivers 904-557-4910 paul@ccmsjax.com	Concrete	\$26,000
DL Plumbing	Dan Leverette 904-466-4119 dan.leverette@L-BRO.biz	Plumbing	\$30,000
Colonial Electric Services	Blane Jeffords 904-509-5133 bcjeffords@bellsouth.net	Electrical Sub	\$50,000

(Attach additional sheets as necessary.)

5. For each Subcontractor / Supplier that will provide goods or services in excess of \$25,000 for the Project, provide the following information:

Name: Noble Construction Group

Title: President

Contact: Vance Noble

Contact Phone/E-Mail: 904-885-2523 / vance@nobleconstgroup.com

Office Location: Jacksonville

Shipment Location (for Suppliers): Jacksonville

Years in Business: 23 years

Proposed Role for the Project: Framings and carpentry subcontractor

Trim work

Is the Subcontractor/Supplier registered with the State of Florida, Division of Corporations and authorized to do business in Clay County and the State of Florida? Yes No If no, explain: _____

Does the Subcontractor/Supplier have all applicable business licenses in good standing? Yes No

Please list the licenses: _____

Provide the following information for at LEAST THREE projects similar to the Project where the Subcontractor/Supplier was involved:

Project 1

Project Name / Location: Nassau Co Sheriff's Training Facility

Time Period of Project: July 2021 to Feb 2022

Description of Project: Wood framed Pavilions and bathroom buildings for the NCSO shooting range

Role of Subcontractor/Supplier: Framing sub / carpentry

Total Value of Contract to Subcontractor/Supplier: \$220,000

Reference Contact: Robin Patterson

Contact Phone/E-Mail: 904-548-4068

Project 2

Project Name / Location: Hammock Oaks Amenity Center SJC

Time Period of Project: August 2021 to May 2022

Description of Project: Wood framed Amenity Center 5,000 SF

Role of Subcontractor/Supplier: Framer and carpentry subcontractor

Total Value of Contract to Subcontractor/Supplier: \$320,000

Reference Contact: Alex Underwood

Contact Phone/E-Mail: 904-571-9213

Project 3

Project Name / Location: Mill Cover Bathroom and Pool Pavilion

Time Period of Project: 2019-2020

Description of Project: New Pool pavilion and bathrooms for new pool.

Role of Subcontractor/Supplier: Framing sub

Total Value of Contract to Subcontractor/Supplier: \$85,000

Reference Contact: Paul Hoffman

Contact Phone/E-Mail: 904-759-3211

Has the Subcontractor/Supplier ever failed to complete a contract, or had any contracts terminated before the work was completed? Yes No For each such incident, please provide the following information (attach additional sheets as needed):

Reference Contact: _____

Contact Phone/E-Mail: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes No If yes, provide the following:

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Subcontractor's/Supplier's Role in the Action and Describe the Status and/or Resolution:

N.A.

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes No If yes, please explain:

N.A.

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes No If yes, please explain:

N.A.

(Attach additional information regarding Subcontractor's/Supplier's role in the project, key personnel, background and experience, financial capacity, etc., and use additional sheets as appropriate.)

5. For each Subcontractor / Supplier that will provide goods or services in excess of \$25,000 for the Project, provide the following information:

Name: Capital Concrete and Masonry

Title: V. President

Contact: Paul Rivers

Contact Phone/E-Mail: 904-557-4910 / paul@ccmsjax.com

Office Location: St Augustine

Shipment Location (for Suppliers): St Augustine

Years in Business: 18 years

Proposed Role for the Project: Concrete subcontractor

Is the Subcontractor/Supplier registered with the State of Florida, Division of Corporations and authorized to do business in Clay County and the State of Florida? Yes No If no, explain: _____

Does the Subcontractor/Supplier have all applicable business licenses in good standing? Yes No

Please list the licenses: _____

Provide the following information for at LEAST THREE projects similar to the Project where the Subcontractor/Supplier was involved:

Project 1

Project Name / Location: Nassau Co Sheriff's Training Facility

Time Period of Project: July 2021 to Feb 2022

Description of Project: Concrete slabs and sidewalks for shooting range

Role of Subcontractor/Supplier: Concrete

Total Value of Contract to Subcontractor/Supplier: \$430,000

Reference Contact: Robin Patterson

Contact Phone/E-Mail: 904-548-4068

Project 2

Project Name / Location: Hammock Oaks Amenity Center SJC

Time Period of Project: August 2021 to May 2022

Description of Project: Wood framed Amenity Center 5,000 SF

Role of Subcontractor/Supplier: Concrete slab and sidewalks

Total Value of Contract to Subcontractor/Supplier: \$70,000

Reference Contact: Alex Underwood

Contact Phone/E-Mail: 904-571-9213

Project 3

Project Name / Location: Palencia Pavilions at Pickleball courts

Time Period of Project: 2023-2024

Description of Project: New slabs for Pavilion and sidewalks

Role of Subcontractor/Supplier: Concrete sub

Total Value of Contract to Subcontractor/Supplier: \$45,000

Reference Contact: John Smith Palencia CDD

Contact Phone/E-Mail: 770-841-4800

Has the Subcontractor/Supplier ever failed to complete a contract, or had any contracts terminated before the work was completed? Yes No For each such incident, please provide the following information (attach additional sheets as needed):

Reference Contact: _____

Contact Phone/E-Mail: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes No If yes, provide the following:

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Subcontractor's/Supplier's Role in the Action and Describe the Status and/or Resolution:

N.A.

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes No If yes, please explain:

N.A.

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes No If yes, please explain:

N.A.

(Attach additional information regarding Subcontractor's/Supplier's role in the project, key personnel, background and experience, financial capacity, etc., and use additional sheets as appropriate.)

5. ***For each Subcontractor / Supplier that will provide goods or services in excess of \$25,000 for the Project, provide the following information:***

Name: DL Plumbing Services

Title: President

Contact: Dan Leverette

Contact Phone/E-Mail: 904-466-4119 / dan.leverette@L-Bro.biz

Office Location: St Augustine

Shipment Location (for Suppliers): St Augustine

Years in Business: 3 years

Proposed Role for the Project: Plumbing contractor

Is the Subcontractor/Supplier registered with the State of Florida, Division of Corporations and authorized to do business in Clay County and the State of Florida? Yes No If no, explain: _____

Does the Subcontractor/Supplier have all applicable business licenses in good standing? Yes No

Please list the licenses: _____

Provide the following information for at LEAST THREE projects similar to the Project where the Subcontractor/Supplier was involved:

Project 1

Project Name / Location: Candy Cloud Coffee Shop Restuarant

Time Period of Project: Nov 2024 to Feb 2025

Description of Project: Plumbing for Coffee shop restuarant

Role of Subcontractor/Supplier: Plumbing

Total Value of Contract to Subcontractor/Supplier: \$60,000

Reference Contact: Chris Thompson

Contact Phone/E-Mail: 619-206-3076

Project 2

Project Name / Location: Pine Ridge Tennis/Pickleball Courts and Pavilion

Time Period of Project: 2023

Description of Project: New courts and Pavillion for courts. New parking lot

Role of Subcontractor/Supplier: Plumbing contractor

Total Value of Contract to Subcontractor/Supplier: 14,000

Reference Contact: Marie - Manager

Contact Phone/E-Mail: 904-572-8107

Project 3

Project Name / Location: Palencia Pavilions at Pickleball courts

Time Period of Project: 2023-2024

Description of Project: Hose bibb to pavilion

Role of Subcontractor/Supplier: Plumbing

Total Value of Contract to Subcontractor/Supplier: \$5,000

Reference Contact: John Smith Palencia CDD

Contact Phone/E-Mail: 770-841-4800

Has the Subcontractor/Supplier ever failed to complete a contract, or had any contracts terminated before the work was completed? Yes No For each such incident, please provide the following information (attach additional sheets as needed):

Reference Contact: _____

Contact Phone/E-Mail: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes No If yes, provide the following:

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Subcontractor's/Supplier's Role in the Action and Describe the Status and/or Resolution:

N.A.

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes No If yes, please explain:

N.A.

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes No If yes, please explain:

N.A.

(Attach additional information regarding Subcontractor's/Supplier's role in the project, key personnel, background and experience, financial capacity, etc., and use additional sheets as appropriate.)

5. For each Subcontractor / Supplier that will provide goods or services in excess of \$25,000 for the Project, provide the following information:

Name: Colonial Electric Services _____

Title: President _____

Contact: Blane Jeffords _____

Contact Phone/E-Mail: 904-509-5133 / bcjeffords@bellsouth.net _____

Office Location: Middleburg _____

Shipment Location (for Suppliers): Middleburg _____

Years in Business: 13 years _____

Proposed Role for the Project: Electrical contractor _____

Is the Subcontractor/Supplier registered with the State of Florida, Division of Corporations and authorized to do business in Clay County and the State of Florida? Yes No If no, explain: _____

Does the Subcontractor/Supplier have all applicable business licenses in good standing? Yes No

Please list the licenses: EC 13009273 _____

Provide the following information for at LEAST THREE projects similar to the Project where the Subcontractor/Supplier was involved:

Project 1

Project Name / Location: Candy Cloud Coffee Shop Restuarant

Time Period of Project: Nov 2024 to Feb 2025

Description of Project: Electric for Coffee shop restuarant

Role of Subcontractor/Supplier: Electric Subcontractor

Total Value of Contract to Subcontractor/Supplier: \$72,000

Reference Contact: Chris Thompson

Contact Phone/E-Mail: 619-206-3076

Project 2

Project Name / Location: Strech Zone St Augustine

Time Period of Project: 2023

Description of Project: Retail build out

Role of Subcontractor/Supplier: Electrical

Total Value of Contract to Subcontractor/Supplier: 18,000

Reference Contact: John Bastian

Contact Phone/E-Mail: _____

Project 3

Project Name / Location: Palencia Pavilions at Pickleball courts

Time Period of Project: 2023-2024

Description of Project: lighting to pavilion

Role of Subcontractor/Supplier: electrical

Total Value of Contract to Subcontractor/Supplier: \$5,000

Reference Contact: John Smith Palencia CDD

Contact Phone/E-Mail: 770-841-4800

Has the Subcontractor/Supplier ever failed to complete a contract, or had any contracts terminated before the work was completed? Yes No For each such incident, please provide the following information (attach additional sheets as needed):

Reference Contact: _____

Contact Phone/E-Mail: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes No If yes, provide the following:

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Subcontractor's/Supplier's Role in the Action and Describe the Status and/or Resolution:

N.A.

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes No If yes, please explain:

N.A.

Has the Subcontractor/Supplier or any of its affiliates (parents or subsidiaries), or any of the Subcontractor's/Supplier's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes No If yes, please explain:

N.A.

(Attach additional information regarding Subcontractor's/Supplier's role in the project, key personnel, background and experience, financial capacity, etc., and use additional sheets as appropriate.)

PART II. PROPOSAL FORM – (C) EXPERIENCE

- 1. Describe at least THREE projects of similar size and scope to the Project that Proposer has undertaken. For each project, provide the following information (attach additional sheets to complete).**

Project Name/Location: Nassau County Sheriffs Train Center - Shooting Range with Bathrooms

Reference Contact: Director Robin Patterson - NCSO

Contact Phone/E-Mail: 904-548-4068 rpatterson@nassauso.com

Dollar Amount of Contract: \$2,150,000

Scope of Services for Project: New shooting range pavilions and three separate bathroom pavilions. This project is similar because of the large pavilions and the three bathroom buildings. Wood framed buildings. Lift station sewer system.

Start Date: July 2021 to February 2022

Current Status of the Project: Complete and operational

2. **Has the Proposer previously performed work for a community development district? Yes (x) No () If yes, please provide the following information for each project (attach additional sheets as necessary):**

Project Name/Location: Palencia Pickleball courts and Pavilions

Reference Contact: John Smith Palencia CDD

Contact Phone/E-Mail: 770-841-4800 johnsmith.sccdd@gmail.com

Dollar Amount of Contract: \$465 737

Scope of Services for Project: _____

Project preformed for CDD.

Cleared site behind existing Palencia fitness center.

Installed three open air pavilions for the pickleball courts

New sports lighting and pickleball courts

Start Date: August 2023 and completed for their use in November 2023

Current Status of the Project: Completed and being enjoyed by the Palencia residents.

PART II. PROPOSAL FORM – (C) EXPERIENCE

1. *Describe at least THREE projects of similar size and scope to the Project that Proposer has undertaken. For each project, provide the following information (attach additional sheets to complete).*

2 Project Name/Location: Pine Ridge Pickleball/Tennis and BB courts - Clay Co
Reference Contact: Marie - Amenities manager
Contact Phone/E-Mail: 904-572-8107 prmgr@riversidemgtsvc.com
Dollar Amount of Contract: \$1,734,809
Scope of Services for Project: Cleared site. Installed two new pickleball/tennis courts and basketball court.
Installed water park splash pad.
Installed new parking lot.

Start Date: July 2022 to January 2023
Current Status of the Project: Completed.

PART II. PROPOSAL FORM – (C) EXPERIENCE

1. Describe at least THREE projects of similar size and scope to the Project that Proposer has undertaken. For each project, provide the following information (attach additional sheets to complete).

3 Project Name/Location: Nocatee Pickleball court expansion
Reference Contact: Mo Rudolph
Contact Phone/E-Mail: 904-571-0477 mrudolph@parcgroup.net
Dollar Amount of Contract: \$430,000
Scope of Services for Project: Installed four new pickleball courts and resurface the eight existing courts & basketball court
New fencing, lighting and access controls.

Start Date: April 2020 to August 2020
Current Status of the Project: Completed.

2. **Has the Proposer previously performed work for a community development district? Yes (X) No () If yes, please provide the following information for each project (attach additional sheets as necessary):**

Project Name/Location: Nocatee Pickleball Expansion-Tolomato CDD

Reference Contact: Mo Rudolph - the Parc Group master developer for Nocatee

Contact Phone/E-Mail: 904-571-0477 mrudolph@parcgroup.net

Dollar Amount of Contract: \$430,000

Scope of Services for Project: Subdivision improvements, Nocatee sports complex pickleball courts

Start Date: July 2022 to January 2023

Current Status of the Project: Completed.

3. ***Has the Proposer ever failed to complete a contract, or had any contracts terminated before the work was completed? Yes () No (X) For each such incident, please provide the following information (attach additional sheets as necessary):***

Reference Contact: _____

Contact Phone/E-Mail: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Start Date: _____

Reason: _____

4. ***Has any officer or partner of the Proposer ever been an officer, partner, or owner of some other organization that has failed to complete a construction contract? Yes () No (X) For each such incident, please provide the following information (attach additional sheets as needed):***

Reference Contact: _____

Contact Phone/E-Mail: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Start Date: _____

Reason: _____

**PROPOSAL FORM, PART II – (C) & (D) EXPERIENCE & CAPACITY
STATUS OF CONTRACTS ON HAND
(Attach additional sheets if necessary)**

Company Name Hoffman Commercial Construction, LLC

Date 11/11/24

Furnish requested information about all of Proposer’s active contracts, whether as prime or subcontracts; whether in progress or awarded but not yet started; and regardless of with whom contracted. All amounts to be shown to nearest \$1,000. Contractor may consolidate and list as a single item all contracts which individually do not exceed 3% of total active contracts and in total do not exceed 20% of the active total contracts.

