

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

**JANUARY 28, 2025 MEETING**

**AGENDA PACKAGE**

**CALL-IN #: 1-646-838-1601  
PHONE CONFERENCE ID#: 637658760#**

## Fleming Island Plantation Community Development District

Board of Supervisors  
Mike Cella, Chairman  
Michelle Szafranski, Vice Chairperson  
Rodney Ashford, Assistant Secretary  
Michael Glickman, Assistant Secretary  
Rick Nelson, Assistant Secretary

Staff:  
Samantha Harvey, District Manager  
Jennifer Goldyn, Regional Director  
Katie Buchanan, Esq., District Counsel  
Ryan Stilwell, P.E., District Engineer  
Margaret Alfano, General Manager

**Revised Regular Meeting Agenda**  
Tuesday, January 28, 2025 at 6:00 p.m.  
**CALL-IN #: 1-646-838-1601**  
**PHONE CONFERENCE ID: 637658760#**

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **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.*

5. **Approval of the Minutes of the December 17, 2024 Regular Meeting (Page 5)**
6. **Pond Maintenance Update – The Lake Doctors, Inc. (Page 11)**
7. **Landscaping Update – Ruppert Landscaping (Page 18)**
8. **Attorney’s Report**
9. **Engineer’s Report (Page 27)**
  - A. Capital Improvement Projects Update **(Page 29)**
  - B. Capital Improvement Project Details by Requisition **(Page 34)**
  - C. Approval of Requisitions 131 through 140 **(Page 36)**
  - D. Approval of Requisitions 142 through 145 **(Page 68)**
10. **Security Report – Tri-County Safety & Security Inc. (Page 83)**
11. **General Manager’s Report (Page 85)**
12. **Field Operations Manager’s Report (Page 90)**

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

- 13. Amenity Manager's Report (Page 94)**
- 14. Manager's Report**
  - A. Consideration of Resolution 2025-04, Designation of Officers (**Page 100**)
- 15. Acceptance of the December 2024 Financial Report and Approval of December 2024 Payment Register & Invoices (Page 102)**
- 16. Supervisors' Requests**
- 17. Adjournment**

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

**The next meeting is Tuesday, February 25, 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

# **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, December 17, 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	Chairperson Elect

Also present were:

Bob Koncar	District Manager
Katie Buchanan, Esq.	District Counsel
Celeste Andrews	Prosser
Margaret Alfano	Vesta Property Services
Stephanie Taylor	Vesta Property Services
Fred Atwood	Vesta Property Services
Mike Chesser	Ruppert Landscape
Eric Thomas	Tri-County Public Safety and Training
Members of the Public	

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

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

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

**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**

**Organizational Matters**

- A. Oath of Office for Newly Elected Supervisor via the General Election (Seats 3)**
  - Mr. Koncar, a certified Notary Public for the State of Florida, administered the Oath of Office to Mr. Mike Cella prior to the meeting.
- B. Election of Officers, Resolution 2025-03**
  - Mr. Koncar outlined the resolution.

On MOTION by Mr. Nelson seconded by Ms. Szafranski, with all in favor, Mr. Mike Cella was nominated as Chairperson.

On MOTION by Mr. Nelson seconded by Mr. Ashford, with all in favor, Ms. Szafranski was nominated as Vice Chairperson.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, Resolution 2025-03, Election of Officers with Mr. Mike Cella, Chairperson; Ms. Michelle Szafranski, Vice Chairperson; Mr. Rodney Ashford, Mr. Mike Glickman, and Mr. Rick Nelson, Assistant Secretaries; Ms. Leah Popelka, Treasurer; Ms. Angel Montagna, Assistant Treasurer; and Mr. Bob Koncar, Secretary was adopted.

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the November 19, 2024 Meeting**

On MOTION by Mr. Cella seconded by Mr. Glickman, with all in favor, the Minutes of the November 19, 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**

**Request for Conveyance to Clay County – Town Center Boulevard/Roundabout – Radar Road Improvement Project**

On MOTION by Mr. Ashford seconded by Mr. Cella, with all in favor, the Special Warranty Deed conveying certain property to Clay County was approved.

**NINTH ORDER OF BUSINESS**

**Attorney’s Report**

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

**TENTH 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.
- The Board discussed the Tennis Pavilion.

On MOTION by Mr. Ashford seconded by Ms. Szafranski, with all in favor, solicitation of bids for the Tennis Pavilion were approved.

