

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

DECEMBER 17, 2024 MEETING

AGENDA PACKAGE

**CALL-IN #: 1-646-838-1601
PHONE CONFERENCE ID:546858852#**

Fleming Island Plantation Community Development District

Rick Nelson, Chairperson
Michelle Szafranski, Vice Chairperson
Rodney Ashford, Assistant Secretary
Mike Cella, Supervisor Elect
Michael Glickman, 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, December 17, 2024 at 6:00 p.m.
CALL-IN #: 1-646-838-1601
PHONE CONFERENCE ID: 546858852#

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. **Organizational Matters**
 - A. Oath of Office for Newly Elected Supervisor via the General Election (**Seat 3**)
 - B. Election of Officers, Resolution 2025-03 (**Page 6**)
5. **Approval of the Minutes of the November 19, 2024 Regular Meeting (Page 8)**
6. **Pond Maintenance Update – The Lake Doctors, Inc. (Page 13)**
7. **Landscaping Update – Ruppert Landscaping (Page 20)**
8. **Request for Conveyance to Clay County – Town Center Boulevard/Roundabout – Radar Road Improvement Project (Page 31)**
9. **Attorney’s Report**
10. **Engineer’s Report (Page 38)**
 - A. Capital Improvement Projects Update (**Page 40**)
 - B. Capital Improvement Project Details by Requisition (**Page 45**)
 - C. Consideration of Atlantic Pipe Services (APS) Pipe Repair Proposal (**Page 47**)
 - D. Approval of Requisition #141 (**Page 52**)
11. **Security Report – Tri-County Safety & Security Inc.**

District Office:
Inframark
11555 Heron Bay Boulevard, Suite 201
Coral Springs, FL. 33076

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

- 12. General Manager's Report (Page 58)**
- 13. Field Operations Manager's Report (Page 60)**
- 14. Amenity Manager's Report (Page 65)**
- 15. Manager's Report**
- 16. Acceptance of the November 2024 Financial Report and Approval of November 2024 Payment Register & Invoices (Page 68)**
- 17. Supervisors' Requests**
- 18. 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, January 28, 2025 at 6:00 p.m.

District Office
Inframark
11555 Heron Bay Boulevard, Suite 201
Coral Springs, FL.33076

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

Fourth Order of Business

4B

RESOLUTION 2025-03

**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 December 17, 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 17TH DAY OF DECEMBER, 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 was held Tuesday, November 19, 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
Mike Cella	Supervisor Elect (via phone)

Also present were:

Bob Koncar	District Manager
Katie Buchanan, Esq.	District Counsel
Margaret Alfano	Vesta Property Services
Stephanie Taylor	Vesta Property Services
Fred Atwood	Vesta Property Services
Mike Chesser	Ruppert Landscape
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

New Business

A. Oath of Office for Newly Elected Supervisors via the General Election (Seats 3 and 4)

- Mr. Koncar, being a Notary Public of the State of Florida, administered the Oath of Office to Mr. Rick Nelson (Seat 4). Mr. Mike Cella attended via phone and will be sworn in at the December meeting.

B. Election of Officers, Resolution 2025-01

- This item was tabled to the December meeting.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the October 15, 2024 Continued Meeting and Minutes of the October 22, 2024 Regular Meeting

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the Minutes of the October 15, 2024 Continued Meeting and Minutes of the October 22, 2024 Regular meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Pond Maintenance Update – The Lake Doctors, Inc.

- The Pond Maintenance Report was discussed.

SEVENTH ORDER OF BUSINESS

Landscaping Update – Ruppert Landscape

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

EIGHTH ORDER OF BUSINESS

Attorney’s Report

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

NINTH ORDER OF BUSINESS

Engineer’s Report

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

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.

- C. Review of Hoffman Commercial Construction, LLC – Tennis Court Restroom and Pavilion Bid**
 - The Board reviewed the bid.

TENTH ORDER OF BUSINESS **Security Report – Tri-County Safety & Security Inc.**

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

ELEVENTH ORDER OF BUSINESS **General Manager’s Report**

Ms. Alfano presented the General Manager’s Report, a copy of which was included in the agenda package. No Board action was required.

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

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

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

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

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

- A. Budget Amendment, Resolution 2025-02**
 - Mr. Koncar outlined the resolution.

On MOTION by Ms. Szafranski seconded by Mr. Ashford, with all in favor, Resolution 2025-02, Amending the General Fund Budget for Fiscal Year 2024 was adopted.

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

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

SIXTEENTH ORDER OF BUSINESS **Supervisors’ Requests**

- None.

SEVENTEENTH ORDER OF BUSINESS

There being no further business,

Adjournment

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Sixth Order of Business



Dear Fleming Island Plantation Community Members,

12/5/2024

Please see below for a summary of treatments completed since our last report. With the Holidays quickly approaching, we are making great progress and are off to a great start for December. We are thankful for what has been a great year managing your lakes and ponds. Our monthly treatment program will take care of the vast majority of any concerns, but it's important to know that we have every available resource at our disposal. A great example of this is the mechanical removal equipment we utilized last month. This was an exception to the norm where we wanted to quickly improve the overall aesthetic instead of allowing the vegetation to decompose naturally. Due to the nature of environmental work, it is difficult to anticipate if/when the need for additional services like this may arise. It can certainly be provided though on a case-by-case basis, if needed. Please let us know if you have any questions or concerns and we will take care of it promptly. On behalf of our Jacksonville Team, we wish you a safe, Happy Holidays and a prosperous 2025!

November - December 2024 Treatments Completed to Date

Zone	Technician	Date	Pond #	Service Provided
1	Blake Shelton	Nov. 26th	45, 50, 51, 52	Emergent, Terrestrial
2	Blake Shelton	Nov. 19th	44, 46, 47, 48	Emergent, Terrestrial
3	Trey Aponte	Nov. 14th	33, 43, 54, 55	Algae, Emergent, Underwater*
4	Drew Lagenour	Nov. 20th	4, 21, 42, 49	Algae, Emergent, Underwater
5	Alex Kastner	Nov. 13th	38, 39, 40, 41	Algae, Floating, Underwater
7	Marc Thigpen	Nov. 18th	1, 2, 3, 30	Algae, Emergent, Underwater
9	Andrew Alonso	Nov. 12th	28, 31, 32, 53	Algae, Emergent, Underwater
11	Garrett Potter	Nov. 14th	6, 7, 14, 25	Algae
12	Jeremy Mashek	Nov. 14th	11, 12, 16, 17	Algae, Underwater *
13	Nicholas Zumwalt	Nov. 22nd	10, 13, 15	Algae, Emergent, Underwater
14	Brandon Ernst	Nov. 15th	4, 21, 42, 49	Algae
1	Kory Kines	Dec. 5th	45, 50, 51, 52	Algae
5	Alex Kastner	Dec. 5th		Algae, Emergent, Terrestrial
6	Jordan Nelson	Dec. 2nd	19, 22, 23, 26	Algae
8	Eric Walker	Dec. 4th	27, 34	Algae, Emergent, Terrestrial
9	Andrew Alonso	Dec. 4th	28, 31, 32, 53	Algae, Emergent, Terrestrial
10	Eric Wood	Dec. 5th	5, 8, 9, 24	Algae

*Beneficial bacteria added

Pond 19

Dec 5, 2024 at 12:04:10 PM
1721 River Hills Dr
Fleming Island FL 32003
United States



Pond 21

Dec 5, 2024 at 11:51:39 AM
2260 Town Center Blvd
Fleming Island FL 32003
United States
The Golf Club at Fleming Island



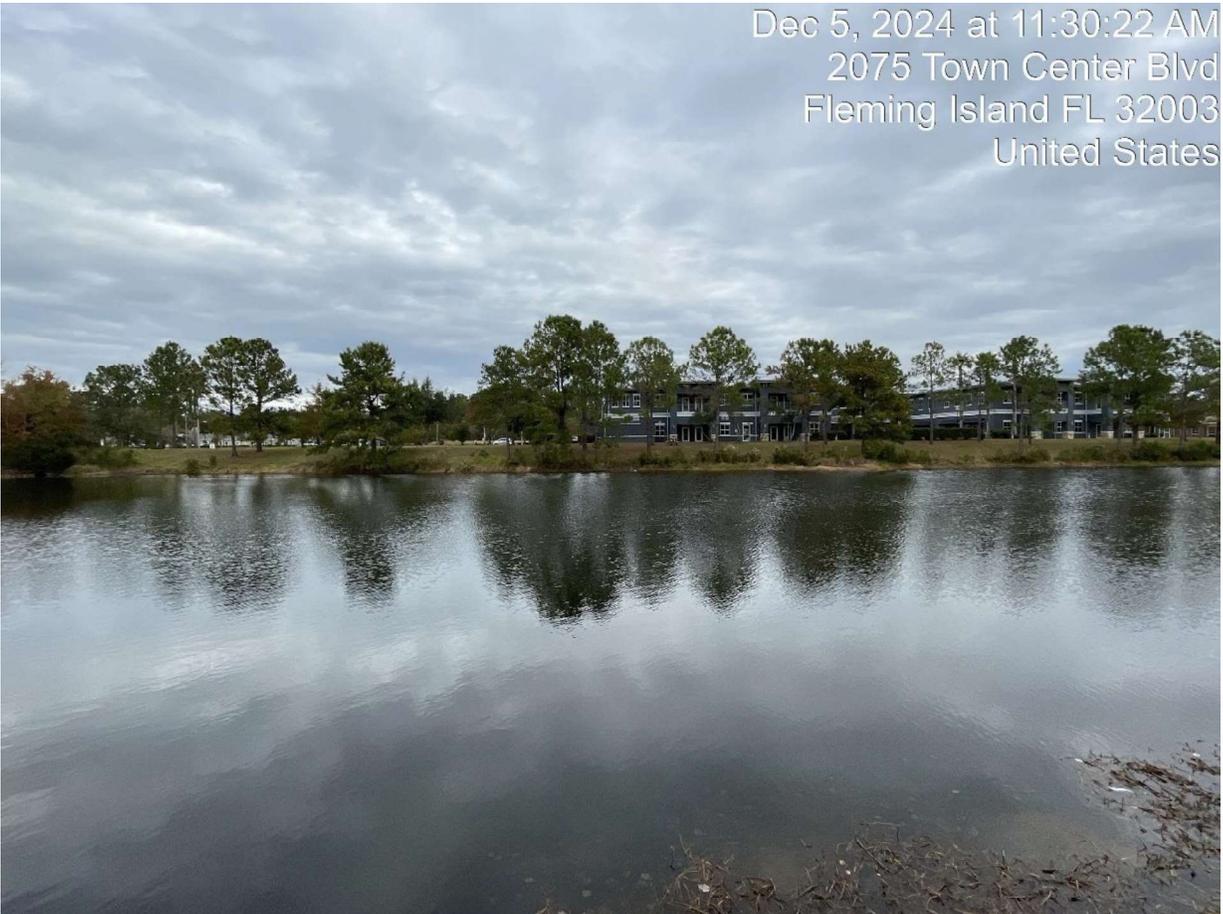
Pond 22

Dec 5, 2024 at 11:48:08 AM
1893 Hickory Trace Dr
Fleming Island FL 32003
United States



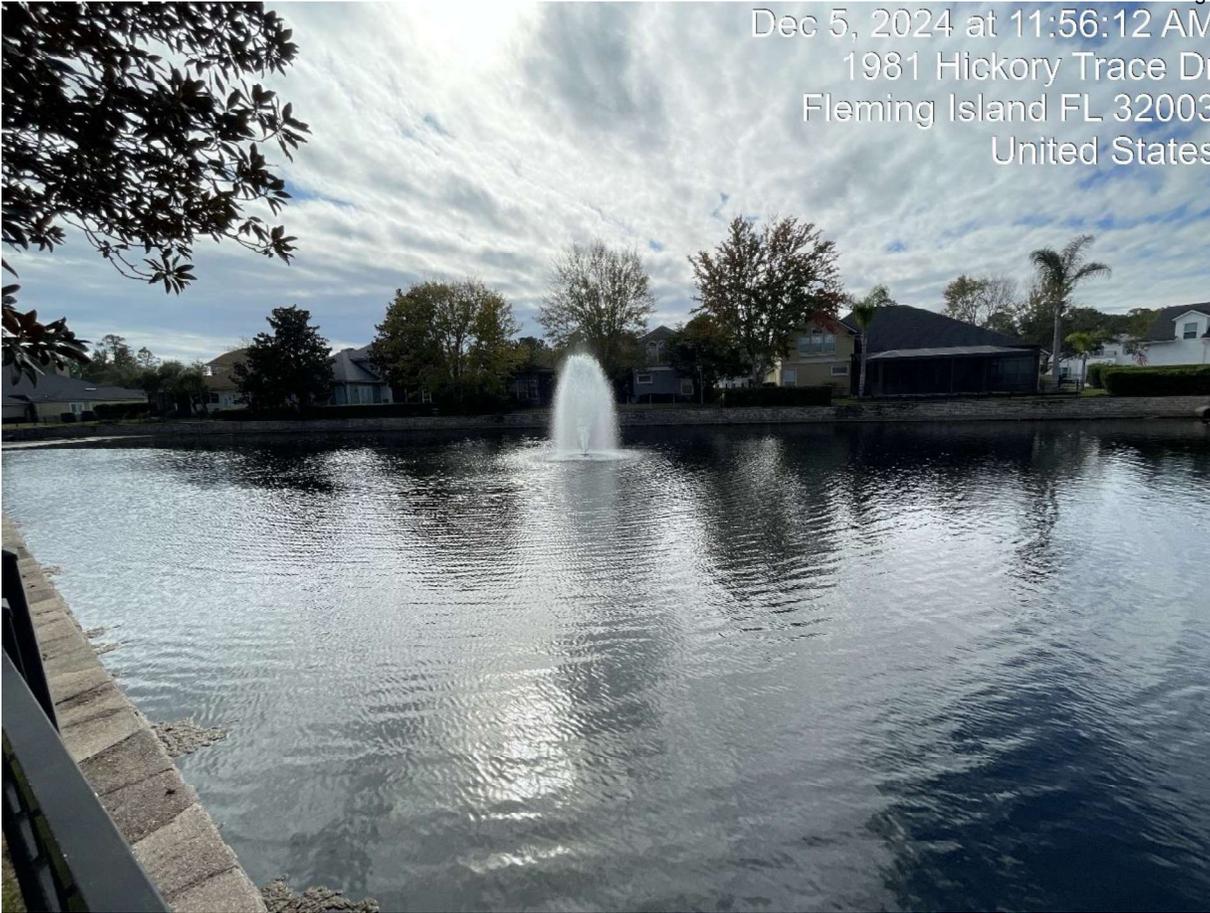
Pond 27

Dec 5, 2024 at 11:30:22 AM
2075 Town Center Blvd
Fleming Island FL 32003
United States