OWNER, LOCATION AND DESCRIPTION OF PROJECT	CURRENT CONTRACT AMOUNT AS PRIME	CURRENT CONTRACT AMOUNT AS SUBCONTRACTOR	CURRENT AMOUNT SUBJECT TO OTHERS	PROPOSER’S UNCOMPLETED AMOUNT AS OF THIS DATE		COMPLETION DATE		
				AS PRIME CONTRACTOR	AS SUBCONTRACTOR	ORIGINAL CONTRACT DATE	APPROVED REVISED DATE	CURRENT ESTIMATE DATE
Pratt Guys - New Building Philips Hwy, Jax	\$ 2,575,200	\$	\$	\$ 25,000	\$	July 10	Nov 15th	Nov 12th
Hogan Road Warehouse	\$ 950,000	\$	\$	\$ 850,000	\$	3/1/25	3/1/25	3/1/25
Candy Cloud Restuarant	\$ 385,000	\$	\$	\$ 385,000	\$	3/25/25	3/25/25	3/25/25
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
Subtotal Uncompleted Work				\$ 1,260,000	\$			
Total Uncompleted Work on Hand					\$ 1,260,000			

**PROPOSAL FORM, PART II – (C) & (D) EXPERIENCE & CAPACITY
PROJECTS PROPOSER COMPLETED IN THE LAST THREE YEARS
(Attach additional sheets if necessary)**

Company Name Hoffman Commercial Construction, LLC

Date 11/11/24

List all projects completed in the last three years for which the contract value individually exceeded 3% of the Proposer’s annual total work completed for the year the project was started. Include in the list projects that were started earlier than three years but were completed within the last three years.

PROJECT NAME/ LOCATION	FINAL CONTRACT AMOUNT	PRIME OR SUB ¹	CLASSIFICATION OF WORK PERFORMED	YEAR STARTED/ COMPLETED	OWNER NAME/ LOCATION ²	NAME & PHONE NUMBER OF OWNER’S REPRESENTATIVE FOR THE LISTED PROJECT ³
Palencia Pickleball Courts	\$465,737	Prime	New construction	2023	John Smith Sweetwater Creek CDD	770-841-4800
Palm Crest Subdivision-Nocatee	\$1,049,191	Prime	New construction	2023	Mo Rudolph SONOC CDD	904-571-0477
Ferguson Warehouse	\$1,103,044	Prime	Renovation	2023	Howard Roy Centerstone	727-348-3436
Stretch Zone 1 & 2-St. Augustine	\$185,000	Prime	Renovation	2023	John Bastian Stretch Zone	404-630-6943
Seabrook Village -Nocatee	\$959,555	Prime	New Construction	2023	Mo Rudolph SONOC CDD	904-571-0477
Pine Ridge Tennis/Pickleball courts Clay Co.	\$1,734,809	Prime	New construction	2022/2023	Marie	904-572-8107
Conservation Trail - Nocatee	\$1,199,013	Prime	New construction	2022/2023	Mo Rudolph SONOC CDD	904-571-0477
Clay Co. Senior Centers upgrades	\$250,000	Prime	Renovation	2023	Sam Hall Aging True	904-807-1314
Palmetto cove - Nocatee	\$761,318	Prime	New Construction	2022/2023	Mo Rudolph SONOC CDD	904-571-0477
Hammock Oaks Amenity Center SJC	\$1,832,942	Prime	New Construction	2021/2022	James Shonkwiler AH4R	407-432-9512
Nassau Co Sheriff's Training Facility	\$1,980,000	Prime	New Construction	2021/2022	Robin Patterson NCSO	904-548-4068
Sheraton Hotel Fitness Center-Deerwood Park, Jax	\$542,548	Prime	Renovation	2020/2020	Brad Whitaker GM Sheraton	904-719-7930

¹ 'Prime or Sub' should indicate whether Proposer performed the work as a prime contractor or as a subcontractor.

² 'Owner Name/ Location' should indicate the Owner of the project if the Proposer performed the work as a prime contractor or the general contractor if the Proposer performed the work as a subcontractor.

³ 'Name & Phone Number of Owner’s Representative on this Project' should list a reference from the business entity listed in the previous column familiar with Proposer’s contract performance.

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR PICKLEBALL COURT PROJECT
PART II. PROPOSAL FORM – (D) FINANCIAL CAPACITY**

1. *Provide copies of the Proposer’s financial statements, showing assets and liabilities, for each of the past three years. Also attach an interim balance sheet not more than 60 days old. Certified copies accompanied by an auditor’s opinion are strongly encouraged, but not required.*

2. *Complete the following chart for each of the past five years:*

YEAR	ANNUAL REVENUE	# OF PROJECTS COMPLETED	LARGEST PROJECT SIZE
2023	\$7,926,286	10	Pine Ridge Courts \$1,734,809
2022	\$6,428,280	8	Nassau Co Sheriff Training \$1,980,000
2021	\$2,724,324	6	Hammock Oaks Amenities Center \$1,832,942
2020	\$1,129,476	5	Sheraton Hotel Fitness Center \$542,548
2019	\$1,579,679	5	Jinko Solar \$650,000

3. *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer’s officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No (x) If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer’s Role in the Action and Describe the Status and/or Resolution:

4. ***Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes () No (X) If yes, please explain:***

5. ***Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes () No (X) If yes, please explain:***

6. ***What is the Proposer's proposed insurance for the Project? Refer to the form of contract for minimum amounts.***

Workers' Compensation

- a. State Worker's Compensation – Greater of statutorily required amount or \$1,000,000 per occurrence / \$ 1,000,000 aggregate / \$ 1,000,000 per disease
- b. Applicable Federal (e.g., United States Longshoreman and Harbor Workers' Compensation Act, Jones Act, etc.) – Greater of statutorily required amount or \$
- c. Employer's Liability – \$ 1,000,000

Commercial General Liability Insurance

- a. Bodily Injury, Sickness, Disease or Death, and Property Damage, per Occurrence - \$ 1,000,000
- b. Bodily Injury, Sickness, Disease or Death, and Property Damage, Aggregate - \$ 2,000,000
- c. Products-Completed Operations – \$ 2,000,000

- d. Personal and Advertising Injury – \$ 1,000,000
- e. Property Damage liability insurance will provide Explosion, Collapse, and Under-ground coverages where applicable.

Automobile Liability

- a. Bodily Injury:
 - Each Person \$ 1,000,000
 - Each Accident \$ 1,000,000
- b. Property Damage:
 - Each Occurrence \$ 1,000,000

Pollution Insurance (covering third-party injury and property damage claims, including clean-up costs) \$ 1,000,000

Protection and Indemnity Insurance \$ 1,000,000

Contractual Liability coverage

- a. General Aggregate \$ 1,000,000
- b. Bodily Injury and Property Damage Combined Each Occurrence \$ 1,000,000

Umbrella Insurance (above the Commercial Liability, Automobile Liability, Employers Liability, Pollution Insurance, Protection and Indemnity Insurance and Contractual Liability Insurance listed herein)

- a. General Aggregate \$ 5,000,000
- b. Each Occurrence \$ 5,000,000

Builder's Risk Insurance for the amount of the Project? YES/ ~~NO~~

Boiler & Machinery Insurance? YES / NO
(List items on separate page)

_____ \$ _____
(Other)

_____ \$ _____
(Other)

(Attach a copy of a current insurance certificate evidencing the contractor's insurance.)

7. What are the Proposer's current bonding limits?

Name of Proposer's Bonding Company Old Republic Insurance Company/ Cecil W. Powell

Address 219 Newnan St. Jacksonville, FL 32202

Approved Bonding Capacities:

Aggregate Limit	\$ <u>\$8M</u>
Single Project Limit	\$ <u>\$2.5M</u>
Total Current Contracts Bonded	\$ <u>0</u>

Name of Proposer's Bonding Agency Cecil W. Powell & Company

Address 219 N. Newnan St. Jacksonville, FL 32202

Contact Name Ben Powell Telephone 904-353-3181



HOFFCOM-01

MGODSEY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cecil W. Powell & Company 219 N. Newnan Street Jacksonville, FL 32202	CONTACT NAME: Marsha Godsey PHONE (A/C, No. Ext): (904) 353-3181 FAX (A/C, No.): (904) 353-5722 E-MAIL ADDRESS: mgodsey@cwpowellins.com
	INSURER(S) AFFORDING COVERAGE
INSURED Hoffman Commercial Construction, LLC 101 Marketside Avenue Suite 404-304 Ponte Vedra, FL 32081	INSURER A: Westfield Ins Co NAIC # 24112
	INSURER B: American Builders Insurance Company 11240
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		CWP045289N	8/1/2024	8/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		CWP045289N	8/1/2024	8/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		CWP045289N	8/1/2024	8/1/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ Aggregate \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below		WCV023032307	12/6/2023	12/6/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Clay County Building Division PO Box 1366 Green Cove Springs, FL 32043	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR TENNIS RESTROOM PAVILION PROJECT
PART II. PROPOSAL FORM – (E) PRICING**

SECTION 1. PRICING.

Furnish and install all material, equipment and labor for the work complete and acceptable for construction of all infrastructure and appurtenances **as outlined in the Proposal Form attached as Exhibit A (to be prepared and completed by Proposer)** for the total lumps sum of:

Six Hundred eighty-one thousand	(In Words).
\$ 681,000	(In Figures).

Note: This lump sum amount must match the extended total price on the Proposer-provided Proposal Form attached as **Exhibit A** which shall provide detailed quantities, associated unit costs, and line item costs (extended to provide for total cost). In addition to providing a hard copy of this Bid Form, **this information must be submitted electronically by the Proposer in Excel format**. Please be advised the selected Contractor will be responsible for construction stakeout and the retention of a surveyor to perform such work; accordingly, a corresponding line item must be included in all submitted Proposals.

The undersigned proposes to construct all work, or portion thereof, necessary to construct a tennis restroom pavilion as shown on plans prepared by Prosser Prime AE., and Eiland & Associates survey, and in accordance with Clay County, and the St. Johns River Water Management District permits.

All proposals shall include coordination of construction with others.

All applicable federal and State of Florida taxes are included.

The offer in this Proposal Form shall be open to acceptance and is irrevocable for thirty (30) days from the proposal opening date.

If this proposal is accepted by the District within the time period stated above, we will:

1. Execute the Contract within seven days of receipt of Notice of Award, unless such time period is otherwise extended by the District.
2. Furnish the required bonds within seven days of receipt of Notice of Award.
3. Commence work within five days after written Notice to Proceed of this proposal.

In addition to completing the Proposal Form attached hereto as **Exhibit A**, Proposer shall create and provide with its proposal an itemized Schedule of Values for each numbered item set forth on the attached Proposal Form. The Schedule of Values shall outline all work items that will be used for monthly pay requests and the amounts thereon will be used for negotiating change orders.

The undersigned has visited the site, examined the plans, specifications and any addenda thereto, is acquainted with and fully understands the character and extent of the Scope of Work covered by this Proposal; and the specific requirements of Clay County, and all other regulatory agencies. The

undersigned has carefully checked this Proposal after it was prepared and has verified all items, quantities, unit costs, and values and agrees to indemnify and save harmless the Owner against any cost, damage or expense which may be incurred or caused by any error in the preparation of same.

This proposal made by and on behalf of: Hoffman Commercial Construction, LLC

Proposer Signature: Paul Hoffman Date: 11/11/2024

Address: 6919 Distribution Ave S. Ste #5, Jacksonville, FL 32256

By: Paul Hoffman

Print Name: Paul Hoffman

PROPOSAL FORM
EXHIBIT A TO PART II. PROPOSAL FORM – (E) PRICING

Fleming Island Plantation – Tennis Restroom Pavilion Project

Please Refer to Item No. in BID Description Section (Some Item No's. May Be Not Applicable (N/A))

Item No. & Description	TOTAL
1. MOBILIZATION AND SITE PREPARATION	\$ <u>56,800</u>
2. EROSION AND SEDIMENT CONTROL	\$ <u>700</u>
3. STORM WATER POLLUTION PREVENTION	\$ <u>500</u>
4. CLEARING	\$ <u>5,000</u>
5. TENNIS RESRTOOM PAVILION	\$ <u>306,000</u>
6. ALTERNATE 1: ACTIVITY PAVILION	\$ <u>252,000</u>
7. LIGHTING	\$ <u>50,000</u>
8. TESTING ALLOWANCE	\$ <u>500</u>
9. SEEDING & MULCHING	\$ <u>500</u>
10. BONDING/WARRANTY	\$ <u>8,600</u>
 Project Total	 \$ <u>681,000</u>

- 1. MOBILIZATION AND SITE PREPARATION** - Includes the preparatory work and operations in mobilizing to begin the work and demobilizing upon completion of work on the project. Work will include any site preparation necessary for construction. This item will be paid for on a percentage of total construction complete basis.

Total

Lump Sum Price: \$ 56,800 (Numerals)

Fifty-six thousand eight hundred (Written)

- 2. EROSION AND SEDIMENT CONTROL** - Includes all measures that are required to comply with the State of Florida water quality standards. This includes, but is not limited to silt screens, sodding, or other such measures that shall prevent the discharge of turbid waters from the site and minimize erosion of all graded areas. This item includes all measures necessary to meet agency quality standards and requirements. Testing results will be provided to the Owner on a regular basis or when requested. The site will be inspected on a regular basis by the Owner's Representative and will produce a weekly report with actions items indicating deficiencies. All Deficiencies must be repaired in seven days or less, or the contractor must provide in writing why the deficiencies cannot be addressed within the seven-day limit. Failure to correct a deficiency in the first seven days will result in a written warning. If the deficiency is not corrected after fourteen days the Owners Representative will make the repair and the Contractor will be back charged for the cost of the repair and a \$500.00 fine for each line item not addressed. Upon final acceptance of the site from Clay County & SJRWMD. The contractor shall remove sediment control measures once the grassing and 70% stabilization is established.

Total

Lump Sum Price: \$ 700 (Numerals)

Seven hundred (Written)

- 3. STORM WATER POLLUTION PREVENTION PLAN** - Notice of Intent (NOI) to be filed by the contractor. The contractor shall adhere to all Federal rules and regulations regarding the National Pollutant Discharge Elimination System (NPDES) for construction and ground water discharge. The Storm Water Pollution Prevention Plan (SWPPP) included in these plans shall establish the minimum requirements allowed. The contractor shall implement additional measures, as required, to ensure compliance with the NPDES requirements. This item does include erosion controls item shown on the erosion and turbidity control plans or erosion and turbidity controls required by Clay County, or the St. Johns River Water Management District. Contractor shall provide specifications and shop drawings on all material to be used as part of the SWPPP.

Total

Lump Sum Price: \$ 500 (Numerals)

Five hundred (Written)

4. **CLEARING** - Includes complete clearing and grubbing and burning (if allowed) or removal off-site of all brush, roots, and all other debris in accordance with the City of Clay Standards and Specifications in the roadway rights-of-way. Special care shall be taken to ensure preservation of all natural vegetative areas indicated on the plans, existing mailboxes, and existing edge of pavement.

Total

Lump Sum Price: \$ 5,000 (Numerals)

Five thousand (Written)

5. **TENNIS RESTROOM PAVILION** - Includes construction of tennis restroom pavilion with utilities connected in accordance with the Clay County Utility Authority. The Contractor will be required to locate the existing utilities for the site along with the source of power for the lighting.

Total

Lump Sum Price: \$ 306,000 (Numerals)

Three hundred six thousand (Written)

6. **ALTERNATE: ACTIVITY PAVILION** - Includes renovation of the existing activity pavilion at the Fleming Island Plantation Amenity Center.

Total

Lump Sum Price: \$ 252,000 (Numerals)

Two hundred fifty-two thousand (Written)

7. **LIGHTING** - Includes complete compliance with the electrical plans and lighting installation. The Contractor will be required to locate the source of power for the proposed lighting sources and produce conduit as needed. Standards and Specifications are highlighted in the Manufactures guidelines.