**C. Consideration of Atlantic Pipe Services (APS) Pipe Repair Proposal**

- The proposal was discussed.

On MOTION by Mr. Ashford seconded by Ms. Szafranski, with all in favor, a contract with Atlantic Pipe Services (APS) for pipe repair proposal was approved in an amount not to exceed \$110,000.

On MOTION by Mr. Ashford seconded by Ms. Szafranski, with all in favor, the District Attorney was authorized to send a second letter to Comcast advising that the District is moving forward with a contract to correct the damage caused by their facilities for a minimum of \$110,000, which does not include professional costs for legal and engineering.

**D. Approval of Requisition #141**

On MOTION by Ms. Szafranski seconded by Mr. Ashford, with all in favor, Requisition #141 in the amount of \$36,708 was approved.

**ELEVENTH ORDER OF BUSINESS**

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

- The Security Report was discussed.

**TWELFTH ORDER OF BUSINESS**

**General Manager’s Report**

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

**THIRTEENTH ORDER OF BUSINESS**

**Field Operations Manager’s Report**

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

On MOTION by Ms. Szafranski seconded by Mr. Ashford, with all in favor, the expenditure for the restoration of Courts 3, 4, and 5 by A&B Tennis in an amount not to exceed \$20,000 with funds to come from the Recreation Facilities line item, was approved.

**FOURTEENTH ORDER OF BUSINESS**

**Amenity Manager’s Report**

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

**FIFTEENTH ORDER OF BUSINESS**

**Manager’s Report**

None.

**SIXTEENTH ORDER OF BUSINESS**

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

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

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

- None.

**EIGHTEENTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

# **Sixth Order of Business**



**Dear Fleming Island Plantation Community Members,**

**1/17/2025**

Please see the table below for a summary of treatments completed to date since our December 5<sup>th</sup> report. We hope your 2025 is off to a great start so far. Our treatments have progressed well so far this month and have been fairly routine. The ponds/lakes are in great condition overall with minimal algae or invasive vegetation present thanks in part to some colder weather and as close to Winter as we'll receive. Aside from the deer that was reported, we don't anticipate there being any concerns at this time. If there are any questions or concerns though, please let us know and we will make sure it is taken care of right away. We greatly appreciate the opportunity to work for you and the Fleming Island Plantation Community.

**December - January 2025 Treatments Completed to Date**

<b>Zone</b>	<b>Technician</b>	<b>Date</b>	<b>Pond #</b>	<b>Service Provided</b>
2	Blake Shelton	Dec. 23rd	44, 46, 47, 48	Algae
3	Trey Aponte	Dec. 16th	33, 43, 54, 55	Emergent, Terrestrial
4	Drew Lagenour	Dec. 19th	4, 21, 42, 49	Algae, Emergent, Underwater
7	Marc Thigpen	Dec. 10th	1, 2, 3, 30	Algae, Emergent, Underwater
11	Garrett Potter	Dec. 16th	6, 7, 14, 25	Algae
12	Jeremy Mashek	Dec. 13th	11, 12, 16, 17	Algae, Underwater
13	Nicholas Zumwalt	Dec. 17th	10, 13, 15	Algae, Emergent, Underwater
14	Brandon Ernst	Dec. 10th	4, 21, 42, 49	Algae, Emergent, Underwater
--	John Richardson	Jan. 2nd	1	Quarterly fountain cleaning
3	Trey Aponte	Jan. 14th	33, 43, 54, 55	Algae, Emergent, Underwater
5	Alex Kastner	Jan. 15th	38, 39, 40, 41	Inspection/Beneficial bacteria
6	Jordan Nelson	Jan. 3rd	19, 22, 23, 26	Ponds inspected
7	Marc Thigpen	Jan. 7th	1, 2, 3, 30	Algae, Emergent, Underwater
8	Eric Walker	Jan. 10th	27, 34	Emergent, Terrestrial
9	Andrew Alonso	Jan. 7th	28, 31, 32, 53	Algae, Emergent, Underwater
10	Eric Wood	Jan. 7th	5, 8, 9, 24	Algae
11	Garrett Potter	Jan. 14th	6, 7, 14, 25	Algae
12	Jeremy Mashek	Jan. 17th	11, 12, 16, 17	Inspection/Pond dye applied