Pond 34

Dec 5, 2024 at 11:56:12 AM
1981 Hickory Trace Dr
Fleming Island FL 32003
United States



Pond 45

Dec 5, 2024 at 12:15:22 PM
1659 Majestic View Ln
Fleming Island FL 32003
United States



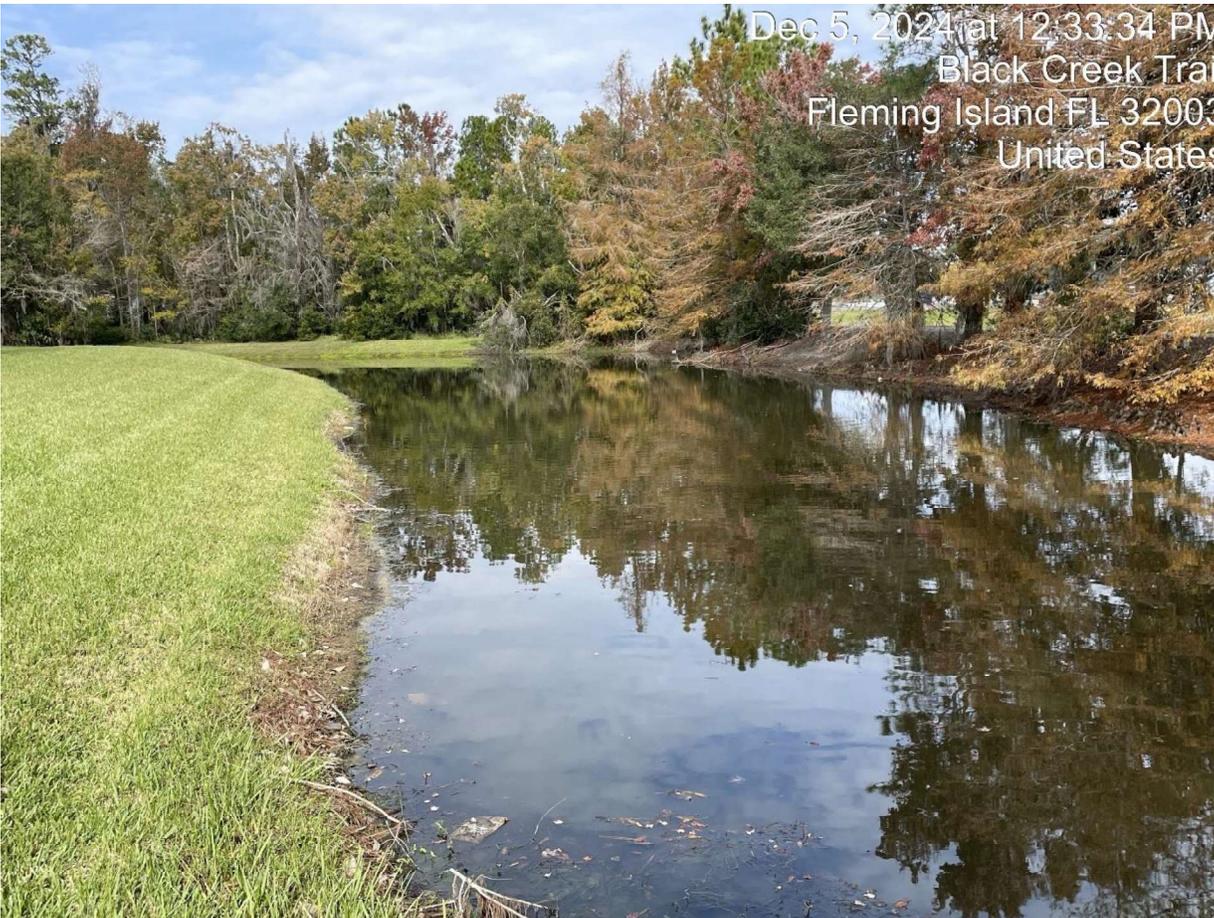
Pond 47

Dec 5, 2024 at 12:17:17 PM
1664 Majestic View Ln
Fleming Island FL 32003
United States



Pond 51

Dec 5, 2024 at 12:33:34 PM
Black Creek Trail
Fleming Island FL 32003
United States



Pond 54

Dec 5, 2024 at 12:09:04 PM
2037 Cypress Bluff Ct
Fleming Island FL 32003
United States



Pond 55

Dec 5, 2024 at 12:10:30 PM
2070 Heritage Oaks Ct
Fleming Island FL 32003
United States



Seventh Order of Business



RUPPERT
L A N D S C A P E

December
2024,

Maintenance Team: Continuing Mowing bi-weekly, finishing cutting back grasses Mulhy, Fountain, African Iris, Liriope etc...Maintenance Team has also prepped mulch beds and will be starting to mulch Amenity Center before Christmas.

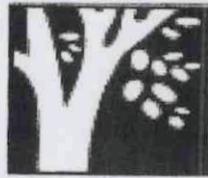
Irrigation Team: As of writing up this report our irrigation team are making head way with 2x 4 inch mainline repairs. Our team has provided several inspection sheet which are included with this report. The pictures provided are to further explain inspection reports in case anyone request further inquiry on them.

Annuals: We are doing annual change out for our winter selection between Dec. 16th, 17th and 18th

Agrow Pro – Post Emergent and Atrazine will be applied around Christmas time.

Tree Tech - We are scheduled to have our “Eye-Sore” tree by Chatham Village taken down on December 27th. Along with Fred, myself and A.J. with Tree Tech will be combing through the Plantation and marking all stumps to be ground per our discussion..

Notes: Picture of Stumps are examples of ones we would like to make disappear.



RUPPERT

LANDSCAPE

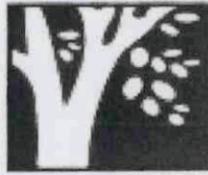
Property Name: FIP
 Tech Name: Chad
 Date: 11/25/24

Clock Number: riverhills clock
 Water Days: M/W/F
 Start Time: 10:30 PM

Zone Number	Zone Type	Program A,B,C,D	Run Time	Adjusted Heads	Repairs Needed	Repairs Completed
1	S	A				6" spray, nozzle
2	S					
3	R	B				
4	S	B				6" spray x2, nozzle x3
5	S					6" spray x2, nozzle x2
6	S					
7	R					6" spray
8	R	B				
9	S	B				
10	R	B				
11	S	B				
12	S					6" spray, nozzle x2
13	S					6" spray, nozzle
14	S	B				6" spray x3, nozzle x3
15	R					rotor
16	S	B				B
17	R					
18	R	B				
19	S	B				6" spray x2, nozzle x2
20	R					rotor

Zone Number = Amount of zones on a clock
 Zone Type = R: Rotor Heads
 S: Spray Heads
 Program = Selection Type on clock

↓
 Spray heads
 Nozzles
 Rotor heads



RUPPERT

LANDSCAPE

Property Name: <i>FIP</i> Tech Name: <i>Chad</i> Date: <i>11/15/24</i>	Clock Number: <i>CYPRESS glen</i> Water Days: <i>wn/w/F</i> Start Time: <i>10:30pm</i>
--	--

Zone Number	Zone Type	Program A,B,C,D	Run Time	Adjusted Heads	Repairs Needed	Repairs Completed
1	S	A				<i>1/2" zone line</i>
2	S					
3	R	B				
4	S					
5	S					
6	S					
7	R					
8	S					
9	S					<i>nozzle</i>
10	S					
11	R	B				
12	R					
13	R					
14	S	B				
15	S	B				
16	S					
17	R					
18	R					
19	S					<i>nozzle x2, 1/2" spray x2</i>
20	R	B				
21	S					
22	R					
23	S					
24	S					
25	R					
26	R					

27
28
29
30



RUPPERT

LANDSCAPE

Property Name: FIV Tech Name: Chad Date: 11/18/24	Clock Number: Pet Paradise Water Days: m/w/f Start Time: 11pm
---	---

Zone Number	Zone Type	Program A,B,C,D	Run Time	Adjusted Heads	Repairs Needed	Repairs Completed
1	R	A				Rotor x 2
2	S	B				
3	S					6" spray, nozzle
4	S	B				
5	S					
6	R					Rotor
7	R					Rotor
8	S					
9	S					
10	S	B				
11	S					
12	R					
13	S					
14	S					1/2" zone line
15	S					
16	S					
17	S					
18	S	B				
19	S					
20	S	B				
21	R					12" spray, nozzle
22	S					6" spray, nozzle

Spray Nozzles



Rotor Heads



6 Inch
Spray
Heads







Stump Grind



Stump Grind



Stump Grind

Eighth Order of Business

This instrument prepared by
or under the supervision of:
RECORD AND RETURN TO:
Clay County Attorney's Office
Post Office Box 1366
Green Cove Springs, Florida 32043

Portion of R. E. Parcel No.: 04-05-26-014266-901-00

NOTE TO CLERK: This instrument is exempt from the payment of documentary stamp tax pursuant to Chapter 12B-4.014(13), Florida Administrative Code.

[Reserved for Recording Department]

SPECIAL WARRANTY DEED

THIS WARRANTY DEED made effective as of the _____ day of _____, 2024, by **Fleming Island Plantation Community Development District**, a local unit of special purpose government established under Chapter 190, Florida Statutes, whose mailing address is 11555 Heron Bay Boulevard, Coral Springs, FL 33076, (hereinafter "Grantor"), conveying property which is not homestead, to **Clay County**, a political subdivision of the state of Florida, whose address is P. O. Box 1366, Green Cove Springs, Florida 32043, (hereinafter "Grantee"). (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **CLAY COUNTY**, Florida, ("Property") viz:

See Legal Description attached as Exhibit "A".

SUBJECT TO: Covenants, Easements, Restrictions and Reservations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging to or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that said Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, or under the Grantor, but against no others.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Print Address: _____

By: _____, its Chairperson

Print Name: _____
Print Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____, 2024, by _____, Chairperson of Fleming Island Plantation Community Development District, on behalf of the CDD, who is personally known to me or () who has produced _____ as identification.

(Notary Seal)

Notary Public
Print Name: _____
My Commission Expires: _____

EXHIBIT A

Portion of R. E. Parcel No.: 04-05-26-014266-901-00

LEGAL DESCRIPTION:

A Portion Of Those Lands Described And Recorded In Official Records Book 3056, Page 1468 Of The Public Records Of Clay County, Florida, Lying In Section 4, Township 5 South, Range 26 East, Being More Particularly Described As Follows:

For A **Point Of Reference**, Commence At The Centerline Roundabout Monument Of Town Center Boulevard Per Fleming Plantation – Third Roadway Plat, As Recorded In Plat Book 35, Page 45, Of The Public Records Of Clay County, Thence South $00^{\circ}26'35''$ East, Along Said Town Center Boulevard Centerline, A Distance Of 77.11 Feet; Thence North $89^{\circ}33'25''$ East, A Distance Of 50.00 Feet To The Easterly Existing Right Of Way Line Of Said Town Center Boulevard; Thence North $00^{\circ}26'35''$ West, Along Said Easterly Existing Right Of Way Line, A Distance Of 11.85 Feet To The Point Of Beginning.

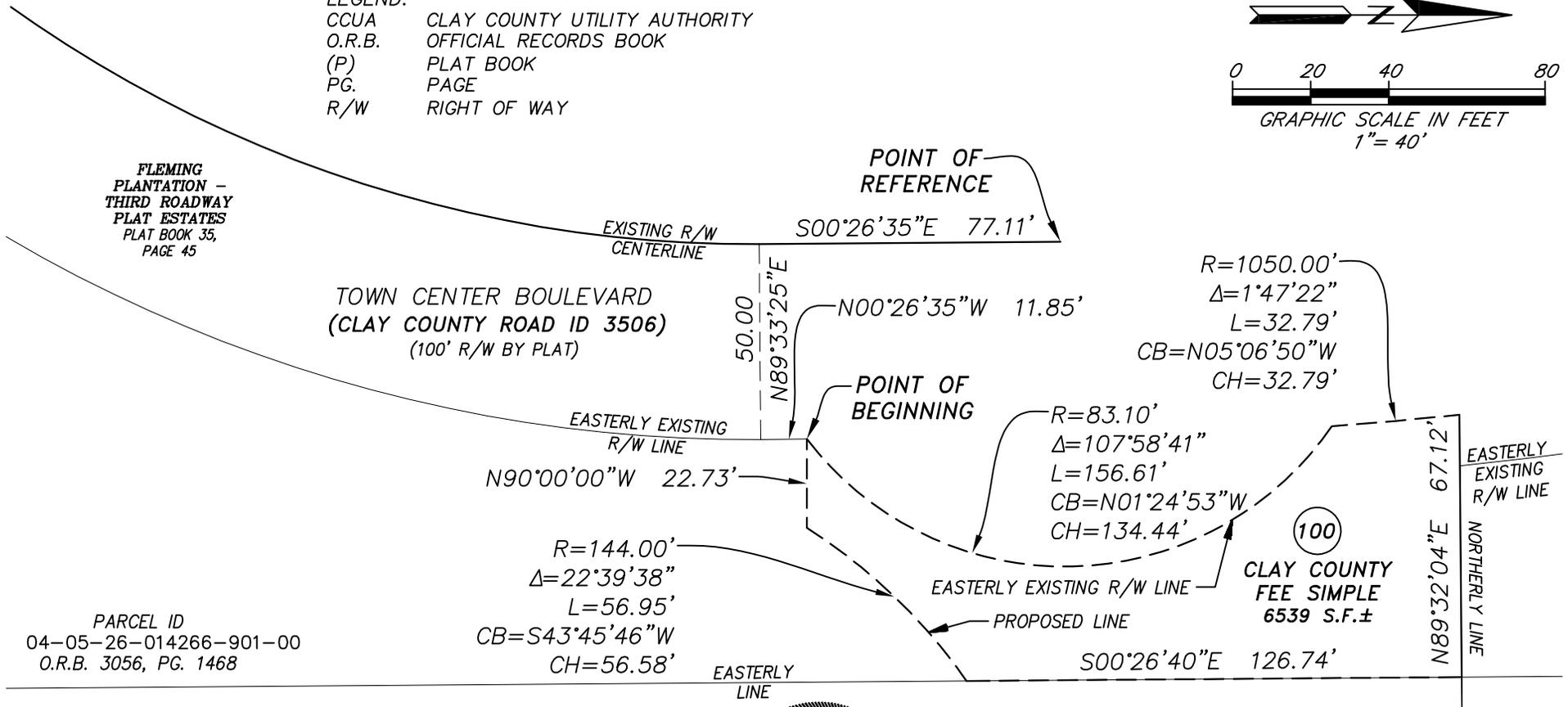
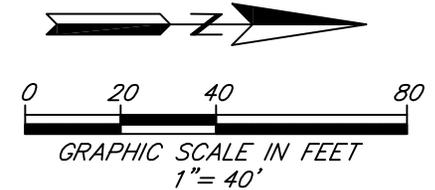
From Said **Point Of Beginning**, Thence Northerly And Westerly Along Said Easterly Existing Right Of Way Line, The Following 2 Courses: Course One, Thence Northerly Along The Arc Of A Curve Concave Westerly Having A Radius Of 83.10 Feet, Through A Central Angle Of $107^{\circ}58'41''$, An Arc Length Of 156.61 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North $01^{\circ}24'53''$ West, 134.44 Feet To A Point On A Non-Tangent Curve Concave Westerly Having A Radius Of 1050.00 Feet; Course Two, Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of $01^{\circ}47'22''$, An Arc Length Of 32.79 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North $05^{\circ}06'50''$ West, 32.79 Feet; Thence North $89^{\circ}32'04''$ East, Along The Northerly Line Of Said Lands Described And Recorded In Official Records Book 3056, Page 1468 Of The Public Records Of Said County, A Distance Of 67.12 Feet; Thence South $00^{\circ}26'40''$ East, Along The Easterly Line Of Last Said Lands, A Distance Of 126.74 Feet To A Point On A Non-Tangent Curve Concave Southeasterly Having A Radius Of 144.00 Feet; Thence Southwesterly Along The Arc Of Said Curve, Through A Central Angle Of $22^{\circ}39'38''$, An Arc Length Of 56.95 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South $43^{\circ}45'46''$ West, 56.58 Feet; Thence Due West, 22.73 Feet To The **Point Of Beginning**.