Total

Lump Sum Price: \$ 50,400 (Numerals)

Fifty thousand four hundred (Written)

8. **TESTING ALLOWANCE** - Although the requirement for testing is stated in other bid items, the cost for all testing associated with the construction of the proposed development Infrastructure is to be included in the Contractors Contract within this allowance. This includes, but is not limited to, all LBR tests, compaction tests, asphalt coring, pressure tests, etc. Please provide an allowance for this item, but all reimbursements for this item will be made to the Contractor based upon the actual testing company invoices. The testing allowance shall be Lump Sum Bid – Price Not to Exceed. Any additional cost for testing requirements beyond this amount will be at the cost of the Contractor. The Owner must approve the Contractors testing company.

Total

Lump Sum Price: \$ 500 (Numerals)
Five hundred (Written)

9. **SEEDING & MULCHING** - Includes the complete grassing and mulching of all disturbed areas. Seed selection shall be a mix that is seasonally appropriate to germinate in a timely manner to establish cover.

Total

Lump Sum Price: \$ 500 (Numerals)
Five hundred (Written)

10. **BONDING AND WARRANTY** – Cost to secure payment in accordance to Clay County and Processes and Standards

a. Payment and Performance Bond: \$ 7,600 (Numerals)
Seven thousand six hundred (Written)

b. Contractor's Warranty: \$ 1,000 (Numerals)
One thousand (Written)

Total

Lump Sum Price: \$ 8,600 (Numerals)
Eight thousand six hundred (Written)

PROJECT TOTAL

\$ 681,000 (Numerals)
Six hundred eighty-one thousand (Written)

GENERAL NOTES TO
PROPOSAL FORM
EXHIBIT A TO PART II. PROPOSAL FORM – (E) PRICING

1. The Contractor shall submit a detailed construction schedule with the bid proposal that outlines time frames for major work items. This schedule will be used in bid evaluation.
2. The Contractor is required to perform all tests as required by Clay County and prior to project acceptance.
3. The Contractor is responsible for visually inspecting the entire site prior to submitting bids and notifying the Engineer of discrepancies, which may affect the construction and its cost.
4. The selected Contractor will be required to submit an itemized schedule of values outlining all work items that will be used for monthly pay requests.
5. Standard contract documents as provided by the Owner will be used for the Contract and General Conditions.
6. Stub out all utilities beyond pavement edge as needed to continue into next phase and not disturb pavement of previous phase.
7. The Owner will provide the following survey stakeout work for the Contractor. All other necessary survey work must be provided by the Contractor.
 - A. Project Benchmark
8. The Contractor shall be responsible for coordinating all work necessary with all utility subcontractor companies.
9. The Contractor shall be responsible for coordinating the work necessary to complete all final approvals and acceptances.
10. Contractor shall complete his work in a professional and workman like manner typical of his industry. There shall be no sections or parts missing. Further, the work shall be complete and able to function for its intended use. The work must be continuous.
11. All storm drainage must be maintained to each property owner during construction. If this does not occur, the Contractor will be responsible for any damage that may result.
12. Burning of clearing debris generated on this project area may be burned as allowed by the Clay County Fire Marshall.

13. The Contractor shall specify subcontractors to be used for major work items, i.e. water, reuse, paving.
14. Contractor shall secure and pay for all paving and drainage construction permits, building permits, right- of way construction permits, county permit, electrical permit, water and electrical meters (if applicable), installation fees, electrical inspection fees, if any required.

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR TENNIS RESTROOM PAVILION PROJECT
PART II. PROPOSAL FORM – (F) SCHEDULE**

Contractor shall submit along with this Proposal a chart of its detailed project schedule. The chart shall use November 25, 2024, as the start date for the project and use calendar days for purposes of indicating the project’s duration. The chart shall also include such milestones included at the Proposer’s discretion; however, at the very least the chart shall identify dates for the issuance of the Notice to Proceed, the achievement of Substantial Completion and the application for Final Payment, as such events are defined in the Standard General Conditions of the Contract, respectively. In addition to the definitions in the Standard General Conditions of the Contract, Substantial Completion shall include the completion of pavement and a punch list from Clay County and application for Final Payment shall include receipt of Clay County Subdivision Acceptance Letter. Important milestones to be clearly denoted in the schedule include: Clay County Acceptance Schedule and System Acceptance Schedule. The number of days occurring between the issuance of the Notice to Proceed and the achievement of Substantial Completion is: One Hundred twenty days (in words) 120 (in figures); the achievement of application of Final Payment is: One hundred Fifty days (in words) 150 (in figures) . The Owner reserves the right to waive any informalities, or to reject any and all proposals.

Also, please explain the basis for any bar or suspension:

5. **Has the Proposer company been cited by OSHA for any job site or company office/ shop safety violations in the past five years? Yes () No (X)**

If yes, please describe each violation fine, and resolution N.A.

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes () No ()

If yes, please describe the incident: _____

6. **Safety of the community's residents and property is a priority. Please describe any background checks or other security measures that have been or will be taken with respect to the hiring and retention of the Proposer's personnel (and/or any subcontractors' personnel) who will be involved with the Project. Also, please describe what security measures will be taken to ensure that on-site personnel are properly supervised. Attach a copy of the Proposer's security policy that would be included as part of the form of contract.**

E-Verify for HCC employees.

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR TENNIS RESTROOM PAVILION PROJECT**

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(N),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC
OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to Fleming Island Plantation Community Development District
(print name of the public entity)

by Paul Hoffman
(print individual's name and title)

for Hoffman Commercial Construction, LLC
(print name of entity submitting sworn statement)

whose business address is

6919 Distribution Ave S. STE #5, Jacksonville, FL 32256

and (if applicable) its Federal Employer Identification Number (FEIN) is 81-2135641

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with any agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), *Florida Statutes*, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling

interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Indicate which statement applies.)**

- Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **(Attach a copy of the final order.)**

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS PUBLIC ENTITY CRIME AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT RECEIVED A CONVICTION. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Dated this 8th day of November, 2024.

(Corporate Seal, if applicable)

Hoffman Commercial Construction, LLC

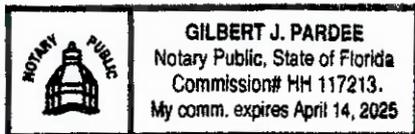
(Name of Proposer)

Paul Hoffman
By: Paul Hoffman

Title: President

STATE OF FL
COUNTY OF St Johns

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 8th day of November, 2024, by Paul Hoffman of Hoffman Commercial Construction, who is personally known to me or who has produced FLDL as identification, and did or did not [] take the oath.



Gilbert J. Pardee
Notary Public, State of Florida
Print Name: Gilbert Pardee
Commission No.: 117213
My Commission Expires: 4/14/25

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR TENNIS RESTROOM PAVILION PROJECT**

SWORN STATEMENT REGARDING SCRUTINIZED COMPANIES

1. This sworn statement is submitted to Fleming Island Plantation CDD (“District”)
by Paul Hoffman
(print individual's name and title)
for Hoffman Commercial Construction, LLC
(print name of “Proposer” submitting sworn statement)

whose business address is

6919 Distribution Ave S. STE #5 Jacksonville, FL 32256

2. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, provides that a company that at the time of bidding or submitting a Proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinize Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations in Cuba or Syria (together, “**Prohibited Criteria**”), is ineligible for, and may not bid on, submit a Proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
3. Based on information and belief, at the time the entity submitting this sworn statement submits its Proposal to the District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents meets any of the Prohibited Criteria. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, or any of its officers, directors, executives, partners, shareholders, members, or agents, meets any of the Prohibited Criteria.

[This space intentionally left blank]

The foregoing SWORN STATEMENT REGARDING SCRUTINIZED COMPANIES is dated this 8th day of November, 2024.

(Corporate Seal, if applicable)

Hoffman Commercial Construction LLC

(Name of Proposer)

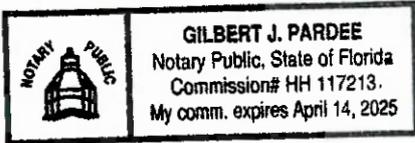
Paul Hoffman

By: Paul Hoffman

Title: President

STATE OF FL
COUNTY OF St John

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 8th day of November, 2024, by Paul Hoffman of Hoffman Commercial Construction LLC, who is personally known to me or who has produced FLDL as identification, and did or did not take the oath.



Notary Public, State of Florida
Print Name: Gilbert Pardee
Commission No.: 117213
My Commission Expires: 4/14/25

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR TENNIS RESTROOM PAVILION PROJECT
TRENCH SAFETY ACT COMPLIANCE STATEMENT**

Because trench excavations on this Project are expected to be in excess of 5 feet, Chapter 90-96 of the Laws of Florida requires that construction on the Project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. All Proposers are required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Project's Proposal.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that Chapter 90.96 of the Laws of Florida (The Trench Safety Act) requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:
One Hundred Dollars (Written)
\$ 100 (Figures).
3. The amount listed above has been included within the Proposal.

Dated this 8th day of November, 2024.

Proposer: Hoffman Commercial Construction, LLC

Paul Hoff

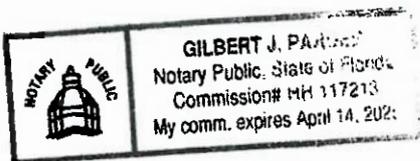
By: Paul Hoffman

Title: President

FL

STATE OF _____
COUNTY OF St Johns

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 8th day of November, 2024, by Paul Hoffman of Hoffman Commercial Const. who is personally known to me or who has produced _____ as identification, and did or did not take the oath.



Notary Public, State of Florida
Print Name: G. Deot Parnace
Commission No.: 117213
My Commission Expires: 4/14/2025

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR TENNIS RESTROOM PAVILION PROJECT
AFFIDAVIT REGARDING PROPOSAL**

STATE OF FL
COUNTY OF St Johns

Before me, the undersigned authority, appeared the affiant, Paul Hoffman, and having taken an oath, affiant, based on personal knowledge, deposes and states:

Authorization

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of President for Hoffman Commercial Construction, LLC (“**Proposer**”) and am authorized to make this Affidavit Regarding Proposals on behalf of Proposer. **Proof of such authorization is attached hereto.**

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“**Proposal**”) provided in response to the Fleming Island Plantation Community Development District (“**District**”) Request for Proposals for Tennis Restroom Pavilion Project. All of the information provided in the Proposal is full and complete, and truthful and accurate. I understand that inclusion of false, deceptive or fraudulent statements, or the failure to include full and complete answers, may constitute fraud, and, that, among other remedies, the District may consider such action on the part of the Proposer to constitute good cause for rejection of the Proposal.

Receipt of Documents

3. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual’s Table of Contents. Additionally, the Proposer acknowledges receipt of the following addenda:

Addendum No. <u>1</u>	Dated <u>10/18/2024</u>
Addendum No. _____	Dated _____

Pricing & Non-Collusion

4. The Proposer agrees through submission of the Proposal to honor all pricing information for thirty (30) days from the due date of the Proposals. If awarded the contract on the basis of this Proposal, Proposer agrees to enter into and execute the contract in the form included in the Project Manual.

5. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging. The price(s) and amount(s) of this Proposal have been arrived at independently and without consultation, communication or agreement with any other Proposer or potential Proposer, or review of any other Proposal, or potential Proposal. Moreover, neither the price(s) nor the amount(s) of this Proposal, and neither the approximate price(s) nor approximate amount(s) of this Proposal has been disclosed to any other firm or person who is a Proposer or potential Proposal, and they will not be disclosed before Proposal opening.

6. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a Proposal for this contract, or to submit a price(s) higher than the prices in this Proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary Proposal.

7. The Proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Proposal.

8. Neither Proposer nor its affiliates, subsidiaries, officers, director, or employees are currently under investigation, by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to a public procurement process, on any public contract, except as follows:

Agreements Regarding Records and Project Manual

9. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

10. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual, including but not limited to the forms of contract; (iv) the Proposer has waived

any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the notice, the Proposal instructions, the proposal forms, the contract form, the scope of work, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual; (v) the Proposer certifies that he or she has carefully examined the project site, made his/her own measurements and calculations and prepared and checked the foregoing Proposal after the same was completed and has verified every item placed thereon; and (vi) REGARDLESS OF WHETHER A PROTEST OF ANY KIND IS FILED, AND IN ORDER TO AVOID AN IMMEDIATE DANGER TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY, AND/OR ADVERSE FINANCIAL CONSEQUENCES TO THE DISTRICT, THE PROPOSER AGREES THAT THE DISTRICT MAY IMMEDIATELY PROCEED WITH THE PROJECT PURSUANT TO A CONTRACT WITH THE PROPOSER SELECTED BY THE DISTRICT.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AFFIDAVIT REGARDING PROPOSALS AND THAT THE FACTS STATED IN IT ARE TRUE AND CORRECT.

Dated this 8th day of November, 2024.

(Corporate Seal, if applicable)

Hoffman Commercial Construction, LLC

(Name of Proposer)

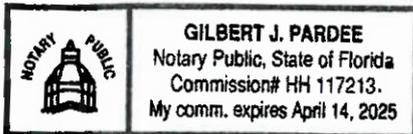
Paul Hoffman

By: Paul Hoffman

Title: President

STATE OF FL
COUNTY OF St Johns

The foregoing instrument was sworn and subscribed before me by means of physical presence or online notarization, this 8th day of November, 2024, by Paul Hoffman of Hoffman Commercial Const, who is personally known to me or who has produced as identification, and did or did not take the oath.



Gilbert Pardee
Notary Public, State of Florida
Print Name: Gilbert Pardee
Commission No.: 117213
My Commission Expires: 4/14/25

EXHIBIT: Attach Proof of Authorization to Sign

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310
Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that Hoffman Commercial Construction, LLC as Principal, hereinafter called the Principal, and Old Republic Surety Company a corporation duly organized under the laws of the State of WI as Surety, hereinafter called the Surety, are held and bound unto Fleming Island Plantation CDD as Obligee, hereinafter called the Obligee, in the sum of

Five Percent of Bid Amount

Dollars (5%)

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for

Tennis Pavilion Bathrooms and Activity Pavilion Renovation

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and Sealed this 14th Day of October, 2024

Patrick Kennedy (Witness)

Tess Lavinia (Witness)

Hoffman Commercial Construction, LLC
Paul Hoffman (Principal) (Seal)
President (Title)

Old Republic Surety Company
[Signature] (Surety) (Seal)
Benjamin Knox Powell, Attorney in Fact (Title)



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint: **FITZHUGH K. POWELL, JR, ROBERT T. THEUS, BENJAMIN KNOX POWELL of JACKSONVILLE, FL**

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 9th day of May, 2023.

OLD REPUBLIC SURETY COMPANY

Karen J. Haffner
Assistant Secretary



Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 9th day of May, 2023, personally came before me, Alan Pavlic and Karen J Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.



92-2350

Signed and sealed at the City of Brookfield, WI this 14th day of October, 2024.

Karen J. Haffner
Assistant Secretary

ORSC 22262 (3-08)

CECIL W. POWELL & CO.