Pond 7

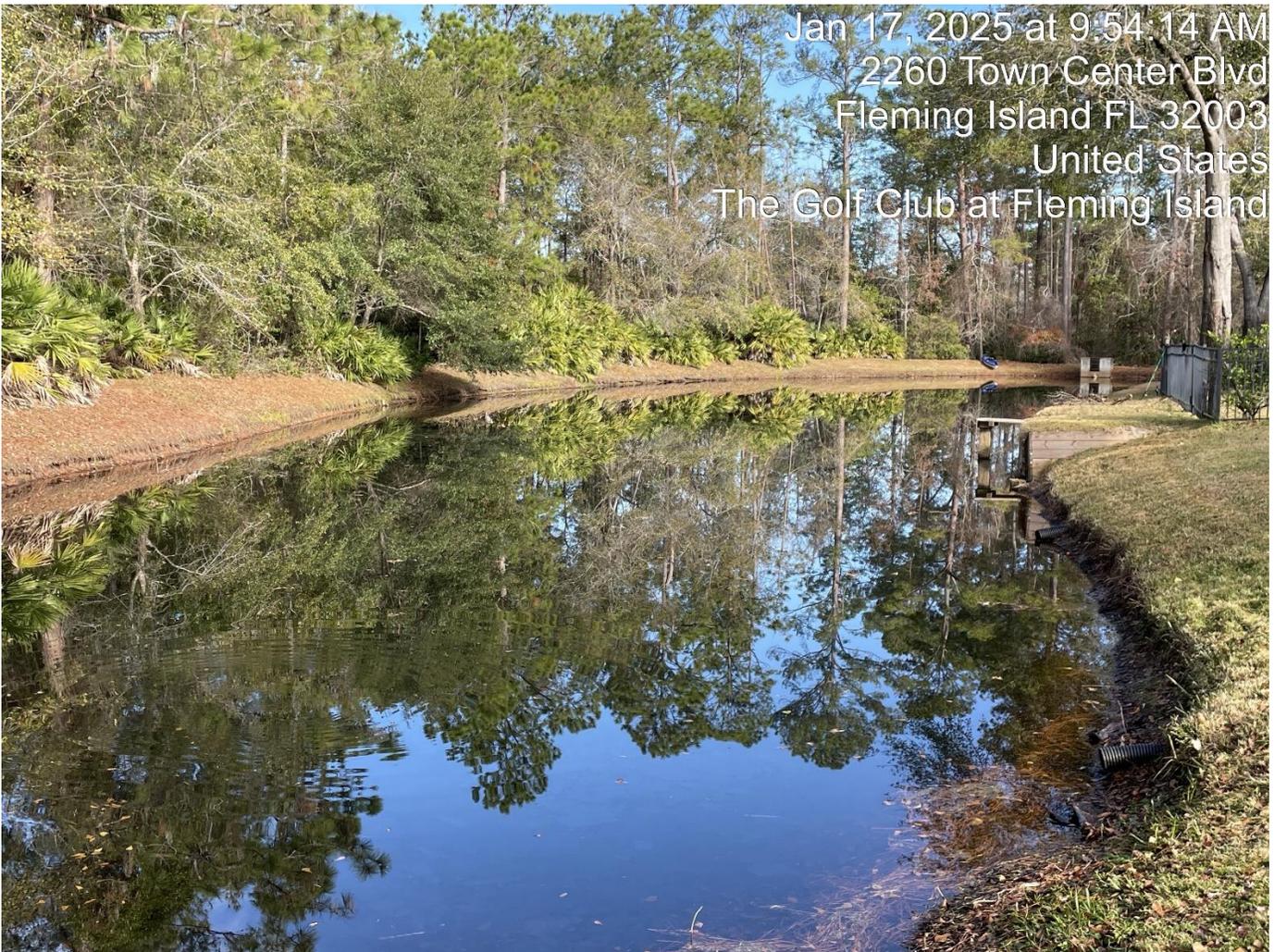
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Jan 2, 2025 at 12:43:26 PM  
1219 Fairway Village Dr  
Fleming Island FL 32003  
United States



Pond 21

Jan 17, 2025 at 9:54:14 AM  
2260 Town Center Blvd  
Fleming Island FL 32003  
United States  
The Golf Club at Fleming Island