Containing 6539 Square Feet, More or Less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3056, PAGE 1468 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(SEE SHEET 2 FOR FULL LEGAL DESCRIPTION)

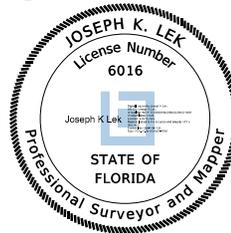
LEGEND:
 CCUA CLAY COUNTY UTILITY AUTHORITY
 O.R.B. OFFICIAL RECORDS BOOK
 (P) PLAT BOOK
 PG. PAGE
 R/W RIGHT OF WAY



SHEET 1 OF 2

ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE CENTERLINE OF TOWN CENTER BLVD AS BEING NORTH 68°54'45" WEST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Joseph K. Lek

JOSEPH K. LEK
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6016

SCALE: 1" = 40'
 DATE: DECEMBER 6, 2024

December 6, 2024
Radar Road.
Parcel ID: 04-05-26-014266-901-00

Work Order No. 23-054.00
File No. 129E-23.00(100)
Page 2 Of 2

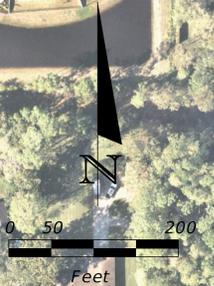
File 100: Fee Simple

A Portion Of Those Lands Described And Recorded In Official Records Book 3056, Page 1468 Of The Public Records Of Clay County, Florida, Lying In Section 4, Township 5 South, Range 26 East, Being More Particularly Described As Follows:

For A **Point Of Reference**, Commence At The Centerline Roundabout Monument Of Town Center Boulevard Per Fleming Plantation – Third Roadway Plat, As Recorded In Plat Book 35, Page 45, Of The Public Records Of Clay County, Thence South $00^{\circ}26'35''$ East, Along Said Town Center Boulevard Centerline, A Distance Of 77.11 Feet; Thence North $89^{\circ}33'25''$ East, A Distance Of 50.00 Feet To The Easterly Existing Right Of Way Line Of Said Town Center Boulevard; Thence North $00^{\circ}26'35''$ West, Along Said Easterly Existing Right Of Way Line, A Distance Of 11.85 Feet To The Point Of Beginning.

From Said **Point Of Beginning**, Thence Northerly And Westerly Along Said Easterly Existing Right Of Way Line, The Following 2 Courses: Course One, Thence Northerly Along The Arc Of A Curve Concave Westerly Having A Radius Of 83.10 Feet, Through A Central Angle Of $107^{\circ}58'41''$, An Arc Length Of 156.61 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North $01^{\circ}24'53''$ West, 134.44 Feet To A Point On A Non-Tangent Curve Concave Westerly Having A Radius Of 1050.00 Feet; Course Two, Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of $01^{\circ}47'22''$, An Arc Length Of 32.79 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North $05^{\circ}06'50''$ West, 32.79 Feet; Thence North $89^{\circ}32'04''$ East, Along The Northerly Line Of Said Lands Described And Recorded In Official Records Book 3056, Page 1468 Of The Public Records Of Said County, A Distance Of 67.12 Feet; Thence South $00^{\circ}26'40''$ East, Along The Easterly Line Of Last Said Lands, A Distance Of 126.74 Feet To A Point On A Non-Tangent Curve Concave Southeasterly Having A Radius Of 144.00 Feet; Thence Southwesterly Along The Arc Of Said Curve, Through A Central Angle Of $22^{\circ}39'38''$, An Arc Length Of 56.95 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South $43^{\circ}45'46''$ West, 56.58 Feet; Thence Due West, 22.73 Feet To The **Point Of Beginning**.

Containing 6539 Square Feet, More Or Less.



Parcel ID: 014266-901-00
Fleming Island Planation CDD
Right of Way - Radar Road
0.15 Acres

TOWN CENTER BND

FLEMING ISLAND
PUBLIC LIBRARY

Parcel ID: 014177-001-00
NEW GRACE CHURCH INC
Temporary Construction Easement
0.182 Acres

Parcel ID: 014177-001-00
NEW GRACE CHURCH INC
Right of Way - Radar Road
1.690 Acres

Parcel ID: 014177-001-00
NEW GRACE CHURCH INC
Proposed Drainage Easement
1.362 Acres

RADAR ROAD

THUNDERBOLT
PARK

GRACE ANGLICAN
CHURCH

US HIGHWAY 17

LEGEND

- PROPERTY BOUNDARY
- - - EXISTING RIGHT OF WAY
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED DRAINAGE EASEMENT
- - - TEMPORARY CONSTRUCTION EASEMENT

CURVE DATA
 P1 STA: 105+00.00
 P2 STA: 106+68.00
 R: 100.00
 CHORD BE: 100.00
 CHORD BR: 100.00
 PT STA: 106+68.00
 0.000

TENTH ORDER OF BUSINESS

PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: Prosser | PRIME AE - Ryan Stilwell, PE
DATE: December 10, 2024
RE: December 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. Contractor's updated proposal is expected by December meeting.

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. The Geotech Engineer's report is expected at the December meeting.

End of Report

10A



VENDOR PRICING FOR SELECTED 2021 FIP CDD CAPITAL IMPROVEMENT PROJECTS

**PREPARED FOR BOARD OF SUPERVISORS
FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
December 10, 2024**

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



APPROVED CAPITAL IMPROVEMENTS STATUS SUMMARY

- **ACTIVITY PAVILION** - Project to be rebid during the month of December. Pricing due in 2025.
- **TENNIS COURT RESTROOM AND PAVILION** - Project to be rebid during the month of December. Pricing due in 2025.
- ~~**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**~~
- ~~**BAB 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 12.10.24		
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
SPLASH 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	\$382,480.00	ON-GOING
REMAINING AFTER APPROVED PROJECTS:	\$744,903.03	
PROSSER REQUISITIONS		
REQUISITIONS 1-141	\$278,892.44	
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:	-\$359,989.41	

10B

FIPCDD 2021 Requisition Break Down				
Date:	12/10/2024			
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	\$72,061.74
	*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	\$49,553.45
			Other Engineering Services (Since Oct. 2021) (monthly reports, coordination w/vendors & staff)	
		OVERALL TOTAL :	\$278,892.44	

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

10C



FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

1420 Martin Luther King Jr Blvd
 Sanford, FL 32771
 (407) 792-1360
 info@atlanticpipe.us

PROPOSAL

2868 <input type="checkbox"/> Re <input type="checkbox"/>

CUSTOMER: PROSSER INC	PHONE: 904-739-3655	DATE: 03/19/2024
STREET: 13901 Sutton Park Drive South, Suite 200	JOB NAME: Fleming Island Plantation - Sentry Oak Ct. - 36" CIPP Lining	
CITY/STATE/ZIP: Jacksonville, FL, 32224	JOB LOCATION: 1904 Sentry Oak Ct., Fleming Island, FL, 32003	
ATTN: Ryan P. Stilwell	E-MAIL: rstilwell@prosserinc.com	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
Seq: 36" CIPP Lining				
1.00	Mobilization - Construction Crew	EA	4,312.50	4,312.50
3.00	Removal of Structure Top	DYS	6,612.50	19,837.50
1.00	Asphalt Restoration	EA	3,162.50	3,162.50
25.00	Concrete Curb Restoration	EA	74.75	1,868.75
110.00	Concrete Apron Restoration	EA	23.00	2,530.00
50.00	Sod Restoration	EA	5.75	287.50
0.00	Additional Days of Construction Crew - If Needed	DYS	6,612.50	0.00
1.00	Pond Dewatering	EA	29,836.41	29,836.41
1.00	Mobilization - Lining Crew	EA	3,642.15	3,642.15
150.00	Pipe Cleaning	LF	14.57	2,185.50
150.00	36" CIPP Lining	LF	361.41	54,211.50
150.00	Post CCTV	LF	1.62	243.00
			TOTAL	122,117.31

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT PENALTY TO APS

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(407) 792-1360
info@atlanticpipe.us

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is comitted to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following:

1. Proposal subject to execution of mutually agreeable subcontract and **50% deposit** for materials.
2. Pricing will be based on actual field measurements center of structure to center of structure.
3. Price quoted does NOT include point repairs prior/ post installation.
4. Proposal subject to PRE-CCTV inspection by APS indicating line(s) are acceptable for rehabilitation.
5. Liner(s) to be installed per ASTM 1216 and manufacturer's specification.
6. Others to provide bypass sewer flows for duration of liner installation. (If required).
7. Others to supply 2 inch hydrant feed for cleaning and liner installation.
8. Others to provide reasonable access to line(s) to be rehabilitated. Structure/Manhole top removal is not included in this pricing.
9. Others to provide Maintenance of Traffic beyond Construction Ahead signs and 36inch Cones.
10. Pricing assumes Light Cleaning (1-2 pass with hydraulic cleaner).
11. Proposal does not include bonds or permit fees. Bond if required, will be invoiced at 2% of the total contract amount. Permit fees will be invoiced at cost.

Special Conditions:

Client to provide access and appropriate approvals to pump down pond and discharge at concrete overflow structure.

1420 Martin Luther King Jr Blvd
 Sanford, FL 32771
 (407) 792-1360
 info@atlanticpipe.us

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

CUSTOMER RESPONSIBILITIES

- Local Dump-Site for safe disposal of debris / waste material removed from Project Location
- Local Metered Water Source
- Exposure of structures and access to all work areas without delay
- Stabilized Access to Work Areas - Two Wheel Drive Accessible
- Access to secure site for equipment storage
- Maintenance of Traffic - If Applicable

CUSTOMER RESPONSIBILITIES

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renegotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

ATLANTIC PIPE SERVICES, LLC			
PRINT NAME / TITLE	Jose Molina / Project Manager	DATE	10/30/2024
SIGNATURE			

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work specified. Payment will be made as outlined.

CUSTOMER			
PRINT NAME / TITLE		DATE	
SIGNATURE			

ATLANTIC PIPE SERVICES, LLC
STANDARD TERMS & CONDITIONS OF BUSINESS

Agenda Page 50

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771
(Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPOSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d)Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f)Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

10D

REQUISITION

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT
DISTRICT**

**SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES
2021**

The undersigned, a Responsible Officer of Fleming Island Plantation Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Hancock Whitney Bank, New Orleans, Louisiana, as trustee (the "Trustee"), dated as of March 1, 2000 (the "Master Indenture"), as amended and supplemented by the Fifth Supplemental Trust Indenture from the District to the Trustee, dated as of June 1, 2021 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 141

(B) Name of Payee: Brodgon Builders, LLC

(C) Amount Payable: \$36,708.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Pay Application #1

(E) Fund, Account or subaccount from which disbursement is to be made:

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the 2021 Financed Project and each represents a Cost of the 2021 Financed Project, and has not previously been paid out of such account;

OR

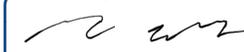
this requisition is for Costs of Issuance payable from the Series 2021 Costs of Issuance Account that has not previously been paid out of such account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:

By: _____
42B028BE0E24DB
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2021 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2021 Financed Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2021 Financed Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the Second Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Digitally signed by
Ryan P Stilwell
Date: 2024.12.04
15:09:42-05'00'

Consulting Engineer

OWNER'S CERTIFICATE OF PARTIAL PAYMENT

Contractor (Name and Address):

Brogdon Builders, LLC
6919 Distribution Ave S Unit 4
Jacksonville, FL 32256

Contractor Federal I.D. No: 47-4634262

Request No: 1

For Period Starting: 11/1/24 Ending: 11/20/24

Project Number:

Project Name: Fleming Island Plantation CDD Pickleball Courts

Base Contract Calendar Days:	151
Adjusted Days by Change Order:	
Revised Contract Days:	
Elapsed Days to Date:	20
Net Days Remaining:	131
Estimated Days Ahead (+) or Behind (-):	

Approved Change Orders (Attach additional pages if required)			
CO#	\$ AMOUNT	CO#	\$ AMOUNT
001	\$0.00	011	\$0.00
002	\$0.00	012	\$0.00
003	\$0.00	013	\$0.00
004	\$0.00	014	\$0.00
005	\$0.00	015	\$0.00
006	\$0.00	016	\$0.00
007	\$0.00	017	\$0.00
008	\$0.00	018	\$0.00
009	\$0.00	019	\$0.00
010	\$0.00	020	\$0.00
Subtotal	\$0.00	Subtotal	\$0.00
Total Net Change Orders \$		0.00	

Original Contract Sum.....	\$	382,480.00
Change Orders (Net).....	\$	
Contract Sum To Date.....	\$	382,480.00
Completed To Date.....	\$	38,640.00
Materials Stored.....	\$	0.00
Total Completed & Stored.....	\$	38,640.00
Less Retainage 5.00 %.....	\$	1,932.00
TOTAL.....	\$	36,708.00
Less Previous Certificates.....	\$	
Balance To Finish.....	\$	343,840.00
THIS CERTIFICATE PAY THIS AMOUNT		\$ 36,708.00
TOTAL PAID THIS CERTIFICATE TO MBE:		\$0.00

CERTIFICATION BY THE CONTRACTOR: According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Application are correct, that all work has been performed and material supplied in full accordance with the terms and conditions of the Contract, and that all materialmen, laborers and subcontractors, as defined in Chapter 713.01, Florida Statutes, have been paid the amounts due them out of any previous payments made to the contractor by the Owner. Further, I agree to promptly pay each materialmen, laborer and subcontractor, as defined in Chapter 713.01, Florida Statutes, upon receipt of payment from the Owner, out of the amount paid to me on, account of such materialman's laborer's or subcontractor's work, the amount to which said materialman, laborer and subcontractor is entitled, reflecting the percentage actually retained, if any, from payments to myself on account of such materialman's, laborer's and subcontractor's work.