TENTH 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

October / November 2024

1. Criminal Offences – No Reports
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 12
 - A. Suspicious Vehicles with ejection 4
 - B. Suspicious Vehicles No Issue 2
 - C. Suspicious Persons / Trespass with ejection 6
5. Maintenance Reports – 2 Reports
 - A. Lighting
6. Other 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

Eleventh Order of Business



General Manager's Report

Meeting date: 11-19-2024

Submitted by: Margaret Alfano

TENNIS COMMUNICATION / Board direction requested:

An email regarding tennis court usage was sent directly to all five Board members. Thank you to the Chairman for forwarding staff that email and bringing it to our attention. The key to providing or even managing amenities is to serve the residents. These amenities were created for and are paid for by the residents and we operate by making sure that residents always come FIRST, always (that is worth mentioning twice)!

In the email regarding tennis court usage there were several points that we are dissecting. A few of those points are highlighted below:

1. We are meeting with Tri-County Security to make sure that all points in the email are being enforced or brought back to the Board for further direction.
2. We are and will continue to review the policies and procedures to make sure the documents are up to date. We will also be bringing back recommendations to the Board at the January meeting.
3. The policies do not currently state that a reservation is mandatory for tennis court usage as stated in the email. The policies also mention that the security staff could ask to see your reservation, but it does not state that it is mandatory.
4. For example, one of the policies that we will be seeking Board direction regarding is the policy that refers to the use of outside equipment. That policy also states that written permission from staff is required for the use of the said equipment.

As you can see there are several differences between the policies as written and as intended. We are hopeful that a Supervisor can be selected to work with staff on reviewing our edits to the entire document, not just the tennis portion. This would be in an effort to conserve time at the January meeting by having a solid starting point. We would be able to prepare a document that showed, rule by rule, what the policy was and that recommended change(s).

RESTORING RELATIONSHIPS / No Board action required:

We have some exciting news to share. We realize that this is preliminary news, but we are hopeful and optimistic. We have met with two groups in our community and are trying to put the capital "C" in community. We are trying to work together to enhance the lifestyle here inside of Fleming Island Plantation.

We met with the Operating Manager of the Golf Club, Chaz Raulerson III, and Steve Serokee, Pub Manager at the Amenity Center earlier this month. What a great meeting! We emphasized our desire to work together to do just what we stated above – enhance the lifestyle for our residents. By our residents we mean ours and theirs. We want the residents to be aware of the additional entertainment opportunities that our neighbors offer. We would also like to partner, when possible, to provide entertainment options that we would not be able to deliver on our own. At times we encounter hesitations in our planning due to space, food and beverage selections, etc. We published an article in our November edition of the Fleming Island Plantation Press, and we hope for more details and news to follow.

We also attended a meeting with the shops of Village Square. The owner/operator of Jeremiah's, Tommy, is trying to work together as a community and we are on board and then some! Our staff, led by Joy and Stephanie, have been meeting for the past three weeks regarding working together and planning an event for the beginning of December. We hope that we will be able to participate and bring the plans to life. We are also looking forward to bringing concerts back in the park too, etc.

As we stated, we are in the preliminary stages, but our goal is not to stop until we have unlocked doors of the past and entered new ones far into the future.

FIP STAFFING NEWS & UPDATES / No Board action required:

Currently we are in the process of upgrading our part-time maintenance position into a full-time position. As we continue within our contract it is becoming even more evident that work on the maintenance side is growing and changing. With just the three tennis courts being brought back to standard there are more hours associated keeping them at that level. We still have one rather large project ahead of us with the fountains at the Village Square entrance while we continue others. We also cannot take our eyes off the day-to-day work and hurdles.

Please note that one of the benefits of the cost-plus billing model is that these operational changes can be made on the ground level without any increases in billing to the District, at this time. However, we certainly will keep the Board informed at every turn, so you are aware and in the loop on the staffing of the community.

VILLAGE SQUARE PARKWAY LANDSCAPING / No Board action required:

We were left with information from the previous management company regarding landscaping enhancements on the Parkway. These improvements were due to the construction in that area. We have contacted the Baptist Health representative listed but have not heard back at the time we are preparing our reports. We hope to have an update for the Board at our upcoming meeting.

LANDSCAPE CONTRACT / No Board action required:

We will be sitting down with Ruppert Landscaping at the beginning of December to start laying the groundwork and planning for the upcoming contracted years. We will be working on several major projects. However, first and foremost in the discussions will be operating within budgeted amounts for this fiscal year and planning properly for the subsequent years. Stay tuned.

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



JBE / NG

Twelfth Order of Business



Field Operations Report

Meeting date: 11-19-2024

Submitted by: Fred Atwood

VILLAGE SQUARE FOUNTAIN / No Board action required:

This project will remain in our reports until conclusion. Stay tuned.

TENNIS COURTS / No Board action required:

We are in the final stages of obtaining bids to address courts 3, 4, and 5. Our goal is to present those bids to the Board at our December meeting. We are thrilled with the positive comments we continue to receive regarding courts 1, 2, and 6. We did receive one compliment; "The courts have never looked better, as long as I have lived here!" The next obvious question was, wait how long have you lived here! The resident has been here for 12 years, which is a much better story than 12 minutes!

AMENITY CENTER SHED CONDITIONS / No Board action required:

Our tentative plan is to try and pair these repairs to the existing shed with the builder of the tennis pavilion. Clearly this would be a separate proposal and invoice but certainly a qualified contractor already on property could come at a savings. We will continue to add this as an agenda item until resolved.

AC SPLASH PAD UPDATES / No Board action required:

This project will remain in our reports until conclusion. Stay tuned.

SHOWER AT AC POOL / Project Completed:

We were able to remove the two old pool deck showers at the Amenity Center in-house at no additional cost to the District. After removing them and exposing the process our staff was also able to install the brand-new shower on the deck. **This saved the District the cost of the original installation proposal of \$3,050.00.** Since we do not have any of the original pool deck pavers, we will be removing a few needed pavers from under the lap lane reel. We could not locate the exact paver so we will put the "patched" pavers in a portion of the deck that isn't as visible.

For the convenience of those that might follow us here at the Plantation we wanted to make sure those staff members knew where the other shower point is located. We have ordered a brass plate that will have the FIP logo and it will be installed over the paver where the plumbing is located. It will be a thin plate so it will not create a trip hazard.

DRINKING FOUNTAINS AT VILLAGE SQUARE BATHROOMS / Board approval required:

Upon arrival at FIP back in June there was an outstanding repair ticket for the drinking fountains at the Village Square bathrooms. From the information we were able to gather this unit was vandalized frequently. The repair costs to get the unit back up and running were just shy of the cost for a new unit, which would be in order due to the appearance alone. At this time, we were able to remove the existing unit, cap the plumbing, caulk, and re-paint that wall. Along with the staff time to make these improvements that cost came in under \$150.00.

Currently, we are seeking Board approval to wait to replace this unit until our CDD activities are restored in that area, etc. The cost for repairs was just under \$3,000.00 and replacement just over \$3,000.00 Please advise.

PARKING LOT RENOVATIONS / Board direction required:

As we have discussed upon arrival in June both parking lots are in need of maintenance. The Splash Park is in worse condition than the Amenity Center. Our goal is to take advantage of having a contractor on property to perform those necessary repairs and address the Amenity Center at the same time.

Below is a chart for your reference of the three bids that we have obtained. Please note that all vendors will be pouring a finished surface of 1.5-2” deep. The reserve study info. for both facilities are listed at the end.

SPLASH PARK PARKING LOT INFORMATION				
	First Coast	All Pro	PSA	RESERVE STUDY
Asphalt repairs at SP	\$13,064.75	\$11,211.85	\$14,774.78	2022-23 / \$55,536.00
Sealing and Striping at SP	\$14,785.86	\$9,750.00	\$10,380.36	2025-26 / \$1,747.00
Splash Park Total	\$27,850.61	\$20,961.85	\$25,155.14	N/A
AMENITY CENTER PARKING LOT INFORMATION				
Sealing and Striping at AC	\$10,519.72	\$9,400.00	\$9,658.32	2017-2018 / \$44,866.00
Amenity Center Total	\$10,519.72	\$9,400.00	\$9,658.32	
COMBINED TOTAL	\$38,370.33	\$30,361.85	\$34,813.46	N/A

TOWN CENTER BLVD. MONUMENT ACCIDENT / Board approval required:

We have an estimate to repair the damage at this main entrance. This is the same company that performed the repairs at the Cypress Glen entry monument. We have been unable to locate a second or third vendor for these repairs. We are seeking Board approval to move forward with the bid from Florida Concrete Company \$5,453.61, with a deposit of \$2,726.80. There is additional damage that would be covered by other vendors. We have an electrical repair bid of \$560.00 to replace both damaged lights. We also need to replace a letter that was taken after the crash at the cost of \$394.51. Painting would be the last step and at this time we are not sure exactly how much would need to be repainted. We are holding off on obtaining a quote for the painting but if they were to repaint all surfaces there it should not exceed \$500.00.

At this time, we are seeking Board approval to repair the Town Center Monument with a NTE amount of \$7,200.00. Please note, all items listed above without a formal painting estimate total \$6,908.12.

FIELD OPERATIONS UPDATES / No Board action required:

- When taking down the Holiday items from the Amenity Center shed / loft we located another very large storage tote housing plans and as-builts for the individual neighborhoods as well as Amenity Centers. We will sort through and inventory this box as well as the previous box located in the AC closet of the building time permitting.

- In that same storage area, we were able to locate two globes for the parking lot lights that were in need of replacement allowing us to save \$785.00 at this time.
- Touched up all the paint on the black light poles throughout the Amenity Center grounds.
- Pressure washing continues. We have cleaned the sidewalks and parking lot curbs at the Amenity Center and it looks amazing.
- We are currently running the slide and Thunder Bucket water feature daily to keep water cycled and equipment in running shape.
- We removed the existing bench in the way for pickleball construction and relocated it to the basketball courts where a bench was vandalized beyond repair.
- The existing tennis court clay spreader was in tough shape and very rusty. However, what we didn't initially realize is that key parts needed for proper use of the spreader were completely rusted away. At this time we are going to hold off on purchasing a new one. We will be evaluating all the necessary equipment required to maintain the courts at their current level and beyond. Once that list is compiled we will bring that back to the Board for your consideration.
- Placed the Veteran parking only signs at both the AC and SP for the month of November.
- Assisted with Halloween décor going up, down, and up again due to the storms. Once the Amenity Center staff packed and inventoried all items they were returned to the attic for future use. However, all generic items such as lighting, etc. that could be used for other events will be maintained on ground level.
- In preparation for Election Day the exterior of both restroom doors at the SP were repainted. Also, the men's restroom was repainted inside, it could not be touched up.
- Scrubbed walls, grab bars, switch plates, and mirrors in SP bathrooms.
- Bought professional cleaning equipment for all glass entry doors at the SP, what a difference.
- Reset all timers due to Daylight Savings Time.

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



Thirteenth Order of Business



Amenity Manager's Report

Meeting date: 11-19-2024

Submitted by: Stephanie Taylor

HOLIDAY DÉCOR / No Board action required:

We hope everyone had a wonderful Halloween! Now that the spooky season is over, the skeleton crew has been replaced with orange and gold wreaths and Fall décor. All Halloween décor has been placed in their designated storage spot, and now the team is prepping for Winter Wonderland by reviewing all the Christmas decorations and planning décor layouts. Soon residents will be able to visit a festive scene at the Amenity Center so stay tuned!

OFFICE PROCEDURES / No Board action required:

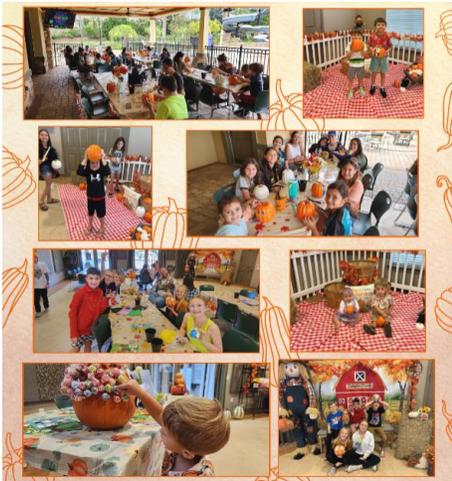
The front office team continues to update forms to make the Amenity Center experience more welcoming and user friendly for the residents. The facilities rentals forms have been updated to include the FIP logo, and the format has been updated to be most beneficial for the residents. We will continue to work on updating all office forms, and I can bring in the new forms as we update them.

EVENTS GALORE! / No Board action required:

This past month has been filled with a plethora of events for all ages!

- On October 19th, we hosted our Pumpkin Decorating Day in celebration of the Fall Season. Residents were able to pick out and decorate their own small pumpkin that can be kept for years to come!
- The following Friday, October 25th, our Monster Mash Bash was a ghoulish delight! The Splash Park hosted approximately 300 monsters, princesses, superheroes, and more. Residents were able to compete in carnival games like Crazy Creature Cans and Count Duckula. Every child was able to create their very own creature with a customized FIP t-shirt for their new best friend. Many residents showed their best moves on the dance floor, and we finished the night with a costume contest!
- We hosted a blood drive on November 5th, and thanks to the residents, 42 people will be receiving those life-saving donations.
- Lastly, this past Saturday, Fleming Island Plantation had its first ever Dueling Pianos Night! We had 112 residents join in on the festivities of dancing and singing the night away. The festivities aren't over though! This night was held under the stars
- In appreciation the amazing residents here at Fleming Island Plantation, we will have muffins and beverages at the Amenity Center on Wednesday, November 13th from 8 AM – 10 AM and 5 PM – 7 PM because we are “muffin” without the residents!
- We are celebrating the Holiday Season with some festive events! Residents can purchase a luminary set for \$12 at the Amenity Center and join in our Light Up the Night event on Saturday, December 21st.
- Residents can also receive a personalized letter from Santa! Santa is starting his busy season off with personalized letters to the Fleming Island Plantation kids. Parents need to register online so Santa knows who to write a letter to and letters will be ready for pick up at the Amenity Center the second week of December!

- On Saturday, December 14th residents can enjoy a Winter Wonderland for our holiday celebration event!



Pumpkin Decorating Collage



Monster Mash Bash Collage



Dueling Pianos Collage

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



Fourteenth Order of Business

14A.

RESOLUTION 2025-02

**A RESOLUTION AMENDING THE FLEMING ISLAND
PLANTATION COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET FOR FISCAL YEAR 2024**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Fleming Island Plantation Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2024; and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.