Jan 17, 2025 at 9:42:10 AM  
2260 Town Center Blvd  
Fleming Island FL 32003  
United States  
The Golf Club at Fleming Island

Pond 27



Jan 17, 2025 at 9:23:33 AM  
2280 Village Square Pkwy  
Fleming Island FL 32003  
United States

Pond 34

Jan 17, 2025 at 9:59:00 AM  
1985 Hickory Trace Dr  
Fleming Island FL 32003  
United States



Pond 35

Jan 17, 2025 at 9:37:52 AM  
2336 Links Dr  
Fleming Island FL 32003  
United States



Pond 52

Jan 17, 2025 at 10:05:57 AM  
1199 Wild Ginger Ln  
Fleming Island FL 32003  
United States



Pond 53

Jan 17, 2025 at 9:16:09 AM  
2200 US-17 S  
Fleming Island FL 32003  
United States



## **Seventh Order of Business**



**RUPPERT**  
**L A N D S C A P E**

January 2025

**Maintenance Team:** Our Maintenance team is still Full steam ahead with mulching the Plantation and making good headway. On day they are not mulching the team falls back to perform debris and leaf cleanup and mowing along with pruning and detail work that is required for our winter season.

**Irrigation Team:** Our irrigation team continues running our inspections as required. we are running the irrigation just a couple days out of the week, we adjust them more on days it gets close to freezing.

**Annuals:** The Winter change out is doing good except the few beds that we have had issues with deer.

**Agrow Pro** – Our Agrow Pro Team has applied Atrazine as a preventative for winter weeds along with applying a post emergence for any weeds we would typically get now. time.

**Tree Tech** - I am currently working on a proposal for dead tree removal as of writing our monthly report, but will have it presented along with pictures come time for our meeting.

**Pickle Ball Courts** - Now with the installation of the pickle ball courts we have gotten together with Fred and Mark to provide a proposal for the Landscape and we have come to an agreement on the design and will be moving forward on putting the finished touch on the new pickle ball courts.

Notes: Discussing my investigation on our concern for the common areas where the grasses died off, update for oak tree maintenance





# RUPPERT

LANDSCAPE

Property Name: F.I.P Cypress Glen  
 Tech Name: Chad  
 Date: 12/23/24  
 Clock Number: Cypress Glen  
 Water Days: Thursday  
 Start Time: 10:30 a.m

Zone Number	Zone Type	Program A,B,C,D	Run Time	Adjusted Heads	Repairs Needed	Repairs Completed
1	S	A	15			1/2 inch zone line
2	S		15			
3	R	, B	30			
4	S		15			
5	S		20			
6	S		15			6" spray, 1 nozzle
7	R		30			2 1/2 inch ZL, 1 Rotor
8	S		15			12" spray, 1 nozzle
9	S		15			
10	R		15			
11	R	, B	30			1 rotor
12	R		30			1 rotor
13	R		0			
14	S	, B	20			6" spray, 1 nozzle
15	S	, B	20			
16	S		15			
17	R		0			
18	R		30			
19	S		15			12" spray, 1 nozzle
20	R	, B	30			
21	S		15			6" spray, 1 nozzle
22	R		30			
23	R		15			
24	R		30			
25	R	A	10			