CONTRACTOR

[Signature]
(Contractor must sign in the presence of a Notary)

By:

Clayton Brogdon
(Type Name)

STATE OF

FL

COUNTY OF

St Johns

The foregoing instrument was acknowledged before me this

11-19-24

(date)

by

Clayton Brogdon
(name of officer or agent, title of officer or agent)

of

Brogdon Builders
(name of corporation acknowledging)

a

FL

(state or place of incorporation)

corporation, on behalf of the corporation. He/she is personally known to me or has produced

FL DL

(type of identification)

as identification.

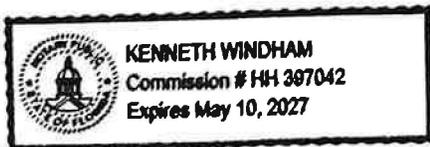
Kenneth Windham

(Signature of Notary)

KENNETH WINDHAM

(Name typed printed or stamped)

Owner Signature and Date:



CONTRACTOR: Brogdon Builders, LLC

PAGE: 1 OF 1

PROJECT #: Fleming Island Plantation Pickleball Courts

DATE: 11/20/2024

PROJECT NAME: Fleming Island Plantation Pickleball Courts

PROJECT MGR: Clayton Brogdon/Marc Hoffmann

LOCATION: 2300 Town Center Blvd, Fleming Island, FL 32003

SCHEDULED SUB. COMPLETION: _____

WORK COMPLETED THIS PERIOD AS OF DATE: 11/20/2024

FUND TYPE: check

A Item Number	B Description of Work	C Scheduled Value	G Work Completed				I Retainage (5%)			L Amount Payable This Period (G-I)	
			D Previous Application	E This Period	F Total Completed (D+E)	H Percentage Completed (G/C)	J Balance to Finish (C-G)	K Previous Retainage	L Less This Period Retainage		
1	General Conditions	52,080.00		29,680.00	29,680.00	56.99%	22,400.00	0.00	1,484.00	1,484.00	28,196.00
2	Courts/Fencing	166,880.00			0.00	0.00%	166,880.00	0.00	0.00	0.00	
3	Concrete Sidewalks	44,800.00			0.00	0.00%	44,800.00	0.00	0.00	0.00	
4	Landscaping/Tree Removal	25,760.00		8,960.00	8,960.00	34.78%	16,800.00	0.00	448.00	448.00	8,512.00
5	Electrical	57,120.00			0.00	0.00%	57,120.00	0.00	0.00	0.00	
6	Shade/Benches/Trash	35,840.00			0.00	0.00%	35,840.00	0.00	0.00	0.00	
PAGE TOTAL:		382,480.00	0.00	38,640.00	38,640.00	10.10%	343,840.00	0.00	1,932.00	1,932.00	36,708.00



 Brogdon Builders, LLC



 Architect Engineer

 Owner

**UNCONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

STATE OF FLORIDA }
COUNTY OF St Johns }

The undersigned, in consideration of the sum of \$36,708.00 hereby waives and releases any and all claims, liens, claims of lien, lien rights, demands, unsigned or disputed change orders, and causes of action of all kind and character in any way related to the below referenced project for labor, services, or materials furnish 11-20-24 to Brogdon Builders, LLC on the job of Fleming Island Plantation CDD to the following property:

Fleming Island Plantation CDD
Pickleball Courts
2300 Town Center Blvd
Fleming Island, FL 32003

This waiver and release does not cover any earned but unpaid retainage nor any amounts due for labor, services, or materials furnished after the date specified.

Dated this 19 day of Nov, 2024.

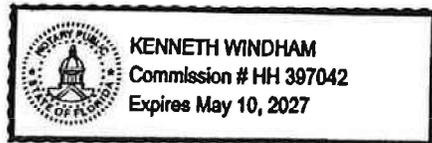
LIENOR'S NAME HERE

[Signature]

By: Clayton Brogdon

Its: Manager

Sworn to and subscribed before me this 19 day of Nov 2024, by Clayton Brogdon, the Manager of Brogdon Builders, () who is personally known to me or () has produced FLDL as identification and says he/she is authorized to execute the foregoing waiver and release of lien on behalf of said lienor and that the statements contained herein are true and correct.



Kenneth Windham
Notary Public
State of Florida at Large
My Commission expires: 5/10/27

Twelfth Order of Business



General Manager's Report

Meeting date: 12-17-2024

Submitted by: Margaret Alfano

NEWLY ELECTED BOARD MEMBERS / No Board action required:

We are thrilled to officially welcome our two newly elected Board members; Mike Cella and Rick Nelson. It was exciting to see so many interested residents running for these seats. Community involvement whether which side of the Board table our residents sit is crucial.

Our neighbors at the Fleming Island Golf Club are providing a wonderful dinner for the Board at our December meeting. They would like to welcome the entire Board moving forward as well as wish you the Happiest of Holidays.

Lastly, we will be taking Board photos for the January edition of the Fleming Island Plantation Press. We will also post the upcoming 2025 meeting schedules and more.

COMMUNICATION UPDATE / No Board action required:

We have exciting communication updates to share with the Board. Since our start at the beginning of June we have had over 700 residents sign up to receive our E-Blasts and E-Newsletters. Even more exciting than that number of residents is our opening rate. Of those roughly 700 residents we have an open rate of 63-72%, the residents are engaged!

Between the App Store and Google Play we have also had over 300 people download the Fleming Island Plantation App. The Box Office has also been working out perfectly. This Box Office option allows residents to RSVP or pay for any tickets from the comfort of their favorite chair at a time that is conducive for them. Lastly, the Report-A-Concern function on the App has also been very effective. We receive details often and are able to communicate directly with the reporting resident when repairs, etc. are completed. This process is much more efficient than hoping we might see a resident's post, etc. We will continue to market these communication tools and are proud of how far we have come so quickly.

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



JBE / NG

Thirteenth Order of Business



Field Operations Report

Meeting date: 12-17-2024

Submitted by: Fred Atwood

VILLAGE SQUARE FOUNTAIN / No Board action required:

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

TENNIS COURTS / Board action required / Seeking approval for NTE \$20,000 for courts 3, 4, and 5:

We are proud to report that all windscreens have been restored but even more exciting is that hurricane season is finally over! We have encountered several issues with the Tennis Court lighting over the past two months. Due to the frequent issues, we are having our vendor put together information regarding possible LED conversion. The hurdle we are going to face moving forward is the fact that the poles and the heads are proprietary. As an example, the poles and the heads are made by iPhone, but the best replacement products only fit an Android. We have just begun to scratch the surface and will report back.

We reached out to three vendors for bids to restore courts 3, 4, and 5. One vendor declined to bid because they are too busy. That leaves us with two bids for the Board to review. However, there is only one proposal that not only checks off all the specs for the project but also comes in at an affordable price.

- Removal of built-up clay at the paver edging along the fence line on court 5, this is needed for proper drainage.
- Make sure the courts are properly, and laser leveled to slope for drainage from 3 to 5.
- Each court will need dead clay removed.
- Each court will need bad clay (hard patch and/or algae) removed and patched.
- Each court will need all weeds or roots dug out and removed. Roots expected along outside edges near fence line.
- Each court will have irrigation sprinklers relocated out of the gate openings. This will be done by our irrigation vendor. Once completed, the tennis court vendor will be responsible for repairing and patching all disturbed areas.
- Each court will need low spots filled and clay set at correct levels for lines and drainage of courts.
- Each court will need new center net anchors installed, anchors provided by FIP.
- Vendor is responsible to remove and haul away all dead materials.

At this time, we would like to recommend B&B Tennis to perform the detailed scope above. Their price came in at \$19,350.00 for the three courts. The third proposal is just over three times that amount. Lastly, B&B Tennis is also the vendor that came out to train and guide our maintenance team to perform our services on 1, 2, and 6. Those three courts were handled in house and saved the District a substantial amount of money. Please note that with the three court drainage scenario that puts this project out of our scope. Also, the sheer amount of time this will take removes us from our regular maintenance and preventative maintenance items.

PICKLEBALL COURTS / No Board action required:

As of December 4, the courts have been paved. Project is coming along and on schedule.

AMENITY CENTER SHED CONDITIONS / No Board action required:

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

AC SPLASH PAD UPDATES / No Board action required:

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

PARKING LOT RENOVATIONS / Board direction required:

This is a continuation of our presentation from November. Since our last meeting, we have obtained the services of an asphalt inspection company. Their scope of work is to determine the thickness of existing pavement and recommendations for moving forward. They will also be able to assess the work performed by the selected vendor. At this time, we are still awaiting their inspection report, and we will have to present their findings to the Board at our meeting.

We consulted with a concrete vendor regarding the two areas of concern at the Splash Park parking lot. Their recommendations are roughly pictured below. We are still obtaining bids for this portion of the project and hope to have them to present to the Board at our December meeting. Please note the depth difference for regular traffic situations and then for the garbage truck area.



Below is a chart for your reference/reveiw of the three bids that we have obtained for asphalt repairs. Please note that all vendors will be pouring a finished surface of 1.5-2” deep. The reserve study information 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 / No Board approval required:

We have received the reimbursement check for these damages from their insurance company. The vendor has preordered the necessary stone and materials for the repairs. They are reconfiguring their schedule to fit us in before Christmas. We look forward to reporting that this project is completed at our upcoming meeting.

GRAFFITI / No Board approval required:

Prior to this year's General Election, we had two issues with sidewalk chalk graffiti down Town Center Blvd. We were hopeful that after the election that this would end, however that has not been the case. This activity has unfortunately occurred several more times. The reason we are bringing this to the Boards attention is because these actions are not being performed in an isolated area. It is sporadic, but spans end to end on Town Center Blvd and in one case, over 50 locations. This vandalism is not an expensive repair. However, it is very time consuming to be removed. We have reported it to the Sheriff's office and noted in our Thursday Blast that if anyone should encounter or see this happening to call the Police.

FIELD OPERATIONS UPDATES / No Board action required:

- We replaced the battery in one of our carts and had to have a wheel hub repaired. We will continue to do our due diligence with preventative maintenance on both vehicles. We will keep the Board informed if maintenance costs start to outweigh their value.
- We repaired the fence in Covington.
- We hung wreathes on all the monuments throughout the community.
- We are in the process of replacing all pool main drain covers to be in compliance with the Virginia Graeme Baker Act.
- To improve security on the double gates at the Splash Park and Amenity Center we reapplied locking drop rods.
- We painted over graffiti on the backside of the wall at the Village Square fountain.
- Continued with soft washing near neighborhood monuments.
- Two globe light poles have been repaired or have been attached to the concrete.
- Columns at the gazebo have had rust removed, resealed, and repainted.
- We removed the Veteran's Parking signs and have stored them for next year.
- A new hole developed near another drain area in Margarets Walk. We marked it for safety and contacted the District Engineer.
- 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.



Fourteenth Order of Business



Amenity Manager's Report

Meeting date: 12-17-2024

Submitted by: Stephanie Taylor

BADGE SYSTEM RESEARCH / No Board action required:

We continue to research the plethora of badge/ID systems offered and have started to narrow down the companies that best meet the needs of our community. There are many aspects to a new badge system that must be considered for a community with this many households and multiple locations. We have narrowed down the companies based on the following parameters. When we review the bids for the new badge systems, all the following aspects have been discussed with the bidding companies.

- **Real-time Updates:** SK-NET (our current version of a badge system) requires the office staff to send over any new material to the readers, it does not update automatically. For instance, when a resident comes and registers a new card, we must send over this new card information to the readers for them to be able to access the pools. With our current version, we are not able to send over just the updated information though, it will send every user's information to the readers. There are roughly 24,000 cards, void and active, in the system. This means the software must transfer all the information to the pool readers, which also comes with a monthly subscription fee for that software. With that much information being pushed to the readers, it can cause the information relaying process to be bogged down and then ultimately timed out. There have been times when we were not able to send over the full batch of card information, causing the new cards show as void at the reader. With every company we are researching, talking with, and asking for bids from, they update in real time which means that every time we register a new resident or change the status on resident ID card, it will be sent to the readers immediately without the need of additional software and/or charges.
- **More Options for Residents:** With our current version of the badge system, we only offer a printable ID card for residents. All prospective companies offer the ability to still use printable cards while also offering other options such as FOBs and a mobile app. Multiple user options could offer an easier experience for residents. The mobile app still requires a photo uploaded by staff on the profile so security and staff can check residency similarly to checking ID cards now. Security is just one of the items at the top of our list.
- **Simplicity of Use and Components:** One of the most frustrating aspects of maintaining a badge system is the number of components that go into it. When we came to Fleming Island Plantation, there was a vendor who dealt with the IT aspects of the hardware/software connection, a vendor who worked on just the hardware aspect of the badge system, the software vendor, and the internet vendor. When we experienced issues with SK-NET, finding the solution involved multiple calls to multiple vendors, leading to multiple invoices. With the newer badge systems, we are looking at simplifying this process. The newer versions of access panels (pushes the card information to the readers, where you scan your card), there are fewer components in the access panels which makes repairs to the access panels much easier. We are also looking for vendors who can service both the IT portion and hardware portion of the badge so when there is an issue with the badge system that is not internet related, we can call one vendor to service the system. The newer badge systems are also more user friendly for both the staff members and residents if they choose to use the mobile app.

- Easier Transition for Staff: We have confirmed with all newer badge systems that we are able to complete the office procedures for both the front office and pool office staff. With the current version of our badge system, we must use TeamViewer (monthly additional subscription) for the pool office staff to view the live report of who is scanning. This shows the monitor of the front office computer so when we issue a new card, the pool office staff are unable to view the live report until we finish our registration. With the newer badge systems, multiple pages can be opened on different computers so the front office can issue a card while pool staff can still see the live report of who is scanning.

We have a daunting task ahead of us and we look forward to presenting our top candidates to the Board at our January meeting. From the information we have gathered to date there are options to import our current database into a new system. However, we are not confident in the information that has been collected over the past seventeen years, that is a long time to store data, pictures and more. We will need to have each resident come to the Amenity Center to obtain their new access card/process. Do not let that scare us or our Board. We will be instituting a process either by neighborhood or alphabetically, etc. to accommodate and be as seamless as possible for our residents. This will be part of our presentation in January. We will also be sure to continue to include Vesta's best practices talking to our sister communities and including their feedback as well.

EVENTS GALORE! / No Board action required:

We are full steam ahead for the Holiday Season! Santa is dropping off his letters to 61 kids in Fleming Island Plantation this Tuesday to kick off our festivities.