2. This resolution shall become effective this 19th day of November 2024 and be reflected in the Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Rick Nelson
Chairman

Attest:

By: _____
Robert Koncar
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ 20,000	\$ -	\$ 20,000	\$ 169,618	\$ 149,618
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
TOTAL REVENUES	3,160,128	-	3,160,128	3,317,080	156,952
EXPENDITURES					
Administration					
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	42,949	(4,449)
ProfServ-Legal Services	40,000	-	40,000	46,253	(6,253)
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	2,078	1,422
Insurance - General Liability	35,152	15,000	50,152	50,752	(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	-
Total Administration	299,923	15,000	314,923	343,881	(28,958)
Field					
ProfServ-Field Management	-	-	-	304,474	(304,474)

Proposed Budget Amendment
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
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	114,327	(40,827)
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	50,000	140,000	122,196	17,804
R&M-Irrigation	40,000	-	40,000	28,058	11,942
Holiday Decoration	5,000	-	5,000	4,621	379
Op Supplies - General	15,000	-	15,000	16,972	(1,972)
Total Field	1,099,600	50,000	1,149,600	1,464,771	(315,171)
<u>Parks and Recreation</u>					
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	12,050	203
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	5,000	39,000	38,712	288
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	10,000	48,000	45,276	2,724
Misc-Termite Bond	684	-	684	784	(100)
Misc-Licenses & Permits	700	-	700	775	(75)
Misc-Amenity Center Equipment	3,200	5,000	8,200	7,120	1,080
Misc-Contingency	10,000	10,000	20,000	17,297	2,703
Office Supplies	4,500	-	4,500	5,124	(624)
Cleaning Supplies	2,000	-	2,000	559	1,441
Op Supplies - General	7,000	-	7,000	5,692	1,308
Op Supplies - Pool Chemicals	19,800	10,000	29,800	27,013	2,787
Op Supplies-Pool and Splash Pad	4,000	-	4,000	2,905	1,095

Proposed Budget Amendment
For the Period Ending September 30, 2024

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Subscriptions and Memberships	2,100	5,000	7,100	6,026	1,074
Total Parks and Recreation	899,966	45,000	944,966	731,075	213,891
<u>Community Center</u>					
ProfServ-Field Management	248,933	-	248,933	165,955	82,978
Contracts-Lifeguard Services	113,000	20,000	133,000	130,523	2,477
Contracts-Janitorial Services	15,965	-	15,965	15,462	503
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	19,004	10,996
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	10,000	18,000	16,144	1,856
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	4,119	4,381
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	10,000	28,000	25,854	2,146
Op Supplies-Pool and Wading Pool	3,000	-	3,000	1,545	1,455
Total Community Center	488,141	40,000	528,141	417,221	110,920
<u>Reserves</u>					
Reserve - CDD Amenity	322,498	-	322,498	41,599	280,899
Reserves-Splash Park	50,000	-	50,000	36,990	13,010
Total Reserves	372,498	-	372,498	78,589	293,909
TOTAL EXPENDITURES & RESERVES	3,160,128	150,000	3,310,128	3,035,537	274,591
Excess (deficiency) of revenues Over (under) expenditures	-	(150,000)	(150,000)	281,543	431,543
Net change in fund balance	-	(150,000)	(150,000)	281,543	431,543
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,983,123	-	1,983,123	1,983,123	-
FUND BALANCE, ENDING	\$ 1,983,123	\$ (150,000)	\$ 1,833,123	\$ 2,264,666	\$ 431,543

Fifteenth Order of Business

**FLEMING ISLAND PLANTATION
Community Development District**

Financial Report

October 31, 2024



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FLEMING ISLAND PLANTATION

Financial Statements

(Unaudited)

October 31, 2024

Balance Sheet
October 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>2021 DEBT SERVICE FUND</u>	<u>2021 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Cash - Checking Account	\$ 830,414	\$ -	\$ -	\$ 830,414
Accounts Receivable	1,606	-	-	1,606
Investments:				
Money Market Account	1,328,237	-	-	1,328,237
Construction Fund	-	-	1,119,351	1,119,351
Interest Account	-	96,906	-	96,906
Prepayment Account	-	5,000	-	5,000
Rebate	-	21,193	-	21,193
Revenue Fund	-	143,402	-	143,402
Sinking fund	-	210	-	210
Prepaid Items	7,993	-	-	7,993
Deposits	10,397	-	-	10,397
TOTAL ASSETS	\$ 2,178,647	\$ 266,711	\$ 1,119,351	\$ 3,564,709
<u>LIABILITIES</u>				
Accounts Payable	\$ 51,312	\$ -	\$ -	\$ 51,312
Accrued Expenses	117,593	-	36,881	154,474
TOTAL LIABILITIES	168,905	-	36,881	205,786
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	7,993	-	-	7,993
Deposits	10,397	-	-	10,397
Restricted for:				
Debt Service	-	266,711	-	266,711
Capital Projects	-	-	1,082,470	1,082,470
Assigned to:				
Operating Reserves	663,842	-	-	663,842
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
Unassigned:	(0)	-	-	(0)
TOTAL FUND BALANCES	\$ 2,009,742	\$ 266,711	\$ 1,082,470	\$ 3,358,923
TOTAL LIABILITIES & FUND BALANCES	\$ 2,178,647	\$ 266,711	\$ 1,119,351	\$ 3,564,709

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 60,000	\$ 5,000	\$ 9,137	\$ 4,137
Room Rentals	7,000	583	209	(374)
Swimming Program Fee	1,000	300	-	(300)
Tennis Membership	2,000	300	-	(300)
Tennis Program Fees	200	200	-	(200)
Special Events	5,000	1,250	1,720	470
Special Assmnts- Tax Collector	3,330,990	-	-	-
Special Assmnts- Discounts	(133,240)	-	-	-
Other Miscellaneous Revenues	3,000	250	-	(250)
Access Cards	6,000	500	135	(365)
TOTAL REVENUES	3,281,950	8,383	11,201	2,818

EXPENDITURES

Administration

P/R-Board of Supervisors	16,000	1,000	2,000	(1,000)
FICA Taxes	1,224	77	153	(76)
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,200	-	-	-
ProfServ-Engineering	30,000	2,500	-	2,500
ProfServ-Legal Services	45,000	3,750	-	3,750
ProfServ-Mgmt Consulting	62,339	5,195	5,195	-
ProfServ-Special Assessment	9,360	-	-	-
ProfServ-Trustee Fees	4,000	-	-	-
Auditing Services	4,100	-	-	-
Postage and Freight	3,400	283	15	268
Insurance - General Liability	55,556	55,556	52,925	2,631
Printing and Binding	500	42	-	42
Legal Advertising	3,000	250	120	130
Misc-Assessment Collection Cost	66,620	-	-	-
Misc-Credit Card Fees	500	42	82	(40)
Misc-Contingency	5,000	417	468	(51)
Office Supplies	200	17	-	17
Annual District Filing Fee	175	175	175	-
Total Administration	308,774	69,904	61,133	8,771

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Field</u>				
ProfServ-Field Management	793,842	66,154	55,276	10,878
ProfServ-Web Site Development	1,800	1,800	1,800	-
Contracts-Lifeguard Services	272,000	34,000	2,533	31,467
Contracts-Janitorial Services	33,000	2,750	2,464	286
Contracts-Security Services	57,750	4,813	4,799	14
Contracts-Landscape	678,150	56,513	54,867	1,646
Electricity - General	78,000	6,500	5,995	505
Utility - Water	86,000	7,167	-	7,167
R&M-Aquascaping	66,214	5,518	3,550	1,968
R&M-Common Area	34,000	2,833	5,238	(2,405)
R&M-Electrical	30,000	2,500	825	1,675
R&M-Other Landscape	90,000	7,500	107	7,393
R&M-Irrigation	32,000	2,667	-	2,667
Holiday Decoration	10,000	833	2,403	(1,570)
Op Supplies - General	15,000	1,250	1,219	31
Total Field	2,277,756	202,798	141,076	61,722
<u>Parks and Recreation</u>				
Communication - Teleph - Field	12,253	1,021	867	154
Internet/WiFi - Gazebo	1,580	132	130	2
Electricity - General	34,000	2,833	2,541	292
Utility - Refuse Removal	5,500	458	343	115
Utility - Water & Sewer	30,000	2,500	-	2,500
Lease - Copier	8,000	667	146	521
R&M-Air Conditioning	2,250	563	-	563
R&M-Fire Suppression System	500	-	-	-
R&M-Grounds	16,000	1,333	-	1,333
R&M-Pest Control	660	-	194	(194)
R&M-Tennis Courts	6,500	500	1,387	(887)
Misc-Event Expense	38,000	10,500	11,372	(872)
Misc-Termite Bond	684	171	201	(30)
Misc-Licenses & Permits	700	58	-	58
Misc-Amenity Center Equipment	5,000	417	-	417
Misc-Contingency	10,000	833	1,453	(620)
Office Supplies	4,500	375	264	111
Cleaning Supplies	2,000	167	26	141
Op Supplies - General	7,000	583	855	(272)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Op Supplies - Pool Chemicals	22,000	1,833	1,998	(165)
Op Supplies-Pool and Splash Pad	4,000	250	697	(447)
Subscriptions and Memberships	2,100	134	-	134
Total Parks and Recreation	213,227	25,328	22,474	2,854
<u>Community Center</u>				
Communication - Teleph - Field	6,384	532	534	(2)
Electricity - General	20,000	1,667	1,406	261
Utility - Refuse Removal	4,320	360	285	75
Utility - Water & Sewer	26,100	2,175	-	2,175
R&M-Air Conditioning	1,000	250	-	250
R&M-Fire Suppression System	1,400	-	-	-
R&M-Grounds	10,000	833	-	833
R&M-Pest Control	466	117	128	(11)
Misc-Rec Center Equipment	2,500	208	84	124
Misc-Termite Bond	375	94	300	(206)
Misc-Licenses & Permits	500	42	-	42
Misc-Contingency	8,500	708	-	708
Office Supplies	500	42	-	42
Cleaning Supplies	2,000	167	51	116
Op Supplies - General	2,650	221	17	204
Op Supplies - Pool Chemicals	20,000	1,667	1,998	(331)
Op Supplies-Pool and Wading Pool	3,000	250	111	139
Total Community Center	109,695	9,333	4,914	4,419
<u>Reserves</u>				
Reserve - CDD Amenity	322,498	26,875	36,525	(9,650)
Reserves-Splash Park	50,000	4,167	-	4,167
Total Reserves	372,498	31,042	36,525	(5,483)
TOTAL EXPENDITURES & RESERVES	3,281,950	338,405	266,122	72,283
Excess (deficiency) of revenues				
Over (under) expenditures	-	(330,022)	(254,921)	75,101
Net change in fund balance	\$ -	\$ (330,022)	\$ (254,921)	\$ 75,101
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,264,663	2,264,663	2,264,663	
FUND BALANCE, ENDING	\$ 2,264,663	\$ 1,934,641	\$ 2,009,742	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 810	\$ 810
Special Assmnts- Tax Collector	1,797,727	-	-	-
Special Assmnts- Discounts	(71,909)	-	-	-
TOTAL REVENUES	1,725,818	-	810	810
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	35,955	-	-	-
Total Administration	35,955	-	-	-
<u>Debt Service</u>				
Principal Debt Retirement	1,515,000	-	-	-
Interest Expense	195,300	-	-	-
Total Debt Service	1,710,300	-	-	-
TOTAL EXPENDITURES	1,746,255	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	(20,437)	-	810	810
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(20,437)	-	-	-
TOTAL FINANCING SOURCES (USES)	(20,437)	-	-	-
Net change in fund balance	\$ (20,437)	\$ -	\$ 810	\$ 810
FUND BALANCE, BEGINNING (OCT 1, 2024)	265,901	265,901	265,901	
FUND BALANCE, ENDING	\$ 245,464	\$ 265,901	\$ 266,711	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 4,381	\$ 4,381
TOTAL REVENUES	-	-	4,381	4,381
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	4,381	4,381
Net change in fund balance	\$ -	\$ -	\$ 4,381	\$ 4,381
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	1,078,089	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,082,470	

Notes to the Financial Statements
October 31, 2024

General Fund

► **Assets**

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

■ **Accounts Receivable \$1,606** - Funds due to the District.

Due from Inframark - October services overpaid	\$	156
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>1,606</u>

■ **Prepaid Items \$7,993** - Expenditures paid in advance.

PoolSure Annual Water Mgmt - 2024 contract balance	\$	7,993
Total Prepaid Items	\$	<u>7,993</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 \$51,312**- Invoices that were posted but not paid until November.

■ **Accrued Expenses \$117,593** - Expenses not yet billed or pending approval.

Legal Fees - October estimate	\$	2,500
Engineer Fees - October estimate		3,750
Tree Amigos - October Landscape Services		54,867
Vesta - AC/Field Management Inv 422980		55,276
Inframark - FY24 Dissemination services		1,200
Total Accrued Expenses	\$	<u>117,593</u>

► **Fund Balance**

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

Operating Reserves - FY24	\$	663,842	- 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>1,991,352</u>	

Notes to the Financial Statements

October 31, 2024

Financial Overview / Highlights

► The General Fund expenditures, including Reserve expenditures, are approximately 79% of the YTD budget. Significant variances are explained below.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Field</u>				
R&M-Common Area	\$ 2,833	\$ 5,238	185%	New backflow preventer installed \$1,875. Repaint aluminum fence \$1,500.
Misc-Holiday Décor	\$ 833	\$ 2,403	288%	Holiday decor for Halloween and Christmas.
<u>Reserves</u>				
Reserve - CDD Amenity	\$ 26,875	\$ 36,525	136%	Injected foaming grout, plugged line at 1713 Margaret's Walk.

FLEMING ISLAND PLANTATION

Supporting Schedules

October 31, 2024

FLEMING ISLAND PLANTATION
Community Development District

Series 2021 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through 10/31/24

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

Source of Funds: Interest Earned \$121,711

Use of Funds:

Disbursements: <u>Amenity Center Grounds</u>	
*Pickleball Courts	(\$33,714)
*Tennis Courts	(\$31,541)
*Fitness Pavilion Enclosure	(\$70,024)
*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	(\$71,997)

Adjusted Balance in Construction Account at October 31, 2024 **\$1,082,469**

2. Funds Available For Construction at 10/31/24

Book Balance of Construction Fund at October 31, 2024	\$1,082,469
Construction Funds available at October 31, 2024	<u>\$1,082,469</u>

3. Investments - Hancock Whitney

<u>October 31, 2024</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	4.46%	N/A	\$1,119,351	\$1,119,351
				Less Requisitions Payable	(\$36,882)
				Adjusted Balance at 10/31/24	<u>\$1,082,469</u>

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

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	3.9%	31.60%	9%	12%	65%	65%	22%	13%	Splash Park		PROFESSIONAL FEES	
				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
FY 2022															
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/ASSBSMENT CONSULTANT	\$22,000.00	\$22,000.00												
COI	BANK COMMITMENT FEE - HANCOCK BANK	\$15,590.00	\$15,590.00												
COI	TRUSTEE FER - 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													
8	PROSSER, INC (Engineer)	\$1,142.50			\$1,142.50										
9	PROSSER, INC (Engineer)	\$1,653.41													
10	KOMPAN-50% Downpayment	\$164,214.01		\$164,214.01											\$1,653.41
11	PROSSER, INC (Engineer)	\$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													
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							
TOTAL FY 2022		\$590,740.92	\$377,899.64	\$164,214.01	\$3,915.10	\$1,808.10	\$2,060.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,844.07
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% CombiTile)	\$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 8/23 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				
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 (PIP-AC Sound system)	\$7,838.75									\$7,838.75				
67	Integrated Access Solutions (PIP-SP Sound System)	\$12,015.55												\$12,015.55	