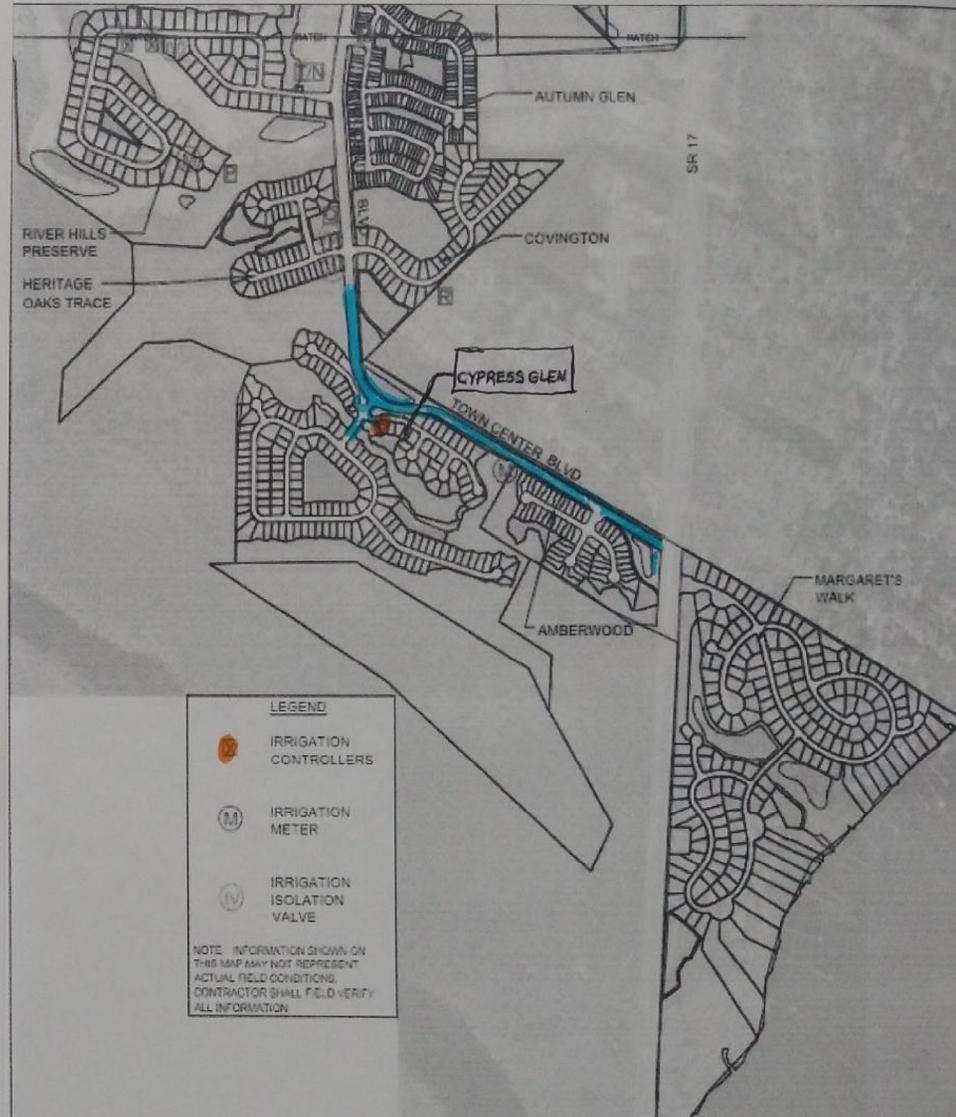
Zone number = How many zones on clock

Zone Type { "R" = Rotor  
 "S" = spray

Run Time = How long each zone runs

● = Irrigation Clock

● = Zones that run off Irr Clock



0 500 1000





# RUPPERT

LANDSCAPE

Property Name: FIP  
 Tech Name: Chad  
 Date: 12/23/24

Village Square Pkwy.

Clock Number: Chubbies  
 Water Days: Tues  
 Start Time: 10 pm

Zone Number	Zone Type	Program A,B,C,D	Run Time	Adjusted Heads	Repairs Needed	Repairs Completed
1	R	A B	30		12" rotor	12" rotor
2	S	B	15			6" spray x3, nozzle x3
3	S		15			6" spray, nozzle x4
4	S	B	10			12" spray, nozzle
5	S		10			
6	R		30			
7	S		10			
8	S		10			
9	R		30			
10	S		10			
11	S		10			12" spray, nozzle x4
12	S		10			
13	S		10			6" spray, nozzle nozzle x3
14	S		10			nozzle x4
15	S		10			6" spray x4, nozzle x4
16	S		10			6" spray x2, nozzle x3
17	S		10			