The Amenity Center is in the midst of being transformed into Santa's Workshop for our Holiday Event on Saturday, December 14th. Residents can complete Elf training by getting a photo with Santa, decorating their own cookies, creating their own ornaments, and participating in our Elf obstacle course! All honorary Elves will receive a prize, and there will be a complimentary beverage station.

The toy drive is still going on, and thanks to the amazing residents we have a full bin of toys to donate to the Ronald McDonald House.

We are ending the December events with the annual Night Up the Light/Holiday Light Contest on Saturday, December 21st. We can't wait to see what amazing decorations the residents have put up!

We are starting off 2025 with a Polar Plunge on Saturday, January 11th. Residents brave enough can dip their toes in the Splash Park Pool or even ride down the slide for the full Polar Plunge experience! On Friday, January 24th, we are hosting a 21+ Music Bingo. Test your knowledge on a variety of songs and see if you can get Bingo while dancing and singing along!

Lastly, residents can join us on Sunday, February 23rd and travel by bus to Port Canaveral for a casino cruise. Residents can enjoy an afternoon of fun and gambling on the Victory Casino Cruise. Spots are limited so be sure to reserve your spot now!

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



Sixteenth Order of Business

**FLEMING ISLAND PLANTATION
Community Development District**

Financial Report

November 30, 2024



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FLEMING ISLAND PLANTATION

Financial Statements

(Unaudited)

November 30, 2024

Balance Sheet
November 30, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>2021 DEBT SERVICE FUND</u>	<u>2021 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Cash - Checking Account	\$ 1,958,295	\$ -	\$ -	\$ 1,958,295
Accounts Receivable	1,762	-	-	1,762
Due From Other Funds	-	468,187	-	468,187
Investments:				
Money Market Account	1,332,990	-	-	1,332,990
Construction Fund	-	-	1,086,787	1,086,787
Interest Account	-	12	-	12
Prepayment Account	-	16	-	16
Rebate	-	21,193	-	21,193
Revenue Fund	-	144,320	-	144,320
Sinking fund	-	210	-	210
Prepaid Items	3,996	-	-	3,996
Deposits	10,397	-	-	10,397
TOTAL ASSETS	\$ 3,307,440	\$ 633,938	\$ 1,086,787	\$ 5,028,165
<u>LIABILITIES</u>				
Accounts Payable	\$ 4,437	\$ -	\$ -	\$ 4,437
Accrued Expenses	138,593	-	69,919	208,512
Due To Other Funds	468,187	-	-	468,187
TOTAL LIABILITIES	611,217	-	69,919	681,136
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	3,996	-	-	3,996
Deposits	10,397	-	-	10,397
Restricted for:				
Debt Service	-	633,938	-	633,938
Capital Projects	-	-	1,016,868	1,016,868
Assigned to:				
Operating Reserves	506,196	-	-	506,196
Reserves - Entry Features	166,636	-	-	166,636
Reserves - Park	122,969	-	-	122,969
Reserves - Recreation Facilities	523,658	-	-	523,658
Reserves-Misc. Site Improvement	256,390	-	-	256,390
Reserves - Signage	221,332	-	-	221,332
Unassigned:	884,649	-	-	884,649
TOTAL FUND BALANCES	\$ 2,696,223	\$ 633,938	\$ 1,016,868	\$ 4,347,029
TOTAL LIABILITIES & FUND BALANCES	\$ 3,307,440	\$ 633,938	\$ 1,086,787	\$ 5,028,165

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 60,000	\$ 10,000	\$ 17,910	\$ 7,910
Room Rentals	7,000	1,166	704	(462)
Swimming Program Fee	1,000	300	-	(300)
Tennis Membership	2,000	600	-	(600)
Tennis Program Fees	200	200	-	(200)
Special Events	5,000	1,250	3,066	1,816
Special Assmnts- Tax Collector	3,330,990	666,198	922,845	256,647
Special Assmnts- Discounts	(133,240)	(26,648)	(37,324)	(10,676)
Other Miscellaneous Revenues	3,000	500	-	(500)
Access Cards	6,000	1,000	150	(850)
TOTAL REVENUES	3,281,950	654,566	907,351	252,785

EXPENDITURES

Administration

P/R-Board of Supervisors	16,000	2,000	2,000	-
FICA Taxes	1,224	153	153	-
ProfServ-Arbitrage Rebate	600	-	-	-
ProfServ-Dissemination Agent	1,200	-	-	-
ProfServ-Engineering	30,000	5,000	3,750	1,250
ProfServ-Legal Services	45,000	7,500	7,442	58
ProfServ-Mgmt Consulting	62,339	10,390	10,390	-
ProfServ-Special Assessment	9,360	-	-	-
ProfServ-Trustee Fees	4,000	-	-	-
Auditing Services	4,100	-	-	-
Postage and Freight	3,400	566	61	505
Insurance - General Liability	55,556	55,556	52,925	2,631
Printing and Binding	500	84	47	37
Legal Advertising	3,000	500	177	323
Misc-Assessment Collection Cost	66,620	13,324	17,710	(4,386)
Misc-Credit Card Fees	500	84	144	(60)
Misc-Contingency	5,000	834	750	84
Office Supplies	200	34	-	34
Annual District Filing Fee	175	175	175	-
Total Administration	308,774	96,200	95,724	476

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	132,307	113,921	18,386
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	5,500	4,928	572
Contracts-Security Services	57,750	9,625	7,154	2,471
Contracts-Landscape	678,150	113,025	109,733	3,292
Electricity - General	78,000	13,000	11,995	1,005
Utility - Water	86,000	14,334	12,968	1,366
R&M-Aquascaping	66,214	11,036	8,675	2,361
R&M-Common Area	34,000	5,666	5,276	390
R&M-Electrical	30,000	5,000	4,921	79
R&M-Other Landscape	90,000	15,000	6,235	8,765
R&M-Irrigation	32,000	5,334	-	5,334
Holiday Decoration	10,000	1,667	3,891	(2,224)
Op Supplies - General	15,000	2,500	2,392	108
Total Field	2,277,756	369,794	296,422	73,372
<u>Parks and Recreation</u>				
Communication - Teleph - Field	12,253	2,042	1,537	505
Internet/WiFi - Gazebo	1,580	263	130	133
Electricity - General	34,000	5,667	5,041	626
Utility - Refuse Removal	5,500	917	1,351	(434)
Utility - Water & Sewer	30,000	5,000	4,857	143
Lease - Copier	8,000	1,334	894	440
R&M-Air Conditioning	2,250	563	1,017	(454)
R&M-Fire Suppression System	500	-	-	-
R&M-Grounds	16,000	2,667	46	2,621
R&M-Pest Control	660	-	194	(194)
R&M-Tennis Courts	6,500	1,000	2,723	(1,723)
Misc-Event Expense	38,000	11,200	15,188	(3,988)
Misc-Termite Bond	684	171	201	(30)
Misc-Licenses & Permits	700	117	-	117
Misc-Amenity Center Equipment	5,000	834	170	664
Misc-Contingency	10,000	1,667	1,453	214
Office Supplies	4,500	750	552	198
Cleaning Supplies	2,000	333	26	307

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Op Supplies - General	7,000	1,167	1,874	(707)
Op Supplies - Pool Chemicals	22,000	3,667	3,996	(329)
Op Supplies-Pool and Splash Pad	4,000	500	895	(395)
Subscriptions and Memberships	2,100	208	80	128
Total Parks and Recreation	213,227	40,067	42,225	(2,158)
<u>Community Center</u>				
Communication - Teleph - Field	6,384	1,064	534	530
Electricity - General	20,000	3,333	2,906	427
Utility - Refuse Removal	4,320	720	715	5
Utility - Water & Sewer	26,100	4,350	4,046	304
R&M-Air Conditioning	1,000	250	-	250
R&M-Fire Suppression System	1,400	-	-	-
R&M-Grounds	10,000	1,667	-	1,667
R&M-Pest Control	466	117	128	(11)
Misc-Rec Center Equipment	2,500	417	190	227
Misc-Termite Bond	375	94	300	(206)
Misc-Licenses & Permits	500	83	-	83
Misc-Contingency	8,500	1,417	345	1,072
Office Supplies	500	83	-	83
Cleaning Supplies	2,000	334	51	283
Op Supplies - General	2,650	442	17	425
Op Supplies - Pool Chemicals	20,000	3,334	3,996	(662)
Op Supplies-Pool and Wading Pool	3,000	500	469	31
Total Community Center	109,695	18,205	13,697	4,508
<u>Reserves</u>				
Reserve - CDD Amenity	322,498	53,750	36,525	17,225
Reserves-Splash Park	50,000	8,334	-	8,334
Total Reserves	372,498	62,084	36,525	25,559
TOTAL EXPENDITURES & RESERVES	3,281,950	586,350	484,593	101,757
Net change in fund balance	\$ -	\$ 68,216	\$ 422,758	\$ 354,542
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,273,465	2,273,465	2,273,465	
FUND BALANCE, ENDING	\$ 2,273,465	\$ 2,341,681	\$ 2,696,223	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 1,757	\$ 1,757
Special Assmnts- Tax Collector	1,797,727	359,545	497,878	138,333
Special Assmnts- Discounts	(71,909)	(14,382)	(20,137)	(5,755)
TOTAL REVENUES	1,725,818	345,163	479,498	134,335
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	35,955	5,993	9,555	(3,562)
Total Administration	35,955	5,993	9,555	(3,562)
<u>Debt Service</u>				
Principal Debt Retirement	1,515,000	-	-	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	195,300	97,650	96,906	744
Total Debt Service	1,710,300	97,650	101,906	(4,256)
TOTAL EXPENDITURES	1,746,255	103,643	111,461	(7,818)
Excess (deficiency) of revenues Over (under) expenditures	(20,437)	241,520	368,037	126,517
<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)	\$ 241,520	\$ 368,037	\$ 126,517
FUND BALANCE, BEGINNING (OCT 1, 2024)	265,901	265,901	265,901	
FUND BALANCE, ENDING	\$ 245,464	\$ 507,421	\$ 633,938	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 8,699	\$ 8,699
TOTAL REVENUES	-	-	8,699	8,699
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	8,699	8,699
Net change in fund balance	\$ -	\$ -	\$ 8,699	\$ 8,699
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	1,008,169	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,016,868	

Notes to the Financial Statements
November 30, 2024

General Fund

► **Assets**

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

■ **Accounts Receivable \$1,762** - Funds due to the District.

Due from Inframark - Oct & Nov services overbilled.	\$	312
Due from Tree Amigos from FY23 - Inv 200123 paid twice. Once as O&M and again as Requisition 68.		1,450
Total Accounts Receivable	\$	<u>1,762</u>

■ **Prepaid Items \$3,996** - Expenditures paid in advance.

PoolSure Annual Water Mgmt - 2024 contract balance	\$	3,996
Total Prepaid Items	\$	<u>3,996</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 \$4,437** - Invoices that were posted but not paid until December.

■ **Accrued Expenses \$208,512** - Expenses not yet billed or pending approval.

	<u>General Fund</u>	<u>Construction</u>
Legal Fees - Monthly estimate	\$ 2,500	-
Engineer Fees - Monthly estimate	3,750	-
Ruppert - Landscape Services	54,867	-
Vesta - AC/Field Management	55,276	-
Clay Electric - Utilities	10,000	-
Clay County Utilities - Water & Reclaimed Water	11,000	-
Inframark - FY24 Dissemination services	1,200	-
Prosser - FY24 Requisitions	-	69,919
Total Accrued Expenses	\$ 138,593	\$ 69,919

■ **Due To Other Funds \$468,187** - Debt service assessments. Request to transfer funds submitted 12/5/24.

► **Fund Balance**

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

Operating Reserves - FY25	\$	506,196	- Assigned to cover 1 qtr of expenditures.
Entry Features		166,636	
Parks		122,969	
Recreation Facilities		523,658	
Misc. Site Improvement		256,390	
Signage		221,332	
Total Assigned Fund Balances	\$	<u>1,797,181</u>	

Notes to the Financial Statements

November 30, 2024

Financial Overview / Highlights

- ▶ The Non-Ad Valorem assessments are 28% collected as of 11/30/24.
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 83% of the YTD budget. Significant variances are explained below.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
Engineering Services	\$ 5,000	\$ 3,750	75%	Prosser - accrued \$3,750 for October.
Legal Services	\$ 7,500	\$ 7,442	99%	KUTAK - Accrued \$2,500 for current month.
Insurance - General Liability	\$ 55,556	\$ 52,925	95%	EGIS insurance paid in full.
Misc-Contingency	\$ 834	\$ 750	90%	Hancock bank fees; Record storage fee is \$135/mo; Vesta purchases.
<u>Field</u>				
ProfServ-Field Management	\$ 132,307	\$ 113,921	86%	Vesta amenity management services. Accrued \$55,276 for current month.
ProfServ-Web Site Deveelopment	\$ 1,800	\$ 1,800	100%	Per Robt Nagel Service Contract PIF.
Contracts - Lifeguard Services	\$ 34,000	\$ 2,533	7%	Elite Amenities lifeguard services for October 2024. Pool closed in November.
R&M-Aquascaping	\$ 11,036	\$ 8,675	79%	Lake Doctors Water Mgmt \$5,125/mo, plus a one-time fee for stocking various ponds with 400 Grass Carp \$3,800.
Holiday Decoration	\$ 1,667	\$ 3,891	233%	Holiday decor for Halloween and Christmas.
<u>Parks and Recreation - General (Amenity Center)</u>				
Communication - Telephone	\$ 2,042	\$ 1,537	75%	Comcast #9952 \$658/mo; Comcast #3753 \$208/mo; AT&T Internet #0567 \$134/mo.
Electricity - General	\$ 5,667	\$ 5,041	89%	Reviewed and verified.
Utility - Refuse Removal	\$ 917	\$ 1,351	147%	GFL Solid Waste with extra pick-ups.
Utility - Water & Sewer	\$ 5,000	\$ 4,857	97%	Reviewed & Verified.
R&M-Air Conditioning	\$ 563	\$ 1,017	181%	November repairs.
Misc-Contingency	\$ 1,667	\$ 1,453	87%	Credit Card purchases \$1,453.
Op Supplies - General	\$ 1,167	\$ 1,874	161%	Credit Card purchases.
Op Supplies - Pool Chemicals	\$ 3,667	\$ 3,996	109%	PoolSure 12 month contract ends 12/31/24.
Op Supplies - Pool & Splash Pad	\$ 500	\$ 895	179%	Credit Card purchases.
<u>Reserves</u>				
Reserve - CDD Amenity	\$ 53,750	\$ 36,525	68%	Injected foaming grout, plugged line at 1713 Margaret's

FLEMING ISLAND PLANTATION

Supporting Schedules

November 30, 2024

FLEMING ISLAND PLANTATION

Community Development District

Series 2021 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through 11/30/24