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

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	3.9%		31.60%	9%	12%	65%	65%	22%	13%	VOLLEYBALL COURT	FILTRATION EQUIP RENOVATION	Splash Park Pool Improvements	PROFESSIONAL FEES
				PLAYGROUND EQUIPMENT	SPLASH PARK SLIDE TOWER	PICKLEBALL COURTS	OUTDOOR FITNESS STATIONS	BASKETBALL COURTS	TENNIS COURTS	SWIMMING POOL	SPLASH PAD	FITNESS PAVILION				
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														
71	PROSSER, INC (Engineer)	\$235.00				\$1,140.00										
72	PROSSER, INC (Engineer)	\$305.00											\$235.00			
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 (C/O for Demo, Rmv)	\$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				
TOTAL FY 2023		\$699,465.33	\$0.00	\$164,214.00	\$56,475.20	\$20,869.35	\$41,059.26	\$8,324.00	\$31,541.25	\$47,242.58	\$69,339.65	\$19,420.09	\$0.00	\$170,527.72	\$54,339.17	\$16,113.06
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										\$187.35
113	Trustee overpaid Prosser 4/1/24	\$300.00														\$300.00
114	PROSSER, INC (Engineer) VOID PER JD	\$0.00														
115	PROSSER, INC (Engineer)	\$180.00											\$180.00			
116	PROSSER, INC (Engineer)	\$2,345.90											\$2,345.90			
117	PROSSER, INC (Engineer)	\$172.95				\$172.95										
118	PROSSER, INC (Engineer)	\$3,697.50														\$3,697.50
119	PROSSER, INC (Engineer)	\$1,130.00				\$1,130.00										\$1,130.00
120	PROSSER, INC (Engineer)	\$2,359.25				\$2,359.25										
121	PROSSER, INC (Engineer)	\$342.00											\$342.00			
122	PROSSER, INC (Engineer)	\$6,966.51											\$6,966.51			
123	PROSSER, INC (Engineer)	\$1,517.50														\$1,517.50
124	PROSSER, INC (Engineer)	\$11,893.57											\$11,893.57			
125	PROSSER, INC (Engineer)	\$1,950.75				\$1,950.75										
126	PROSSER, INC (Engineer)	\$14,001.73											\$14,001.73			
127	PROSSER, INC (Engineer)	\$3,942.50											\$3,942.50			
128	PROSSER, INC (Engineer)	\$1,240.00														\$1,240.00
129	PROSSER, INC (Engineer)	\$610.00														\$610.00
130	PROSSER, INC (Engineer)	\$720.50				\$720.50										
131	PROSSER, INC (Engineer)	\$575.00														\$575.00
132	PROSSER, INC (Engineer) VOID???	\$0.00														
133	PROSSER, INC (Engineer)	\$430.00														\$430.00
TOTAL FY 2024		\$76,679.99	\$0.00	\$0.00	\$0.00	\$11,036.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,603.94	\$0.00	\$0.00	\$15,040.00
GRAND TOTAL		\$1,366,886.24	\$377,899.64	\$328,428.01	\$60,390.30	\$33,713.50	\$43,119.26	\$8,324.00	\$31,541.25	\$47,242.58	\$69,339.65	\$70,024.03	\$0.00	\$170,527.72	\$54,339.17	\$71,997.13

Cash and Investment Report

October 31, 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 - 3330	n/a	0.00%	\$ 36,193
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.85%	794,222
				Subtotal	<u>\$ 830,414</u>
BankUnited	BankUnited	Money Market - 2939	n/a	4.75%	1,328,237
				Total GF	<u>\$ 2,158,651</u>

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	4.46%	\$ 96,906
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.46%	5,000
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	4.46%	143,402
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.46%	210
				Total DS	<u>\$ 266,711</u>

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	4.46%	\$ 1,119,351
				Total All Funds	<u>\$ 3,544,713</u>

Bank Account Statement

Fleming Island Plantation CDD

Bank Account No. 3330
Statement No. 10-2024
Statement Date 10/31/2024

GL Balance (LCY)	36,192.52
GL Balance	36,192.52
Positive Adjustments	0.00
<hr/>	
Subtotal	36,192.52
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	36,192.52

Statement Balance	36,192.52
Outstanding Deposits	0.00
<hr/>	
Subtotal	36,192.52
Outstanding Checks	0.00
<hr/>	
Ending Balance	36,192.52

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Deposits						
Total Outstanding Deposits						



PO Box 4019
 Gulfport, MS 39502-4019
 Return Service Requested



Statements Dates
 10/01/2024 - 10/31/2024

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	37,128.37	AVERAGE BALANCE	
+ 0 CREDITS	.00		36,779.10
- 1 DEBITS	802.33	YTD INTEREST PAID	
- SERVICE CHARGES	133.52		.00
+ INTEREST PAID	.00		
ENDING BALANCE	36,192.52		

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
10/11	133.52	ANALYSIS SERVICE CHG			024296003603933TEL
10/22	802.33	AUTO PYMT HOME DEPOT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
09/30	37,128.37	10/11	36,994.85	10/22	36,192.52



000000001

Bank Account Statement

Fleming Island Plantation CDD

Bank Account No. 7798
Statement No. 10-2024

Statement Date 10/31/2024

G/L Account No. 101006 Balance	794,221.62	Statement Balance	812,655.14
		Outstanding Deposits	19.12
Positive Adjustments	0.00		
Subtotal	794,221.62	Subtotal	812,674.26
Negative Adjustments	0.00	Outstanding Checks	-18,452.64
Ending G/L Balance	794,221.62	Ending Balance	794,221.62

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
02/16/2024	Payment	1153	Check for Vendor V00460			-300.00
02/16/2024	Payment	1154	Check for Vendor 178			-146.19
04/10/2024	Payment	1222	Check for Vendor V00555			-907.00
04/22/2024	Payment	1244	Check for Vendor V00424			-1.00
08/09/2024	Payment	1378	Check for Vendor V00058			-205.83
08/08/2024	Payment	DD194	Payment of Invoice 024622			-207.57
10/16/2024	Payment	DD212	Payment of Invoice 024716			-659.52
10/25/2024	Payment	1475	Check for Vendor V00257			-2,705.00
10/25/2024	Payment	1476	Payment of Invoice 024724			-129.85
10/25/2024	Payment	1477	Check for Vendor 9			-175.00
10/25/2024	Payment	1480	Check for Vendor V00435			-3,416.44
10/28/2024	Payment	1481	Check for Vendor V00581			-2,533.30
10/28/2024	Payment	1483	Check for Vendor V00202			-4,585.69
10/28/2024	Payment	1484	Check for Vendor 120			-200.00
10/28/2024	Payment	1485	Check for Vendor V00664			-2,280.25
Total Outstanding Checks						-18,452.64
Outstanding Deposits						
10/31/2024		SQUARE 24	Square Sales dtd 10.31.24 (dep clrd			19.12
Total Outstanding Deposits						19.12



Last Statement:
Statement Ending:

Agenda Page 115
September 30, 2024
October 31, 2024

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

11654 M0656DDA110124085054 06 00000000 81522 011



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

Email: contactus@valley.com
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

SUMMARY FOR THE PERIOD: 10/01/24 - 10/31/24

FLEMING ISLAND PLANTATION COMMUNITY

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$1,171,457.07		\$5,914.87		\$364,716.80		\$812,655.14

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$1,171,457.07
10/01	ACH DEBIT	-\$153.00		\$1,171,304.07
	ADP Tax ADP Tax 241001 19CZI 100140A01			
10/01	ACH DEBIT	-\$923.50		\$1,170,380.57
	ADP WAGE PAY WAGE PAY 241001 935233171844CZI			
10/01	ACH DEBIT	-\$0.53		\$1,170,380.04
	Square Inc SQ241001 241001			
10/01	CHECK 1440	-\$56.70		\$1,170,323.34
10/01	CHECK 1442	-\$58,724.74		\$1,111,598.60
10/02	ACH CREDIT		\$19.12	\$1,111,617.72
	Square Inc SQ241002 241002			
10/02	CHECK 1441	-\$6,899.12		\$1,104,718.60
10/03	ACH CREDIT		\$101.61	\$1,104,820.21
	Square Inc SQ241003 241003			
10/04	ACH CREDIT		\$95.85	\$1,104,916.06
	Square Inc SQ241004 241004			
10/07	ACH CREDIT		\$15.24	\$1,104,931.30
	Square Inc SQ241007 241007			
10/07	ACH CREDIT		\$22.71	\$1,104,954.01
	Square Inc SQ241007 241007			
10/07	ACH DEBIT	-\$532.66		\$1,104,421.35
	COMCAST 8495741 440345886 241007			
10/08	ACH CREDIT		\$142.22	\$1,104,563.57
	Square Inc SQ241008 241008			
10/09	ACH CREDIT		\$67.66	\$1,104,631.23





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
10/09	Square Inc SQ241009 241009 ACH DEBIT	-\$285.47		\$1,104,345.76
10/09	GFL ENV. FIRSTECH 241009 ACH DEBIT	-\$1,880.56		\$1,102,465.20
10/10	GFL ENV. FIRSTECH 241009 ACH CREDIT		\$53.48	\$1,102,518.68
10/11	Square Inc SQ241010 241010 ACH CREDIT		\$34.36	\$1,102,553.04
10/15	Square Inc SQ241011 241011 ACH CREDIT		\$54.40	\$1,102,607.44
10/15	Square Inc SQ241014 241015 ACH CREDIT		\$65.04	\$1,102,672.48
10/15	Square Inc SQ241014 241015 ACH DEBIT	-\$207.57		\$1,102,464.91
10/15	COMCAST 8495741 441793753 241015 ACH DEBIT	-\$37.00		\$1,102,427.91
10/16	CLAY ELECTRIC ELECTRIC 241011 0004777587 ACH CREDIT		\$50.10	\$1,102,478.01
10/16	Square Inc SQ241016 241016 ACH DEBIT	-\$75.00		\$1,102,403.01
10/16	CLAY ELECTRIC ELECTRIC 241015 0005125984 ACH DEBIT	-\$752.00		\$1,101,651.01
10/16	CLAY ELECTRIC ELECTRIC 241015 0004506978 ACH DEBIT	-\$3,046.00		\$1,098,605.01
10/16	CLAY ELECTRIC ELECTRIC 241015 0004507158 ACH DEBIT	-\$37.00		\$1,098,568.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004506994 ACH DEBIT	-\$37.00		\$1,098,531.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004507117 ACH DEBIT	-\$37.00		\$1,098,494.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004507133 ACH DEBIT	-\$39.00		\$1,098,455.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004777546 ACH DEBIT	-\$41.00		\$1,098,414.01
10/16	CLAY ELECTRIC ELECTRIC 241015 0009055526 ACH DEBIT	-\$41.00		\$1,098,373.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004777637 ACH DEBIT	-\$41.00		\$1,098,332.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004777652 ACH DEBIT	-\$42.00		\$1,098,290.01
10/16	CLAY ELECTRIC ELECTRIC 241015 0005247820 ACH DEBIT	-\$42.00		\$1,098,248.01
10/16	CLAY ELECTRIC ELECTRIC 241015 0009205364 ACH DEBIT	-\$50.00		\$1,098,198.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004507109 ACH DEBIT	-\$164.00		\$1,098,034.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004507059 ACH DEBIT	-\$308.00		\$1,097,726.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004507000 ACH DEBIT	-\$319.00		\$1,097,407.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0004507034 ACH DEBIT	-\$1,771.00		\$1,095,636.01





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
10/16	CLAY ELECTRIC ELECTRIC 241014 0004507075			
10/16	ACH DEBIT	-\$37.00		\$1,095,599.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0005125992			
10/16	ACH DEBIT	-\$37.00		\$1,095,562.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0005247846			
10/16	ACH DEBIT	-\$37.00		\$1,095,525.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0005856059			
10/16	ACH DEBIT	-\$37.00		\$1,095,488.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0006911630			
10/16	ACH DEBIT	-\$40.00		\$1,095,448.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0006911648			
10/16	ACH DEBIT	-\$40.00		\$1,095,408.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0006911663			
10/16	ACH DEBIT	-\$41.00		\$1,095,367.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0005247853			
10/16	ACH DEBIT	-\$42.00		\$1,095,325.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0005856067			
10/16	ACH DEBIT	-\$42.00		\$1,095,283.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0006911606			
10/16	ACH DEBIT	-\$48.00		\$1,095,235.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0005856042			
10/16	ACH DEBIT	-\$68.00		\$1,095,167.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0006911614			
10/16	ACH DEBIT	-\$1,792.00		\$1,093,375.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0007206832			
10/16	ACH DEBIT	-\$42.00		\$1,093,333.01
10/16	CLAY ELECTRIC ELECTRIC 241014 0007585698			
10/16	CHECK 1447	-\$64.80		\$1,093,268.21
10/16	CHECK 1468	-\$133.94		\$1,093,134.27
10/16	CHECK 1465	-\$350.00		\$1,092,784.27
10/16	CHECK 1451	-\$685.00		\$1,092,099.27
10/16	CHECK 1463	-\$1,800.00		\$1,090,299.27
10/16	CHECK 1443	-\$2,360.00		\$1,087,939.27
10/16	CHECK 1459	-\$2,463.75		\$1,085,475.52
10/16	CHECK 1466	-\$3,946.00		\$1,081,529.52
10/16	CHECK 1446	-\$4,386.53		\$1,077,142.99
10/16	CHECK 1453	-\$8,812.16		\$1,068,330.83
10/16	CHECK 1464	-\$84,509.28		\$983,821.55
10/17	ACH CREDIT		\$45.71	\$983,867.26
	Square Inc SQ241017 241017			
10/17	ACH DEBIT	-\$620.00		\$983,247.26
10/17	CLAY ELECTRIC ELECTRIC 241016 0007354053			
10/17	CHECK 1449	-\$82.07		\$983,165.19
10/17	CHECK 1469	-\$747.98		\$982,417.21
10/17	CHECK 1461	-\$1,135.00		\$981,282.21
10/17	CHECK 1454	-\$15,750.00		\$965,532.21
10/18	ACH CREDIT		\$68.08	\$965,600.29
	Square Inc SQ241018 241018			
10/18	CHECK 1462	-\$52,925.00		\$912,675.29
10/21	ACH CREDIT		\$72.90	\$912,748.19
	Square Inc SQ241021 241021			
10/21	ACH CREDIT		\$149.38	\$912,897.57





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TRANSACTIONS (continued)

<u>Date</u>	<u>Description</u>	<u>Withdrawals & Other Debits</u>	<u>Deposits & Other Credits</u>	<u>Balance</u>
	Square Inc SQ241021 241021			
10/21	CHECK 1448	-\$2,022.40		\$910,875.17
10/22	ACH CREDIT		\$34.06	\$910,909.23
	Square Inc SQ241022 241022			
10/22	ACH DEBIT	-\$153.00		\$910,756.23
	ADP Tax ADP Tax 241022 19CZI 102243A01			
10/22	ACH DEBIT	-\$923.50		\$909,832.73
	ADP WAGE PAY WAGE PAY 241022 510071843104CZI			
10/22	ACH DEBIT	-\$8,180.84		\$901,651.89
	TRUIST MC/VISA CCD CRDPMT 241021 80000332358			
10/22	CHECK 1450	-\$1,185.00		\$900,466.89
10/22	CHECK 1467	-\$59,344.14		\$841,122.75
10/23	ACH CREDIT		\$38.24	\$841,160.99
	Square Inc SQ241023 241023			
10/23	CHECK 1456	-\$89.15		\$841,071.84
10/23	CHECK 1457	-\$111.45		\$840,960.39
10/23	CHECK 1455	-\$128.00		\$840,832.39
10/23	CHECK 1452	-\$129.85		\$840,702.54
10/24	ACH CREDIT		\$63.19	\$840,765.73
	Square Inc SQ241024 241024			
10/24	CHECK 1445	-\$2,374.50		\$838,391.23
10/25	ACH CREDIT		\$140.71	\$838,531.94
	Square Inc SQ241025 241025			
10/25	ACH DEBIT	-\$94.81		\$838,437.13
	CLAY COUNTY UTILITY 241025 0891892			
10/25	ACH DEBIT	-\$99.61		\$838,337.52
	CLAY COUNTY UTILITY 241025 0891860			
10/25	ACH DEBIT	-\$109.90		\$838,227.62
	CLAY COUNTY UTILITY 241025 0891906			
10/25	ACH DEBIT	-\$137.60		\$838,090.02
	CLAY COUNTY UTILITY 241025 0891857			
10/25	ACH DEBIT	-\$321.60		\$837,768.42
	CLAY COUNTY UTILITY 241025 0891892			
10/25	ACH DEBIT	-\$24.38		\$837,744.04
	CLAY COUNTY UTILITY 241025 0891992			
10/25	ACH DEBIT	-\$99.80		\$837,644.24
	CLAY COUNTY UTILITY 241025 0891972			
10/25	ACH DEBIT	-\$297.28		\$837,346.96
	CLAY COUNTY UTILITY 241025 0891936			
10/25	ACH DEBIT	-\$297.28		\$837,049.68
	CLAY COUNTY UTILITY 241025 0891941			
10/25	ACH DEBIT	-\$297.28		\$836,752.40
	CLAY COUNTY UTILITY 241025 0891985			
10/25	ACH DEBIT	-\$404.08		\$836,348.32
	CLAY COUNTY UTILITY 241025 0891993			
10/25	ACH DEBIT	-\$1,497.25		\$834,851.07
	CLAY COUNTY UTILITY 241025 0891931			
10/25	ACH DEBIT	-\$18.22		\$834,832.85
	CLAY COUNTY UTILITY 241025			
10/25	ACH DEBIT	-\$18.58		\$834,814.27