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 \$126,028

Use of Funds:

Disbursements: <u>Amenity Center Grounds</u>	
*Pickleball Courts	(\$71,003)
*Tennis Courts & Tennis Restroom Pavilion	(\$81,406)
*Fitness Pavilion Enclosure	(\$52,610)
*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	(\$72,176)
Adjusted Balance in Construction Account at November 30, 2024	<u><u>\$1,016,868</u></u>

2. Funds Available For Construction at 11/30/24

Book Balance of Construction Fund at November 30, 2024	\$1,016,868
Construction Funds available at November 30, 2024	<u>\$1,016,868</u>

3. Investments - Hancock Whitney

<u>November 30, 2024</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	4.24%	N/A	\$1,086,788	\$1,086,788
				Less Requisitions Payable	(\$69,920)
				Adjusted Balance at 11/30/24	<u><u>\$1,016,868</u></u>

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

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	3.93%		31.60%		9%		12%		65%		65%		22%		13%	
				PLAYGROUND EQUIPMENT	SPLASH PARK SLIDE TOWER	PICKLEBALL COURTS	OUTDOOR FITNESS STATIONS	BASKETBALL COURTS	TENNIS COURTS/RESTROOM	SWIMMING POOL	SPLASH PAD	FITNESS PAVILION	VOLLEYBALL COURT	FILTRATION EQUIP RENOVATION	Splash Park Pool Improvements	PROFESSIONAL FEES			
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/ASSESSMENT CONSULTAN	\$22,000.00	\$22,000.00																
COI	BANK COMMITMENT FEE - HANCOCK BANK	\$15,590.00	\$15,590.00																
COI	TRUSTEE FEE - HANCOCK BANK	\$4,000.00	\$4,000.00																
COI	VERIFICATION AGENT-CAUSEY DEMGEN MOOR	\$2,000.00	\$2,000.00																
COI	ADVERTISING REIMBURSEMENT	\$4,692.90	\$4,692.90																
1	PROSSER, INC (Engineer)	\$2,671.70																	\$2,671.70
2	PROSSER, INC (Engineer)	\$4,774.58																	\$4,774.58
3	PROSSER, INC (Engineer)	\$5,754.06																	\$5,754.06
4	PROSSER, INC (Engineer)	\$3,507.10																	\$3,507.10
5	PROSSER, INC (Engineer)	\$16,523.69																	\$16,523.69
6	PROSSER, INC (Engineer)	\$2,988.43																	\$2,988.43
7	PROSSER, INC (Engineer)	\$325.00				\$325.00													
8	PROSSER, INC (Engineer)	\$1,142.50			\$1,142.50														
9	PROSSER, INC (Engineer)	\$1,653.41																	\$1,653.41
10	KOMPAN-50% Downpayment	\$164,214.01		\$164,214.01															
11	PROSSER, INC (Engineer)	\$829.65																	
12	PROSSER, INC (Engineer)	\$2,333.60				\$907.50	\$1,425.00												\$1.10
13	PROSSER, INC (Engineer)	\$2,062.50																	\$2,062.50
14	PROSSER, INC (Engineer)	\$328.45				\$328.45													
15	PROSSER, INC (Engineer)	\$1,335.10			\$1,335.10														
16	PROSSER, INC (Engineer)	\$907.50																	\$907.50
17	PROSSER, INC (Engineer)	\$325.00				\$325.00													
18	PROSSER, INC (Engineer)	\$695.00			\$530.00		\$165.00												
19	PROSSER, INC (Engineer)	\$470.00					\$470.00												
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	\$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%	\$4,418.42								\$4,418.42									
28	The Slide Experts (Final)	\$27,925.00			\$27,925.00														
29	Aquaseal Resurfacing LLC (60% Demo Sp.	\$3,765.00											\$3,765.00						
30	Aquaseal Resurfacing LLC (60% Combiti.	\$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	Cost Surface (60% Downpymt) VOIDED SEE 5.9.23	\$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 Li:	\$11,216.15											\$11,216.15						
57	Integrated Access Solutions (Dep AC S:	\$7,838.75											\$7,838.75						
58	Integrated Access Solutions (Dep AC O:	\$5,756.05											\$5,756.05						
59	Integrated Access Solutions (Dep SP S:	\$12,015.56																	\$12,015.56
60	Integrated Access Solutions (Dep SP O:	\$3,879.03																	\$3,879.03
61	Bliss Products & Svcs-2 Pool Shade St:	\$47,027.50											\$47,027.50						\$22,550.00
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 S:	\$7,838.75											\$7,838.75						
67	Integrated Access Solutions (PIP-SP S:	\$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	3.93%		31.60%		9%		12%		65%		65%		22%		13%		PROFESSIONAL FEES
				PLAYGROUND EQUIPMENT	SPLASH PARK SLIDE TOWER	PICKLEBALL COURTS	OUTDOOR FITNESS STATIONS	BASKETBALL COURTS	TENNIS COURTS/RESTROOM	SWIMMING POOL	SPLASH PAD	FITNESS PAVILION	VOLLEYBALL COURT	FILTRATION EQUIP RENOVATION	Splash Park Pool Improvements					
68	Tree Amigos - Drainage under SP work	\$1,450.00							\$1,450.00											
69	PROSSER, INC (Engineer)	\$2,233.21																		\$2,233.21
70	PROSSER, INC (Engineer)	\$1,140.00						\$1,140.00												
71	PROSSER, INC (Engineer)	\$235.00																		
72	PROSSER, INC (Engineer)	\$305.00															\$305.00			
73	PROSSER, INC (Engineer)	\$618.75																		\$618.75
74	PROSSER, INC (Engineer)	\$2,297.60						\$2,297.60												
75	PROSSER, INC (Engineer)	\$82.50							\$82.50											
76	PROSSER, INC (Engineer)	\$370.06																		
77	PROSSER, INC (Engineer)	\$1,362.89															\$1,362.89			
78	Vak Pak, Inc (Pool Filtration equipment)	\$114,339.72																		
79	Vak Pak, Inc (C/O for Demo, Rmvd)	\$8,700.00																		\$8,700.00
80	Vak Pak, Inc (Final-Pool Filtration equipment)	\$7,000.00																		\$7,000.00
81	PROSSER, INC (Engineer)	\$742.50																		\$742.50
82	PROSSER, INC (Engineer)	\$613.05						\$613.05												
83	PROSSER, INC (Engineer)	\$905.00							\$905.00											
84	Integrated Access Solutions (Final AC	\$5,756.04																		
85	Integrated Access Solutions (Final SP	\$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																		
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												
***	Trustee overpaid Prosser 4/1/24	\$300.00																		\$300.00
113	PROSSER, INC (Engineer) VOID PER JD	\$0.00																		
114	PROSSER, INC (Engineer)	\$180.00																		\$180.00
115	PROSSER, INC (Engineer)	\$2,345.90																		\$2,345.90
116	PROSSER, INC (Engineer)	\$172.95						\$172.95												
117	PROSSER, INC (Engineer)	\$3,697.50																		\$3,697.50
118	PROSSER, INC (Engineer)	\$1,130.00																		\$1,130.00
119	PROSSER, INC (Engineer)	\$2,359.25						\$2,359.25												
120	PROSSER, INC (Engineer)	\$342.00																		\$342.00
121	PROSSER, INC (Engineer)	\$6,966.51																		\$6,966.51
122	PROSSER, INC (Engineer)	\$1,517.50																		\$1,517.50
123	PROSSER, INC (Engineer)	\$11,893.57																		\$11,893.57
124	PROSSER, INC (Engineer)	\$1,950.75						\$1,950.75												
125	PROSSER, INC (Engineer)	\$14,001.73																		\$14,001.73
126	PROSSER, INC (Engineer)	\$3,942.50																		\$3,942.50
127	PROSSER, INC (Engineer)	\$1,240.00																		\$1,240.00
128	PROSSER, INC (Engineer)	\$610.00																		\$610.00
129	PROSSER, INC (Engineer)	\$720.50						\$720.50												
130	PROSSER, INC (Engineer)	\$575.00																		\$575.00
131	PROSSER, INC (Engineer)	\$13,975.45																		\$13,975.45
132	PROSSER, INC (Engineer)	\$430.00																		\$430.00
133	PROSSER, INC (Engineer)	\$15,297.56																		\$15,297.56
134	PROSSER, INC (Engineer)	\$180.00																		\$180.00
135	PROSSER, INC (Engineer)	\$581.20						\$581.20												
136	PROSSER, INC (Engineer)	\$750.00																		\$750.00
137	PROSSER, INC (Engineer)	\$2,427.20																		\$2,427.20
138	missing	\$0.00																		
139	missing	\$0.00																		
140	missing	\$0.00																		
141	Brodgon Builders, LLC	\$36,708.00						\$36,708.00												
TOTAL FY 2024		\$146,599.40	\$0.00	\$0.00	\$0.00	\$48,325.25	\$0.00	\$0.00	\$49,864.49	\$0.00	\$0.00	\$33,189.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,220.00	
GRAND TOTAL		\$1,436,805.65	\$377,899.64	\$328,428.01	\$60,390.30	\$71,002.70	\$43,119.26	\$8,324.00	\$81,405.74	\$47,242.58	\$69,339.65	\$52,609.75	\$0.00	\$170,527.72	\$54,339.17	\$72,177.13				

**Non-Ad Valorem Special Assessments - Clay County Tax Collector
Monthly Collection Report
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2021 Debt Service Fund
Assessments Levied				\$ 5,128,071	\$ 3,330,990	\$ 1,797,081
Allocation %				100%	65%	35%
11/08/24	\$ 46,401	\$ 2,630	\$ 947	\$ 49,978	\$ 32,464	\$ 17,514
11/14/23	\$ 224,800	\$ 9,558	\$ 4,588	\$ 238,946	\$ 155,210	\$ 83,736
11/27/24	\$ 1,064,796	\$ 45,272	\$ 21,731	\$ 1,131,799	\$ 735,171	\$ 396,627
TOTAL	\$ 1,335,997	\$ 57,461	\$ 27,265	\$ 1,420,723	\$ 922,845	\$ 497,878
% COLLECTED				28%	28%	28%
TOTAL OUTSTANDING				\$ 3,707,348	\$ 2,408,145	\$ 1,299,203

Cash and Investment Report
November 30, 2024

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Bank	Checking Account - 3330	n/a	0.00%	\$ 34,542
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.39%	1,923,754
Subtotal					<u>\$ 1,958,295</u>
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.85%	\$ 1,332,990
Total GF					<u>\$ 3,291,285</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	4.24%	\$ 12
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.24%	16
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	4.24%	144,320
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.24%	210
Total DS					<u>\$ 165,751</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	4.24%	\$ 1,086,787
Total CP					<u>\$ 1,086,787</u>
Total All Funds					<u><u>\$ 4,543,823</u></u>

Bank Account Statement

Fleming Island Plantation CDD

Bank Account No. 3330
Statement No. 11-2024

Statement Date 11/30/2024

G/L Account No. 101005 Balance	34,541.79	Statement Balance	34,541.79
		Outstanding Deposits	0.00
Positive Adjustments	0.00		<hr/>
		Subtotal	34,541.79
	<hr/>		
Subtotal	34,541.79	Outstanding Checks	0.00
Negative Adjustments	0.00		<hr/>
		Ending Balance	34,541.79
	<hr/>		
Ending G/L Balance	34,541.79		



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



Statements Dates
 11/01/2024 - 11/30/2024

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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	36,192.52	AVERAGE BALANCE	
+ 0 CREDITS	.00		35,611.10
- 1 DEBITS	1,517.14	YTD INTEREST PAID	
- SERVICE CHARGES	133.59		.00
+ INTEREST PAID	.00		
ENDING BALANCE	34,541.79		

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
11/14	133.59	ANALYSIS SERVICE CHG			024326002097246TEL
11/21	1,517.14	AUTO PYMT HOME DEPOT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
10/31	36,192.52	11/14	36,058.93	11/21	34,541.79



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Bank Account Statement

Fleming Island Plantation CDD

Bank Account No. 7798
Statement No. 11-2024

Statement Date 11/30/2024

G/L Account No. 101006 Balance	1,923,753.62	Statement Balance	1,939,655.20
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,939,655.20
Subtotal	1,923,753.62	Outstanding Checks	-15,901.58
Negative Adjustments	0.00		
		Ending Balance	1,923,753.62
Ending G/L Balance	1,923,753.62		

Posting Date	Document No.	Description	Amount
Outstanding Checks			
02/16/2024	Payment 1153	RYAN FOWLER (April 2024 Event)	-300.00
02/16/2024	Payment 1154	SAXON BUSINESS SYSTEMS (Jan-Mar 2024)	-146.19
04/10/2024	Payment 1222	Epic Pool & Hardscapes (Inv 44057, 44064)	-907.00
04/22/2024	Payment 1244	VOID	-1.00
08/09/2024	Payment 1378	PINCH-A-PENNY #169 (June & July Services)	-205.83
08/08/2024	Payment DD194	COMCAST (Inv 07182024-3753 ACH)	-207.57
10/16/2024	Payment DD212	COMCAST (Inv 100224-9952 CHECK)	-659.52
11/12/2024	Payment 1494	TREE AMIGOS OUTDOOR SVCS, INC.	-9,630.00
11/15/2024	Payment 100001	INSTANT PHOTOCUBE	-595.00
11/19/2024	Payment 100010	A BEAUTIFUL ENTERPRISES LLC	-225.00
11/19/2024	Payment 100012	COMCAST (Inv 110224-9952 CHECK)	-669.52
11/22/2024	Payment 100017	WILLIAM LAWRENCE BONNEY	-2,354.95
Total Outstanding Checks			<u>-15,901.58</u>



Last Statement:
Statement Ending:

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November 31, 2024
November 30, 2024

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

107 M0656DDA113024062712 06 000000000 80766 010



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: 11/01/24 - 11/30/24

FLEMING ISLAND PLANTATION COMMUNITY

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$812,655.14		\$1,344,383.83		\$217,383.77		\$1,939,655.20

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$812,655.14
11/01	ACH CREDIT Square Inc SQ241101 241101		\$19.12	\$812,674.26
11/01	CHECK 1476	-\$129.85		\$812,544.41
11/01	CHECK 1477	-\$175.00		\$812,369.41
11/01	CHECK 1481	-\$2,533.30		\$809,836.11
11/01	CHECK 1483	-\$4,585.69		\$805,250.42
11/04	ACH CREDIT Square Inc SQ241104 241104		\$76.48	\$805,326.90
11/04	REMOTE DEPOSIT		\$2,552.18	\$807,879.08
11/04	ACH DEBIT ADP PAYROLL FEES ADP FEES 241104 557093224854	-\$13.00		\$807,866.08
11/04	CHECK 1484	-\$200.00		\$807,666.08
11/04	CHECK 1480	-\$3,416.44		\$804,249.64
11/05	ACH CREDIT Square Inc SQ241105 241105		\$57.36	\$804,307.00
11/05	CHECK 1475	-\$2,705.00		\$801,602.00
11/06	ACH CREDIT Square Inc SQ241106 241106		\$126.00	\$801,728.00
11/07	ACH CREDIT Square Inc SQ241107 241107		\$277.71	\$802,005.71
11/07	ACH DEBIT COMCAST 8495741 440345886 241107	-\$533.50		\$801,472.21
11/07	ACH DEBIT GFL ENV. FIRSTECH 241107	-\$429.51		\$801,042.70





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
11/07	ACH DEBIT GFL ENV. FIRSTTECH 241107	-\$1,008.32		\$800,034.38
11/08	ACH CREDIT CLAY CTY TAX COL TAX DIST INVOICE GS20241105 -001		\$46,400.78	\$846,435.16
11/08	ACH CREDIT Square Inc SQ241108 241108		\$96.61	\$846,531.77
11/08	CHECK 1491	-\$146.19		\$846,385.58
11/12	ACH CREDIT Square Inc SQ241112 241112		\$14.51	\$846,400.09
11/12	ACH CREDIT Square Inc SQ241111 241112		\$192.62	\$846,592.71
11/12	ACH CREDIT Square Inc SQ241111 241112		\$449.67	\$847,042.38
11/12	ACH DEBIT COMCAST 8495741 441793753 241112	-\$207.57		\$846,834.81
11/12	CHECK 1492	-\$300.25		\$846,534.56
11/12	CHECK 1488	-\$620.00		\$845,914.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004506994	-\$37.00		\$845,877.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004507117	-\$37.00		\$845,840.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004507133	-\$37.00		\$845,803.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004777587	-\$37.00		\$845,766.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0005125992	-\$37.00		\$845,729.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0005247846	-\$37.00		\$845,692.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004777546	-\$40.00		\$845,652.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004777637	-\$41.00		\$845,611.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004777652	-\$41.00		\$845,570.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0005247853	-\$41.00		\$845,529.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004507109	-\$50.00		\$845,479.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004507034	-\$254.00		\$845,225.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004507000	-\$266.00		\$844,959.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004507059	-\$281.00		\$844,678.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0004507075	-\$1,700.00		\$842,978.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0005856059	-\$37.00		\$842,941.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0006911606	-\$42.00		\$842,899.56





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0006911630	-\$42.00		\$842,857.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0005856067	-\$43.00		\$842,814.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0005856042	-\$48.00		\$842,766.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0006911614	-\$68.00		\$842,698.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0006911663	-\$38.00		\$842,660.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0006911648	-\$40.00		\$842,620.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0007585698	-\$42.00		\$842,578.56
11/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241112 0007206832	-\$1,406.00		\$841,172.56
11/13	CHECK 1493	-\$122.43		\$841,050.13
11/13	CHECK 1490	-\$20,775.00		\$820,275.13
11/14	ACH CREDIT CLAY CTY TAX COL TAX DIST INVOICE GS20241113 -001		\$224,800.02	\$1,045,075.15
11/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 241113 0009055526	-\$41.00		\$1,045,034.15
11/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 241113 0009205364	-\$42.00		\$1,044,992.15
11/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 241113 0005247820	-\$43.00		\$1,044,949.15
11/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 241113 0005125984	-\$81.00		\$1,044,868.15
11/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 241113 0004506978	-\$707.00		\$1,044,161.15
11/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 241113 0004507158	-\$3,046.00		\$1,041,115.15
11/14	CHECK 1489	-\$700.00		\$1,040,415.15
11/14	CHECK 1485	-\$2,280.25		\$1,038,134.90
11/15	ACH DEBIT CLAY ELECTRIC ELECTRIC 241114 0007354053	-\$620.00		\$1,037,514.90
11/15	CHECK 1500	-\$8,325.00		\$1,029,189.90
11/18	ACH CREDIT Square Inc SQ241118 241118		\$233.66	\$1,029,423.56
11/18	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100007*2411 15*PICKETT ELECTRI C INC\160391241\11 1670333\160391241	-\$949.00		\$1,028,474.56
11/18	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100004*2411 15*AIRMAX HEATING COOLING INC\16039 1229\111670331\160	-\$1,017.00		\$1,027,457.56
11/18	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100006*2411 15*TREE TECH\16039 1230\111705738\160 391230	-\$1,800.00		\$1,025,657.56





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Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
11/18	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100002*2411 15*NORTH FLORIDA B LDG MAINT\16039127 2\111670339\160391	-\$2,463.75		\$1,023,193.81
11/18	CHECK 1495	-\$83.65		\$1,023,110.16
11/18	CHECK 1497	-\$5,485.75		\$1,017,624.41
11/18	CHECK 1501	-\$55,276.47		\$962,347.94
11/19	CHECK 1496	-\$158.45		\$962,189.49
11/19	CHECK 1502	-\$1,050.00		\$961,139.49
11/19	CHECK 1499	-\$1,500.00		\$959,639.49
11/19	CHECK 1498	-\$2,669.56		\$956,969.93
11/20	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100009*2411 19*LOGO XPRESS\160 664143\111912941\1 60664143	-\$374.89		\$956,595.04
11/20	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100014*2411 19*OSTEEN MEDIA GR OUP\160664163\1119 65834\160664163	-\$56.70		\$956,538.34
11/20	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100011*2411 19*INFRAMARK LLC\1 60664153\111912945 \160664153	-\$71.55		\$956,466.79
11/20	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100008*2411 19*10 S TENNIS SUP PLY\160664190\1119 65840\160664190	-\$1,267.35		\$955,199.44
11/20	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100015*2411 19*PICKETT ELECTRI C INC\160664199\11 1965845\160664199	-\$2,983.00		\$952,216.44
11/20	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 241119 80000332358	-\$3,309.97		\$948,906.47
11/22	ACH CREDIT Square Inc SQ241122 241122		\$267.75	\$949,174.22
11/25	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100016*2411 22*FEDEX\161081986 \112392773\1610819 86	-\$16.21		\$949,158.01
11/25	CHECK 100005	-\$747.98		\$948,410.03
11/25	CHECK 100003	-\$59,194.67		\$889,215.36
11/26	CHECK 100013	-\$4,988.90		\$884,226.46
11/27	ACH CREDIT CLAY CTY TAX COL TAX DIST INVOICE GS20241126 -002		\$1,064,795.72	\$1,949,022.18
11/27	CHECK 1503	-\$2,519.21		\$1,946,502.97
11/29	ACH DEBIT CLAY COUNTY UTILITY 241129 2584031	-\$19.79		\$1,946,483.18
11/29	ACH DEBIT CLAY COUNTY UTILITY 241129 2584016	-\$34.01		\$1,946,449.17
11/29	ACH DEBIT	-\$100.20		\$1,946,348.97





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Wayne, NJ 07474-0558

TRANSACTIONS (continued)

<u>Date</u>	<u>Description</u>	<u>Withdrawals & Other Debits</u>	<u>Deposits & Other Credits</u>	<u>Balance</u>
11/29	CLAY COUNTY UTILITY 241129 2590264 ACH DEBIT	-\$128.56		\$1,946,220.41
11/29	CLAY COUNTY UTILITY 241129 2590271 ACH DEBIT	-\$131.49		\$1,946,088.92
11/29	CLAY COUNTY UTILITY 241129 2584031 ACH DEBIT	-\$158.30		\$1,945,930.62
11/29	CLAY COUNTY UTILITY 241129 2583939 ACH DEBIT	-\$197.06		\$1,945,733.56
11/29	CLAY COUNTY UTILITY 241129 2583973 ACH DEBIT	-\$316.60		\$1,945,416.96
11/29	CLAY COUNTY UTILITY 241129 2583962 ACH DEBIT	-\$316.60		\$1,945,100.36
11/29	CLAY COUNTY UTILITY 241129 2584026 ACH DEBIT	-\$339.19		\$1,944,761.17
11/29	CLAY COUNTY UTILITY 241129 2583971 ACH DEBIT	-\$344.56		\$1,944,416.61
11/29	CLAY COUNTY UTILITY 241129 2584025 ACH DEBIT	-\$1,928.96		\$1,942,487.65
11/29	CLAY COUNTY UTILITY 241129 2583976 ACH DEBIT	-\$51.54		\$1,942,436.11
11/29	CLAY COUNTY UTILITY 241129 2590365 ACH DEBIT	-\$62.07		\$1,942,374.04
11/29	CLAY COUNTY UTILITY 241129 2590279 ACH DEBIT	-\$77.27		\$1,942,296.77
11/29	CLAY COUNTY UTILITY 241129 2590273 ACH DEBIT	-\$117.47		\$1,942,179.30
11/29	CLAY COUNTY UTILITY 241129 2590292 ACH DEBIT	-\$317.98		\$1,941,861.32
11/29	CLAY COUNTY UTILITY 241129 2590370 ACH DEBIT	-\$564.11		\$1,941,297.21
11/29	CLAY COUNTY UTILITY 241129 2590291 ACH DEBIT	-\$748.21		\$1,940,549.00
11/29	CLAY COUNTY UTILITY 241129 2590298 ACH DEBIT	-\$828.96		\$1,939,720.04
11/29	CLAY COUNTY UTILITY 241129 2590291 ACH DEBIT	-\$1,029.05		\$1,938,690.99
11/29	CLAY COUNTY UTILITY 241129 2590351 ACH DEBIT	-\$1,445.87		\$1,937,245.12
11/29	CLAY COUNTY UTILITY 241129 2590376 ACH DEBIT	-\$19.79		\$1,937,225.33
11/29	CLAY COUNTY UTILITY 241129 ACH DEBIT	-\$26.57		\$1,937,198.76
11/29	CLAY COUNTY UTILITY 241129 2590425 ACH DEBIT	-\$49.47		\$1,937,149.29
11/29	CLAY COUNTY UTILITY 241129 2590414 ACH DEBIT	-\$108.63		\$1,937,040.66
11/29	CLAY COUNTY UTILITY 241129 2590441 ACH DEBIT	-\$158.30		\$1,936,882.36
11/29	CLAY COUNTY UTILITY 241129 2590391 ACH DEBIT	-\$316.60		\$1,936,565.76
11/29	CLAY COUNTY UTILITY 241129 2590423 ACH DEBIT	-\$345.86		\$1,936,219.90





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Wayne, NJ 07474-0558

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
11/29	CLAY COUNTY UTILITY 241129 2590413 ACH DEBIT	-\$588.34		\$1,935,631.56
11/30	CLAY COUNTY UTILITY 241129 2590385 INTEREST CREDIT		\$4,023.64	\$1,939,655.20
Ending Balance				\$1,939,655.20

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
11/05	1475	\$2,705.00	11/13	1493	\$122.43
11/01	1476	\$129.85	11/18	1495*	\$83.65
11/01	1477	\$175.00	11/19	1496	\$158.45
11/04	1480*	\$3,416.44	11/18	1497	\$5,485.75
11/01	1481	\$2,533.30	11/19	1498	\$2,669.56
11/01	1483*	\$4,585.69	11/19	1499	\$1,500.00
11/04	1484	\$200.00	11/15	1500	\$8,325.00
11/14	1485	\$2,280.25	11/18	1501	\$55,276.47
11/12	1488*	\$620.00	11/19	1502	\$1,050.00
11/14	1489	\$700.00	11/27	1503	\$2,519.21
11/13	1490	\$20,775.00	11/25	100003*	\$59,194.67
11/08	1491	\$146.19	11/25	100005*	\$747.98
11/12	1492	\$300.25	11/26	100013*	\$4,988.90

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$1,033,438.00	Annual % Yield Earned	4.85%
Year-to-Date Interest Paid	\$95,965.65	Interest Paid	\$4,023.64



FLEMING ISLAND PLANTATION Community Development District

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL BANK - (ACCT#XXXXX7798)							
ACH #100001							
11/15/24	Vendor	INSTANT PHOTOCUBE	20241105-01	12/14/2024 PHOTO BOOTH PACKAGE	Misc-Event Expense	001-549022-57201	\$595.00
							ACH Total
							\$595.00
ACH #100002							
11/15/24	Vendor	NORTH FLORIDA BLDG MAINT	32013025797	NOV 2024 JANITORIAL SERVICE	Contract-Janitorial Services	001-534026-53901	\$2,463.75
							ACH Total
							\$2,463.75
ACH #100003							
11/15/24	Vendor	RUPPERT LANDSCAPE	677265	1451 Greenway Place Drainage-3yds rip rap rock	R&M Other Landscape	001-546036-53901	\$4,328.00
11/15/24	Vendor	RUPPERT LANDSCAPE	678022	10/2024 LANDSCAPE MANAGEMENT	Contracts - LANDSCAPE	001-534050-53901	\$54,866.67
							ACH Total
							\$59,194.67
ACH #100004							
11/15/24	Vendor	AIR-MAX HEATING & COOLING, INC	32544180	Rplc Dual Capacitator - 70/5 MFD	R&M-Air Conditioning	001-546004-57201	\$110.00
11/15/24	Vendor	AIR-MAX HEATING & COOLING, INC	32559680	A/C Leak repair & recharged unit	R&M-Air Conditioning	001-546004-57201	\$907.00
							ACH Total
							\$1,017.00
ACH #100005							
11/15/24	Vendor	XEROX FINANCIAL SERVICES	6413885	10/15-11/14/24 COPIER LEASE	Lease-Copier	001-544008-57201	\$747.98
							ACH Total
							\$747.98
ACH #100006							
11/15/24	Vendor	TREE TECH	12870	9/17/24 TREE, STUMP & DEBRIS REMOVAL	R&M-Other Landscape	001-546036-53901	\$1,800.00
							ACH Total
							\$1,800.00
ACH #100007							
11/15/24	Vendor	PICKETT ELECTRIC INC	115	8/16/24 Surge arrestor rplcd VSq Fountain Controller	R&M-Electrical	001-546020-53901	\$689.00
11/15/24	Vendor	PICKETT ELECTRIC INC	168	Rplc photocell controlling entry light	R&M-Electrical	001-546020-53901	\$260.00
							ACH Total
							\$949.00
ACH #100008							
11/19/24	Vendor	10- S TENNIS SUPPLY	166747	Linesman Complete - Fine Bristles (6 qty)	R&M-Tennis Courts	001-546097-57201	\$1,267.35
							ACH Total
							\$1,267.35
ACH #100009							
11/19/24	Vendor	LOGO X-PRESS	74739	SINGAGE (qty 11)	Op Supplies-General	001-552001-53901	\$374.89
							ACH Total
							\$374.89
ACH #100010							
11/19/24	Vendor	A BEAUTIFUL ENTERPRISES LLC	1039	12 INCH MISTLETOE BALLS (3 qty)	Holiday Decorations	001-549027-53901	\$225.00
							ACH Total
							\$225.00
ACH #100011							
11/19/24	Vendor	INFRAMARK LLC	137520	10/2024 COPIES AND POSTAGE	Postage and Freight	001-541006-51301	\$24.15
11/19/24	Vendor	INFRAMARK LLC	137520	10/2024 COPIES AND POSTAGE	Printing and Binding	001-547001-51301	\$47.40
							ACH Total
							\$71.55
ACH #100012							
11/19/24	Vendor	COMCAST	110224-9952 CHECK	11/12-12/11/2024 ACCT# 8495741440199952	Communication-Telep-Field	001-541005-57201	\$669.52
							ACH Total
							\$669.52