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
10/25	CLAY COUNTY UTILITY 241025 0892093			
10/25	ACH DEBIT	-\$46.45		\$834,767.82
10/25	CLAY COUNTY UTILITY 241025 0892106			
10/25	ACH DEBIT	-\$48.64		\$834,719.18
10/25	CLAY COUNTY UTILITY 241025 0897569			
10/25	ACH DEBIT	-\$61.97		\$834,657.21
10/25	CLAY COUNTY UTILITY 241025 0892069			
10/25	ACH DEBIT	-\$63.42		\$834,593.79
10/25	CLAY COUNTY UTILITY 241025 0897607			
10/25	ACH DEBIT	-\$101.62		\$834,492.17
10/25	CLAY COUNTY UTILITY 241025 0897596			
10/25	ACH DEBIT	-\$148.64		\$834,343.53
10/25	CLAY COUNTY UTILITY 241025 0892035			
10/25	ACH DEBIT	-\$148.64		\$834,194.89
10/25	CLAY COUNTY UTILITY 241025 0892099			
10/25	ACH DEBIT	-\$166.07		\$834,028.82
10/25	CLAY COUNTY UTILITY 241025 0892108			
10/25	ACH DEBIT	-\$275.94		\$833,752.88
10/25	CLAY COUNTY UTILITY 241025 0892091			
10/25	ACH DEBIT	-\$297.08		\$833,455.80
10/25	CLAY COUNTY UTILITY 241025 0892133			
10/25	ACH DEBIT	-\$325.94		\$833,129.86
10/25	CLAY COUNTY UTILITY 241025 0892140			
10/25	ACH DEBIT	-\$391.77		\$832,738.09
10/25	CLAY COUNTY UTILITY 241025 0892039			
10/25	ACH DEBIT	-\$392.21		\$832,345.88
10/25	CLAY COUNTY UTILITY 241025 0892068			
10/25	ACH DEBIT	-\$448.07		\$831,897.81
10/25	CLAY COUNTY UTILITY 241025 0897614			
10/25	ACH DEBIT	-\$796.03		\$831,101.78
10/25	CLAY COUNTY UTILITY 241025 0897562			
10/25	ACH DEBIT	-\$3,438.30		\$827,663.48
10/25	CLAY COUNTY UTILITY 241025 0892090			
10/25	CHECK 1471	-\$15.24		\$827,648.24
10/28	ACH CREDIT		\$65.44	\$827,713.68
10/28	Square Inc SQ241028 241028			
10/28	ACH CREDIT		\$418.99	\$828,132.67
10/28	Square Inc SQ241028 241028			
10/28	CHECK 1474	-\$55.35		\$828,077.32
10/29	ACH DEBIT	-\$153.00		\$827,924.32
10/29	ADP Tax ADP Tax 241029 19CZI 102944A01			
10/29	ACH DEBIT	-\$923.50		\$827,000.82
10/29	ADP WAGE PAY WAGE PAY 241029 547095231521CZI			
10/29	CHECK 1472	-\$133.75		\$826,867.07
10/29	CHECK 1473	-\$181.33		\$826,685.74
10/29	CHECK 1470	-\$1,875.00		\$824,810.74
10/29	CHECK 1406	-\$2,796.90		\$822,013.84
10/30	ACH CREDIT		\$68.08	\$822,081.92
10/30	Square Inc SQ241030 241030			
10/30	CHECK 1478	-\$193.80		\$821,888.12
10/30	CHECK 1479	-\$300.00		\$821,588.12





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Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
10/30	CHECK 1458	-\$4,000.00		\$817,588.12
10/31	ACH CREDIT Square Inc SQ241031 241031		\$77.72	\$817,665.84
10/31	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100000*2410 30*INFRAMARK LLC\1 58871602\109938341 \158871602	-\$25.53		\$817,640.31
10/31	CHECK 1460	-\$3,450.00		\$814,190.31
10/31	CHECK 1487	-\$5,485.75		\$808,704.56
10/31	INTEREST CREDIT		\$3,950.58	\$812,655.14
Ending Balance				\$812,655.14

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
10/29	1406	\$2,796.90	10/16	1459	\$2,463.75
10/01	1440*	\$56.70	10/31	1460	\$3,450.00
10/02	1441	\$6,899.12	10/17	1461	\$1,135.00
10/01	1442	\$58,724.74	10/18	1462	\$52,925.00
10/16	1443	\$2,360.00	10/16	1463	\$1,800.00
10/24	1445*	\$2,374.50	10/16	1464	\$84,509.28
10/16	1446	\$4,386.53	10/16	1465	\$350.00
10/16	1447	\$64.80	10/16	1466	\$3,946.00
10/21	1448	\$2,022.40	10/22	1467	\$59,344.14
10/17	1449	\$82.07	10/16	1468	\$133.94
10/22	1450	\$1,185.00	10/17	1469	\$747.98
10/16	1451	\$685.00	10/29	1470	\$1,875.00
10/23	1452	\$129.85	10/25	1471	\$15.24
10/16	1453	\$8,812.16	10/29	1472	\$133.75
10/17	1454	\$15,750.00	10/29	1473	\$181.33
10/23	1455	\$128.00	10/28	1474	\$55.35
10/23	1456	\$89.15	10/30	1478*	\$193.80
10/23	1457	\$111.45	10/30	1479	\$300.00
10/30	1458	\$4,000.00	10/31	1487*	\$5,485.75

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$981,944.00	Annual % Yield Earned	4.85%
Year-to-Date Interest Paid	\$91,942.01	Interest Paid	\$3,950.58



FLEMING ISLAND PLANTATION Community Development District

Payment Register by Bank Account

For the Period from 10/1/24 to 10/31/24

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
HANCOCK WHITNEY BANK - (ACCT#XXXXX3330)							
ACH #DD1402							
10/22/24	Vendor	HOME DEPOT CREDIT SERVICES	09252024-5807	ACH HD: 8/27-9/17/2024 CC Purchases	MAINT SUPPLIES	001-552001-53901	\$36.71
10/22/24	Vendor	HOME DEPOT CREDIT SERVICES	09252024-5807	ACH HD: 8/27-9/17/2024 CC Purchases	GENERATOR FOR MAINTENANCE PROJECTS	001-552001-53901	\$349.00
10/22/24	Vendor	HOME DEPOT CREDIT SERVICES	09252024-5807	ACH HD: 8/27-9/17/2024 CC Purchases	TENNIS COURT REPAIR SUPPLIES	001-546097-57201	\$125.54
10/22/24	Vendor	HOME DEPOT CREDIT SERVICES	09252024-5807	ACH HD: 8/27-9/17/2024 CC Purchases	MAINTNENACE SUPPLIES	001-552001-53901	\$209.73
10/22/24	Vendor	HOME DEPOT CREDIT SERVICES	09252024-5807	ACH HD: 8/27-9/17/2024 CC Purchases	POOL SUPPLIES	001-552064-57201	\$30.72
10/22/24	Vendor	HOME DEPOT CREDIT SERVICES	09252024-5807	ACH HD: 8/27-9/17/2024 CC Purchases	TENNIS COURT REPAIR SUPPLIES	001-546097-57201	\$50.63
ACH Total							\$802.33
Account Total							\$802.33
VALLEY NATIONAL BANK - (ACCT#XXXXX7798)							
ACH #100000							
10/30/24	Vendor	INFRAMARK LLC	135720	9/2024 POSTAGE	Postage and Freight	001-541006-51301	\$25.53
ACH Total							\$25.53
CHECK # 1445							
10/02/24	Vendor	WILLIAM LAWRENCE BONNEY	B-0961	PUBLIC SAFETY 9/16-9/30/24	SECURITY SERVICES	001-534037-57201	\$2,215.00
10/02/24	Vendor	WILLIAM LAWRENCE BONNEY	B-0961	PUBLIC SAFETY 9/16-9/30/24	SECURITY SVCS-CDD MEETING	001-534037-57204	\$159.50
Check Total							\$2,374.50
CHECK # 1446							
10/07/24	Vendor	KUTAK ROCK LLP	3454546	AUG 2024 LEGAL SVCS	ProfServ-Legal Services	001-531023-51401	\$4,386.53
Check Total							\$4,386.53
CHECK # 1447							
10/07/24	Vendor	OSTEEN MEDIA GROUP	2024-284980	Notice of FY25 Meetings (Legal# 122416)	Legal Advertising	001-548002-51301	\$64.80
Check Total							\$64.80
CHECK # 1448							
10/11/24	Vendor	10- S TENNIS SUPPLY	165895	MATERIAL FOR ABOVE GROUND IRRIGATED COURTS	R&M-Tennis Courts	001-546097-57201	\$1,016.20
10/11/24	Vendor	10- S TENNIS SUPPLY	166000	JAX HAR TRU BAG & SMALLER GREEN BAG	R&M-Tennis Courts	001-546097-57201	\$1,006.20
Check Total							\$2,022.40
CHECK # 1449							
10/11/24	Vendor	AIRGAS USA, LLC	5511228013	HELIUM RENTAL 9/30/2024	Misc-Rec Center Equipment	001-549049-57204	\$82.07
Check Total							\$82.07
CHECK # 1450							
10/11/24	Vendor	AIR-MAX HEATING & COOLING, INC	28199374	8/20/24 Am Ctr AC leak rpr, add refrigerant	R&M-Air Conditioning	001-546004-57201	\$980.00
10/11/24	Vendor	AIR-MAX HEATING & COOLING, INC	28621735	Pool House AC unit frozen/add refrigerant	R&M-Air Conditioning	001-546004-57201	\$205.00
Check Total							\$1,185.00
CHECK # 1451							
10/11/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	092324 CHECK	8/19-9/18/24 #4777579, #5817390, #9226001	Electricity-General Field	001-543006-53901	\$685.00
Check Total							\$685.00

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CHECK # 1452							
10/11/24	Vendor	COMCAST	090824-6618	CHECK 9/12-10/11/24 ACCT# 8495741441696618	Internet/WiFi-Gazebo	001-541041-57201	\$129.85
							Check Total <u>\$129.85</u>
CHECK # 1453							
10/11/24	Vendor	ELITE AMENITIES NE FLORIDA LLC	1772	9/16-9/30/24 SP Lifeguard Svc	SP POOL LIFEGUARD	001-534022-57204	\$3,331.02
10/11/24	Vendor	ELITE AMENITIES NE FLORIDA LLC	1771	9/16-9/30/24 AC Lifeguard Svc	AC POOL LIFEGUARD	001-534022-57201	\$5,481.14
							Check Total <u>\$8,812.16</u>
CHECK # 1454							
10/11/24	Vendor	HEB SERVICES, INC	496	Cypress Glen pond bank repair (Majestic View Lane)	POND BANK REPAIR-Misc Site Impvmnts Rsrvs	001-568044-58100	\$15,750.00
							Check Total <u>\$15,750.00</u>
CHECK # 1455							
10/11/24	Vendor	HOMETEAM PEST DEFENSE	104238293	QTRLY PEST CONTROL-SP 10/2024 #1419579	R&M-Pest Control	001-546070-57204	\$128.00
							Check Total <u>\$128.00</u>
CHECK # 1456							
10/11/24	Vendor	HOMETEAM PEST DEFENSE	104232978	QTRLY SENTRICON 10/6/2024 AC 1335883	Misc-Termite Bond	001-549057-57201	\$89.15
							Check Total <u>\$89.15</u>
CHECK # 1457							
10/11/24	Vendor	HOMETEAM PEST DEFENSE	104232977	10/06/24 Termite Sentricon Monitoring 10/6/24 #673255	Misc-Termite Bond	001-549057-57201	\$111.45
							Check Total <u>\$111.45</u>
CHECK # 1458							
10/11/24	Vendor	HOWL USA, LLC	2573 F	EVENT 11/9/2024	Misc-Event Expense	001-549022-57201	\$4,000.00
							Check Total <u>\$4,000.00</u>
CHECK # 1459							
10/11/24	Vendor	NORTH FLORIDA BLDG MAINT	32013025193	10/2024 JANITORIAL SERVICES	JANITORIAL SERVICE	001-534026-57201	\$1,231.88
10/11/24	Vendor	NORTH FLORIDA BLDG MAINT	32013025193	10/2024 JANITORIAL SERVICES	JANITORIAL SERVICES	001-534026-57204	\$1,231.87
							Check Total <u>\$2,463.75</u>
CHECK # 1460							
10/11/24	Vendor	PLAN B LLC	24,725	CREATE A CREATURES 10/25/2024	Misc-Event Expense	001-549022-57204	\$3,450.00
							Check Total <u>\$3,450.00</u>
CHECK # 1461							
10/11/24	Vendor	PROGRESSIVE ENTERTAINMENT INC	12999680	10/25/24 event (3 hrs) DJ, Balloons	Misc-Event Expense	001-549022-57201	\$1,135.00
							Check Total <u>\$1,135.00</u>
CHECK # 1462							
10/11/24	Vendor	PUBLIC RISK INSURANCE	17819317	POLICY# PK FL1 0104013 24-17 10/1/24-10/1/25	Insurance-General Liability	001-545002-51301	\$52,925.00
							Check Total <u>\$52,925.00</u>
CHECK # 1463							
10/11/24	Vendor	Robert G Nagle	3097	ANNUAL WEB HOSTING 10/1/24-9/30/25	ProfServ-Web Site Development	001-531047-53901	\$1,800.00
							Check Total <u>\$1,800.00</u>