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ACH #100013							
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423231	10/2024 Balance of Amenity Mgmt Svcs	ProfServ-Field Management	001-531016-53901	\$2,803.58
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	WALMART OFFICE SUPPLIES	001-551002-57201	\$77.77
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	WALMART HOLIDAY DECOR	001-549027-53901	\$104.10
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	WALMART SPECIAL EVENTS PRIZES	001-549022-57201	\$22.45
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	MICHAELS HOLIDAY DECOR	001-549027-53901	\$128.14
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	AMAZON SUPPLIES	001-552001-57201	\$75.33
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	AMAZON DECOR	001-549027-53901	\$190.69
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	AMAZON HOLIDAY DECOR	001-549027-53901	\$174.51
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	WALMART DECOR	001-549027-53901	\$89.76
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	WALMART SPECIAL EVENT	001-549022-57201	\$265.21
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	AMAZON MAINTENANCE SUPPLIES	001-552001-57201	\$239.66
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	AMAZON OFFICE SUPPLIES	001-551002-57201	\$64.98
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	AMAZON MAINTENANCE SUPPLIES	001-552001-57201	\$104.58
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	MICROSOFT OFFICE SUPPLIES	001-551002-57201	\$69.99
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	BED BATH AND BEYOND HOLIDAY DECOR	001-549027-53901	\$82.23
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	PUBLIX CDD MEETING FOOD	001-552001-53901	\$107.86
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	AMAZON SPECIAL EVENTS	001-549022-57201	\$103.99
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	WALMART SPECIAL EVENTS	001-549022-57201	\$104.69
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	AMAZON HOLIDAY DECOR	001-549027-53901	\$100.50
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	WALMART SPECIAL EVENTS	001-549022-57201	\$46.64
11/19/24	Vendor	VESTA PROPERTY SERVICES, INC	423208	10/19-10/26/2024 PURCHASES	AMAZON HOLIDAY DECOR	001-549027-53901	\$32.24
ACH Total							\$4,988.90
ACH #100014							
11/19/24	Vendor	OSTEEN MEDIA GROUP	2024-287831	Notice of 11/19/24 PH Legal 129116	Legal Advertising	001-548002-51301	\$56.70
ACH Total							\$56.70
ACH #100015							
11/19/24	Vendor	PICKETT ELECTRIC INC	187	MISC ELECTRICAL WORK	R&M-Electrical Amenity Ctr	001-546020-53901	\$1,047.00
11/19/24	Vendor	PICKETT ELECTRIC INC	187	MISC ELECTRICAL WORK	R&M-Electrical Splash Pk	001-546020-53901	\$1,936.00
ACH Total							\$2,983.00
CHECK # 1488							
11/04/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	102224 CHECK	9/17-10/18/24 #4777579, #5817390, #9226001	Electricity-General Field	001-543006-53901	\$620.00
Check Total							\$620.00
CHECK # 1489							
11/04/24	Vendor	VU INVESTMENTS LLC	103	350 Tadpole Mini Halloween Flavorites	Misc-Event Expense	001-549022-57201	\$700.00
Check Total							\$700.00
CHECK # 1490							
11/04/24	Vendor	HEB SERVICES, INC	499	1713 MW - Injected foaming grout, plugged line	Reserves - #283725 Misc Site Impvmt	001-568044-58100	\$20,775.00
Check Total							\$20,775.00
CHECK # 1491							
11/04/24	Vendor	SAXON BUSINESS SYSTEMS	IN3039718	NETCO 10/21/24-01/20/25 (EQ53249-X)	Lease-Copier	001-544008-57201	\$146.19
Check Total							\$146.19
CHECK # 1492							
11/04/24	Vendor	TURNER PEST CONTROL LLC	619720514	10/16/24 WC-Retreat 10 (10 Year Comm Warranty)	Misc-Termite Bond	001-549057-57204	\$300.25
Check Total							\$300.25

FLEMING ISLAND PLANTATION Community Development District

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CHECK # 1493							
11/04/24	Vendor	DS SERVICES OF AMERICAN INC	23150591 092724 ACH	9/24/24 Crystal Springs Water	Op Supplies-General	001-552001-57201	\$122.43
Check Total							\$122.43
CHECK # 1494							
11/12/24	Vendor	TREE AMIGOS OUTDOOR SVCS, INC	210877	5/31/24 Rmv Oak at 2320 Crooken Pine in CG	R&M Other Landscape	001-546036-53901	\$2,000.00
11/12/24	Vendor	TREE AMIGOS OUTDOOR SVCS, INC	210981	7/19/24 Remove 3 pines at TCP front of LRN	R&M Other Landscape	001-546036-53901	\$3,500.00
11/12/24	Vendor	TREE AMIGOS OUTDOOR SVCS, INC	203215	6/10/24 Tree Removal Cypress Glenn Berms	R&M Other Landscape	001-546036-53901	\$2,700.00
11/12/24	Vendor	TREE AMIGOS OUTDOOR SVCS, INC	210854	6/20/24 Landscape soil needed in annual beds	R&M Other Landscape	001-546036-53901	\$1,430.00
Check Total							\$9,630.00
CHECK # 1495							
11/12/24	Vendor	AIRGAS USA, LLC	5511930500	OCT 2024 HELIUM RENTAL	HELIUM RENTAL 10/31/2024	001-549049-57204	\$83.65
Check Total							\$83.65
CHECK # 1496							
11/12/24	Vendor	CRYSTAL SPRINGS	23150591 102524	Water incl Previous Balance	Op Supplies-General (Sept Balance forward)	001-552001-57201	\$122.43
11/12/24	Vendor	CRYSTAL SPRINGS	23150591 102524	Water incl Previous Balance	Op Supplies - Oct 2024	001-552001-57201	\$36.02
Check Total							\$158.45
CHECK # 1497							
11/12/24	Vendor	INFRAMARK LLC	136710	11/2024 ADMIN FEES	ProfServ-Mgmt Consulting	001-531027-51201	\$5,350.75
11/12/24	Vendor	INFRAMARK LLC	136710	11/2024 ADMIN FEES	11/2024 RECORD STORAGE FEE	001-549900-51301	\$135.00
Check Total							\$5,485.75
CHECK # 1498							
11/12/24	Vendor	KUTAK ROCK LLP	3469849	9/4 - 9/26/24 LEGAL SERVICES	ProfServ-Legal Services	001-531023-51401	\$2,669.56
Check Total							\$2,669.56
CHECK # 1499							
11/12/24	Vendor	MARK A BURDETSKY	MB 102324	REPAINTED BLACK ALUMINUM FENCE	R&M Common Area (Field)	001-546016-53901	\$1,500.00
Check Total							\$1,500.00
CHECK # 1500							
11/12/24	Vendor	THE LAKE DOCTOR	951634	STOCKED 300 GRASS CARP	R&M-Aquascaping	001-546006-53901	\$3,200.00
11/12/24	Vendor	THE LAKE DOCTOR	225676B	11/2024 WATER MANAGEMENT	R&M-Aquascaping	001-546006-53901	\$5,125.00
Check Total							\$8,325.00
CHECK # 1501							
11/12/24	Vendor	VESTA PROPERTY SERVICES, INC	422980	10/2024 AMENITY MGMT SERVICE	ProfServ-Field Managment	001-531016-53901	\$55,276.47
Check Total							\$55,276.47
CHECK # 1502							
11/12/24	Vendor	WILLIAM C GILLESPIE	069	SANTA 12/14/2024	Misc-Event Expense	001-549022-57201	\$1,050.00
Check Total							\$1,050.00
CHECK # 1503							
11/12/24	Vendor	WILLIAM LAWRENCE BONNEY	B-0997	10/16-10/31/2024 PUBLIC SAFTEY	SECURITY SERVICES	001-534037-53901	\$2,519.21
Check Total							\$2,519.21
ACH #DD217							
11/13/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	102224 ACH	9/18-10/21/2024 Clay Electric	Electricity-General SP	001-543006-57204	\$1,406.00
11/13/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	102224 ACH	9/18-10/21/2024 Clay Electric	Electricity-General Field	001-543006-53901	\$5,375.00
11/13/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	102224 ACH	9/18-10/21/2024 Clay Electric	Electricity-General AC	001-543006-57201	\$2,541.00
ACH Total							\$9,322.00

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ACH #DD218							
11/09/24	Vendor	COMCAST	101824-3753 ACH	10/22-11/21/24 ACCT# 8495741441793753	Communication-Telep-Field	001-541005-57201	\$207.57
							ACH Total
							<u>\$207.57</u>
ACH #DD219							
11/04/24	Vendor	COMCAST	101324-5886 ACH	10/21-11/20/24 SP ACCT# 8495741440345886	Communication-Telep-Field	001-541005-57204	\$533.50
							ACH Total
							<u>\$533.50</u>
ACH #DD220							
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/4 AMAZON R&M TENNIS COURTS	001-546097-57201	\$32.99
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/4 AMAZON R&M ELECTRICAL	001-546020-53901	\$140.94
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/4 AMAZON OP SUPPLIES GENERAL	001-552001-57201	\$8.56
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/5 AMAZON OFFICE SUPPLIES	001-551002-57201	\$58.33
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/8 AMAZON MISC EVENT EXPENSE	001-549022-57201	\$60.75
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/8 GLOBAL INDUSTRIAL OP SUPPLIES GENERAL	001-552001-57201	\$181.57
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/10 QUICK CATCH MISC CONTINGENCY	001-549900-57204	\$345.00
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/11 BRASS CART MISC EVENT EXPENSE	001-549022-57201	\$435.00
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/11 IN LIVIN UP MISC EVENT EXPENSE	001-549022-57201	\$182.75
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/11 FUREY BUSINESS MISC AM CTR EQUIPMENT	001-549077-57201	\$170.00
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/14 AMAZON OP SUPPLIES GENERAL	001-552001-57201	\$195.26
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/26 RYANS BART MISC EVENT EXPENSE	001-549022-57201	\$300.00
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/29 USPS POSTAGE AND FREIGHT	001-541006-51301	\$5.19
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/29 WALMART OP SUPPLIES GENERAL	001-552001-57201	\$55.84
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/30 SHELL OP SUPPLIES GENERAL	001-552001-53901	\$65.00
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/30 AMAZON OP SUPPLIES GENERAL	001-552001-57201	\$6.99
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/30 AMAZON R&M ELECTICAL	001-546020-53901	\$22.92
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/30 AMAZON OP SUPPLIES GENERAL	001-552001-57201	\$151.15
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/31 AMAZON MISC EVENT EXPENSE	001-549022-57201	\$262.47
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/31 RYANS BART	001-549022-57201	\$50.00
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	10/31 AMAZON OFFICE SUPPLIES GENERAL	001-551002-57201	\$16.87
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	11/1 AMAZON MISC EVENT EXPENSE	001-549022-57201	\$14.94
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	11/4 AMAZON OP SUPPLIES GENERAL	001-552001-53901	\$144.97
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	11/4 SAMS CLUB Subscriptions & Memberships	001-554001-57201	\$80.00
11/29/24	Vendor	TRUIST BANK ACH	11052024-4046 ACH	TRUIST 10/6-11/5/2024 CC xactions	11/4 SAMS CLUB MISC EVENT EXPENSE	001-549022-57201	\$322.48
							ACH Total
							<u>\$3,309.97</u>
ACH #DD221							
11/27/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	11062024 ACH	9/29-11/05/24 Water/Reclaimed Water	Utility - Water	001-543018-53901	\$6,468.41
11/27/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	11062024 ACH	9/29-11/05/24 Water/Reclaimed Water	Utility-Water & Sewer	001-543021-57201	\$2,356.57
11/27/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	11062024 ACH	9/29-11/05/24 Water/Reclaimed Water	Utility-Water & Sewer	001-543021-57204	\$2,046.43
							ACH Total
							<u>\$10,871.41</u>
ACH #DD222							
11/07/24	Vendor	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000150938 ACH	NOV AC Trash Svc# UG103548 plus 10/1/24 30yd	Utility - Refuse Removal	001-543020-57201	\$1,008.32
							ACH Total
							<u>\$1,008.32</u>
ACH #DD223							
11/11/24	Vendor	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000151121 ACH	NOV 2024 SP TRASH SVC (UG103920)	Utility - Refuse Removal	001-543020-57204	\$429.51
							ACH Total
							<u>\$429.51</u>

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ACH #DD224							
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	9/30/2024 SUMP PUMP FOR POOL	001-552060-57204	\$179.00
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	9/30/2024 GENERAL MAINTENANCE SUPPLIES	001-552001-53901	\$89.82
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/2/24 GENERAL MAINTENANCE SUPPLIES	001-552001-53901	\$65.66
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/3/2024 GENERAL MAINTENANCE SUPPLIES	001-552001-53901	\$107.82
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/3/2024 DRAIN REPAIRS FOR DRINKING FOUNTAIN	001-546016-53901	\$38.03
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/7/2024 SUMP PUMP FOR THINDER BUCKET	001-552060-57204	\$179.00
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/7/2024 SUMP PUMP FOR POOL	001-552064-57201	\$198.63
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/17/2024 REPAIRS AROUND AMENITY CENTER	001-546037-57201	\$45.72
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/18/2024 HOLIDAY DECOR	001-549027-53901	\$273.21
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/18/2024 GENERAL MAINTENANCE SUPPLIES	001-552001-53901	\$29.94
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/18/2024 TENNIS COURT REPAIR SUPPLIES	001-546097-57201	\$35.91
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/20/2024 HOLIDAY DECOR	001-549027-53901	\$39.21
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/20/2024 HOLIDAY DECOR	001-549027-53901	\$4.14
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/21/2024 GENERAL PAINTING SUPPLIES	001-552001-53901	\$113.30
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/22/2024 GENERAL PAINTING SUPPLIES	001-552001-53901	\$73.81
11/20/24	Vendor	HOME DEPOT CREDIT SERVICES	10252024-5807 ACH	HD: 9/30-10/24/2024 purchases	10/24/24 HOLIDAY DECOR	001-549027-53901	\$43.94
ACH Total							<u>\$1,517.14</u>
Account Total							<u>\$213,965.69</u>

Total Amount Paid	\$213,965.69
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