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CHECK # 1464							
10/11/24	Vendor	RUPPERT LANDSCAPE	672519	REPAIRED 2 MAINLINE LEAKS TOWN CENTER	R&M-Irrigation	001-546041-53901	\$2,940.00
10/11/24	Vendor	RUPPERT LANDSCAPE	672510	TENNIS COURT DRAINAGE	R&M Other Landscape	001-546036-53901	\$3,600.00
10/11/24	Vendor	RUPPERT LANDSCAPE	672515	Rpr 2 TCB mainline leaks by HS-Order 3906203	R&M-Irrigation	001-546041-53901	\$3,461.00
10/11/24	Vendor	RUPPERT LANDSCAPE	672509	SWALE CLEAN OUT NEAR 1450 LAUREL OAK	R&M Other Landscape	001-546036-53901	\$14,120.00
10/11/24	Vendor	RUPPERT LANDSCAPE	672507	Irrigation Rprs-Capping Heads	R&M-Irrigation	001-546041-53901	\$97.61
10/11/24	Vendor	RUPPERT LANDSCAPE	670724	9/24 LANDSCAPE MANAGEMENT	Contracts - LANDSCAPE	001-534050-53901	\$54,866.67
10/11/24	Vendor	RUPPERT LANDSCAPE	672508	MW - DEAD OAK TREE REMOVAL	R&M Other Landscape	001-546036-53901	\$5,424.00
Check Total							\$84,509.28
CHECK # 1465							
10/11/24	Vendor	THE LAKE DOCTOR	217558B	10/24 WATER MANAGEMENT (729516)	R&M-Aquascaping	001-546006-53901	\$150.00
10/11/24	Vendor	THE LAKE DOCTOR	1951635	10/2024 QTRLY FOUNTAIN CLEANING	R&M-Aquascaping	001-546006-53901	\$200.00
Check Total							\$350.00
CHECK # 1466							
10/11/24	Vendor	VAK PAK, INC	24-01146	Install 2 crank valves on Lap Pool main drains	Misc-Contingency	001-549900-57201	\$3,946.00
Check Total							\$3,946.00
CHECK # 1467							
10/11/24	Vendor	VESTA PROPERTY SERVICES, INC	422368	9/2024 AMENITY MGMT SERVICE	ProfServ-Field Managment 9/2024	001-531016-53901	\$59,344.14
Check Total							\$59,344.14
CHECK # 1468							
10/11/24	Vendor	WELCH TENNIS COURTS, INC.	77942	LUTE BLADES (QTY 3)	R&M-Tennis Courts	001-546097-57201	\$133.94
Check Total							\$133.94
CHECK # 1469							
10/11/24	Vendor	XEROX FINANCIAL SERVICES	6295834	COPIER LEASE 9/15-10/14/24	Lease-Copier	001-544008-57201	\$747.98
Check Total							\$747.98
CHECK # 1470							
10/17/24	Vendor	DOLPHIN BACKFLOW INC.	41418	Meter# 89180182 Fountain-new backflow prvntnr installed	R&M Common Area (Field)	001-546016-53901	\$1,875.00
Check Total							\$1,875.00
CHECK # 1471							
10/17/24	Vendor	FEDEX	8-636-65964	FedEx 9/23/24 (DS ck)	Postage and Freight	001-541006-51301	\$15.24
Check Total							\$15.24
CHECK # 1472							
10/22/24	Vendor	AT&T MOBILITY	100524-0567	9/1-9/30/2024 ACCT# 90426954490010567	Communication-Telep-Field	001-541005-57201	\$133.75
Check Total							\$133.75
CHECK # 1473							
10/22/24	Vendor	NORTH FLORIDA BLDG MAINT	42013019331	SPLASH PARK OUTSIDE WINDOWS	Contracts-Janitorial Services	001-534026-57204	\$275.00
10/22/24	Vendor	NORTH FLORIDA BLDG MAINT	42013019331	SPLASH PARK OUTSIDE WINDOWS	Inv 62013001369 CR balance (9.15.22)	001-534026-57204	(\$93.67)
Check Total							\$181.33
CHECK # 1474							
10/22/24	Vendor	OSTEEN MEDIA GROUP	2024-286279	Notice of 10/22/24 Mtg (Legal 125794)	Legal Advertising	001-548002-51301	\$55.35
Check Total							\$55.35

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CHECK # 1475							
10/25/24	Vendor	TREE AMIGOS OUTDOOR SVCS, INC	202823	5/28/24 INSPECTED IRRIGATION SYSTEM AND MADE REPAIRS	R&M-Irrigation	001-546041-53901	\$2,705.00
Check Total							\$2,705.00
CHECK # 1476							
10/25/24	Vendor	COMCAST	100824-6618	CHECK 10/12/24 - 11/11/24 ACCT# 8495741441696618	Internet/WiFi-Gazebo	001-541041-57201	\$129.85
Check Total							\$129.85
CHECK # 1477							
10/25/24	Vendor	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY	90000	2024-2025 Special District Filing Fee	Annual District Filing Fee	001-554007-51301	\$175.00
Check Total							\$175.00
CHECK # 1478							
10/25/24	Vendor	HOMETEAM PEST DEFENSE	104237658	Qtrly Pest Control-AC 10/15/24 #673255	R&M-Pest Control	001-546070-57201	\$193.80
Check Total							\$193.80
CHECK # 1479							
10/25/24	Vendor	INTEGRATED ACCESS SOLUTIONS	1584	3/28/24 REWIRED AUDIO SYSTEM SPEAKERS	Misc-Amenity Center Equipment	001-549077-57201	\$300.00
Check Total							\$300.00
CHECK # 1480							
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	WALMART GARDENING SUPPLIES	001-546036-53901	\$106.80
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	WALMART HOLIDAY DECOR	001-549027-53901	\$141.90
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	STICKER TENNIS SUPPLIES	001-546097-57201	\$204.25
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	WALMART HOLIDAY DECOR	001-549027-53901	\$76.10
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	POOLWEB HAMMERHEAD REPLACEMENT	001-552064-57201	\$520.33
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	ENTERPRISE RENT A CAR CAR RENTAL FOR RFP	001-549900-51301	\$199.64
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	SMALL PDF OFFICE SUPPLIES	001-551002-57201	\$12.00
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	AVERY OFFICE SUPPLIES	001-551002-57201	\$93.91
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	PAYPAL HOLIDAY DECOR	001-549027-53901	\$589.84
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	PUBLIC SPECIAL EVENTS	001-549022-57201	\$50.63
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	KIRKLANDS HOLIDAY DECOR	001-549027-53901	\$165.71
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	DOLLAR TREE HOLIDAY DECOR	001-549027-53901	\$67.46
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	AMAZON MAINTENANCE SUPPLIES	001-552001-53901	\$6.99
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	WALMART HOLIDAY DECOR	001-549027-53901	\$90.22
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	CIRCLE K FUEL	001-552001-53901	\$88.99
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	CIRCLE K FUEL	001-552001-53901	\$89.42
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	HOME DEPOT HOLIDAY DECOR	001-549027-53901	\$320.35
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	HOME DEPOT HOLIDAY DECOR	001-549027-53901	\$321.43
10/25/24	Vendor	VESTA PROPERTY SERVICES, INC	422366	9/5-9/20/2024 Purchases (October Event)	BUILD A SIGN PARKING SIGNS	001-552001-53901	\$270.47
Check Total							\$3,416.44
CHECK # 1481							
10/28/24	Vendor	ELITE AMENITIES NE FLORIDA LLC	1774	10/1-10/15/2024 AMENITY POOL LIFEGUARD	Contracts-Lifeguard Services	001-534022-53901	\$2,533.30
Check Total							\$2,533.30
CHECK # 1483							
10/28/24	Vendor	PROSSER INC	53460	9/1-9/30/2024 Engineering Svcs	ProfServ-Engineering	001-531013-51501	\$4,585.69
Check Total							\$4,585.69

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CHECK # 1484							
10/28/24	Vendor	SUNBELT GATED ACCESS INC.	00003795	Splash Park - VPN REPAIR	Misc-Contingency	001-549900-57204	\$200.00
Check Total							<u>\$200.00</u>
CHECK # 1485							
10/28/24	Vendor	WILLIAM LAWRENCE BONNEY	B-0977	10/1-10/15/2024 PUBLIC SAFETY	SECURITY SERVICES	001-534037-53901	\$2,280.25
Check Total							<u>\$2,280.25</u>
CHECK # 1487							
10/30/24	Vendor	INFRAMARK LLC	135377	10/2024 MANAGEMENT SERVICES	10/24 ADMIN FEES	001-531027-51201	\$5,350.75
10/30/24	Vendor	INFRAMARK LLC	135377	10/2024 MANAGEMENT SERVICES	10/24 RECORD STORAGE FEE	001-549900-51301	\$135.00
Check Total							<u>\$5,485.75</u>
ACH #DD206							
10/14/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	092324 ACH	8/19-9/18/24 CLAY ELECTRIC	Electricity -General SP	001-543006-57204	\$1,792.00
10/14/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	092324 ACH	8/19-9/18/24 CLAY ELECTRIC	Electricity-General Field	001-543006-53901	\$5,409.00
10/14/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	092324 ACH	8/19-9/18/24 CLAY ELECTRIC	Electricity-General AC	001-543006-57201	\$2,601.00
ACH Total							<u>\$9,802.00</u>
ACH #DD207							
10/04/24	Vendor	COMCAST	091324-5886 ACH	9/21-10/20/24 SP ACCT# 8495741440345886	Communication-Telep-Field	001-541005-57204	\$532.66
ACH Total							<u>\$532.66</u>
ACH #DD208							
10/09/24	Vendor	COMCAST	091824-3753 ACH	9/22-10/21/24 AC ACCT# 8495741441793753	Communication-Telep-Field	001-541005-57201	\$207.57
ACH Total							<u>\$207.57</u>
ACH #DD209							
10/01/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	08232024-4053 ACH	ACCT# 7354053 7/21-8/21/24 (Accrued to FY24)	Electricity - General	001-543006-53901	\$620.00
ACH Total							<u>\$620.00</u>
ACH #DD210							
10/04/24	Vendor	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000148418 ACH	10/1-10/31/24 SP TRASH SVC (UG-103920)	Utility - Refuse Removal	001-543020-57204	\$285.47
ACH Total							<u>\$285.47</u>
ACH #DD211							
10/04/24	Vendor	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000148231 ACH	OCT AC Trash Svc# UG103548 plus 9/13/24 30yd	Utility - Refuse Removal	001-543020-57201	\$1,880.56
ACH Total							<u>\$1,880.56</u>
ACH #DD212							
10/16/24	Vendor	COMCAST	100224-9952 CHECK	10/12 - 11/11/2024 ACCT# 8495741440199952	Communication-Telep-Field	001-541005-57201	\$659.52
ACH Total							<u>\$659.52</u>
ACH #DD214							
10/23/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	10022024 ACH	8/29-9/30/2024 Water/Reclaimed Water	Utility - Water	001-543018-53901	\$4,549.62
10/23/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	10022024 ACH	8/29-9/30/2024 Water/Reclaimed Water	Utility-Water & Sewer	001-543021-57201	\$4,721.79
10/23/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	10022024 ACH	8/29-9/30/2024 Water/Reclaimed Water	Utility-Water & Sewer	001-543021-57204	\$1,597.05
ACH Total							<u>\$10,868.46</u>
ACH #DD215							
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	BLUE WHITE INDUSTRIES MAINT PROJECT SUPPLIES	001-546016-53901	\$235.00
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	AMAZON POOL SUPPLIES	001-552060-57204	\$49.50
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/5/2024 AMAZON POOL SUPPLIES	001-552060-57204	\$9.99

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10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/6/2024 AMAZON CLEANING SUPPLIES	001-551003-57204	\$50.97
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/6/2024 AMAZON HOLIDAY DECORATIONS	001-549027-53901	\$67.98
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/6/2024 AMAZON GENERAL SUPPLIES FOR THE SPLASH PARK	001-552001-57204	\$16.99
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/7/2024 AMAZON MOVIE NIGHT EVENT SUPPLIES	001-549022-57201	\$95.91
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/8/24 AMAZON HOLIDAY DECORATIONS	001-549027-53901	\$271.20
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/11/24 GLAMPING UNDER THE STARTS MOVIE NIGHT EVENT SUPPLIES	001-549022-57201	\$400.00
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/11/24 AMAZON AMENITY CENTER OFFICE SUPPLIES	001-551002-57201	\$18.79
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/11/24 AMAZON POOL SUPPLIES	001-552060-57204	\$51.52
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/12/24 AMAZON MOVIE NIGHT EVENT SUPPLIES	001-549022-57201	\$59.99
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/12/24 AMAZON CLEANING SUPPLIES	001-551003-57201	\$26.48
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/12/24 AMAZON MAINTENANCE SUPPLIES	001-552001-53901	\$58.48
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/12/24 AMAZON PUMPKIN DECORATING EVENT SUPPLIES	001-549027-53901	\$70.47
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/12/24 AMAZON HOLIDAY DECORATIONS	001-549027-53901	\$124.96
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/15/24 AMAZON AMENITY CENTER OFFICE SUPPLIES	001-551002-57201	\$49.79
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/16/24 AMAZON MAINTENANCE SUPPLIES FOR CART	001-552001-53901	\$47.98
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/17/24 DOMINOS	001-549022-57201	\$105.81
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/17/2024 PHILLIP MCDONALD PLUMBING	001-549900-57201	\$1,453.20
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/17/2024 AMAZON MAINTENANCE SUPPLIES	001-552001-57201	\$37.68
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/18/24 AMAZON MAINT SUPPLIES	001-552001-57201	\$399.98
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/19/2024 AMAZON MOVIE NIGHT EVENT SUPPLIES	001-549022-57201	\$121.52
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/19/24 BRASS CART & CO CANDLE MAKING EVENT SUPPLIES	001-549022-57201	\$200.00
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/19/24 AMAZON MONSTER MASH BASH EVENT SUPPLIES	001-549022-57201	\$6.98
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/19/2024 LIGHT BULB WAREHOUSE LIGHT BULBS FOR AMENITY CENTER	001-552001-57201	\$243.17
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/19/24 GLOBAL INDUSTRIAL EQUIP MAINT PROJECT SUPPLIES	001-546016-53901	\$1,580.26
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/20/24 AMAZON PUMPKIN DECORATING EVENT SUPPLIES	001-549022-57201	\$88.47
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/20/24 AMAZON SUPPLIES FOR THE AMENITY CENTER	001-552001-57201	\$15.98
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/20/24 WALMART MOVIE NIGHT EVENT SUPPLIES	001-549022-57201	\$146.92
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/20/24 BILL.COM LIGHT POLE FIX EXPENSE	001-546020-53901	\$824.74
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/20/24 OSTEEN MEDIA GROUP COMMUNITY YARD SALE EVENT SUPPLIES	001-549022-57201	\$42.00
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/20/24 PARTY PRINTS PRESS FALL HOLIDAY EVENT SUPPLIES	001-549022-57201	\$3.00
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/21/24 S&J EATS CONCESSIONS FOR EVENTS	001-549022-57201	\$276.00
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/21/24 AMAZON HOLIDAY DECORATIONS	001-549027-53901	\$26.97
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/22/24 AMAZON MAINTENANCE SUPPLIES	001-552001-53901	\$23.45
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/22/24 AMAZON POOL SUPPLIES	001-552064-57201	\$145.45
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/24/24 ORIENTAL TRADING MONSTER MASH BASH EVENT SUPPLIES	001-549022-57201	\$177.91
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/28/2024 PUBLIX MOVIE NIGHT EVENT SUPPLIES	001-549022-57201	\$124.94
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/30/2024 AMAZON MAINTENANCE PROJECT SUPPLIES	001-546016-53901	\$47.95
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	9/30/2024 AMAZON MAINTENANCE SUPPLIES	001-552001-53901	\$37.53
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	10/1/2024 AMAZON MONSTER MASH BASH EVENT SUPPLIES	001-549022-57201	\$147.73
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	10/2/2024 AMAZON AMENITY CENTER OFFICE SUPPLIES	001-551002-57201	\$89.95
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	10/3/2024 AMAZON HOLIDAY DECORATIONS SUPPLIES	001-549027-53901	\$29.26
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	10/3/2024 AMAZON HOLIDAY DECORATIONS SUPPLIES	001-549027-53901	\$38.99
10/30/24	Vendor	TRUIST BANK ACH	10052024-4046 ACH	TRUIST 9/6-10/5/2024 CC xactions	10/4/2024 AMAZON MONSTER MASH BASH EVENT SUPPLIES	001-549022-57201	\$39.00

ACH Total \$8,180.84

Account Total \$307,954.36

Total Amount Paid \$308,756.69