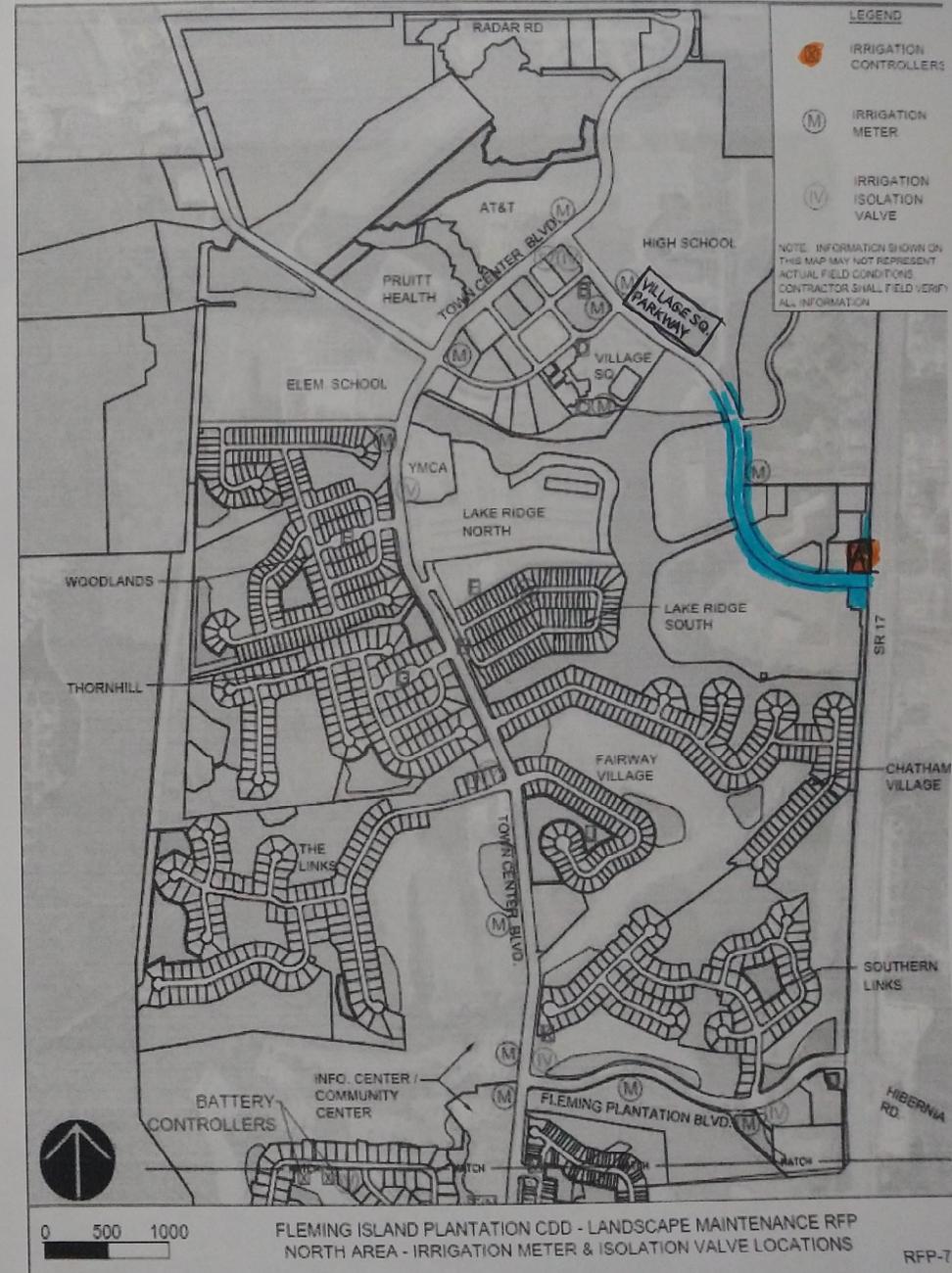
Zone numbers = How many zones on clock

Zone type - "R" = Rotor heads  
 "S" = Spray heads

Run time = How long each zone runs

= Irrigation Clock

= Zone that run off the Irr Clock



NOTE: INFORMATION SHOWN ON THIS MAP MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY ALL INFORMATION.



Dead Pine tree



Dead Pine trees



Dead Pine trees

# **Ninth Order of Business**



## PROJECT MEMORANDUM

**TO:** Fleming Island Plantation CDD Board Members  
**FROM:** PRIME AE Group, Inc. - Ryan Stilwell, PE  
**DATE:** January 17, 2025  
**RE:** January 2025 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 –

- 1904 Sentry Oak Court – We have continued to follow-up with Comcast claim adjuster with minimal response. Contractor's updated proposal was approved by the Board at the December meeting. Contract has been provided to APS and working towards signature.

### Cypress Glen –

- Cypress Glen Pond #45 – The Geotech Engineer's report from the 11/11/2024 borings was provided to the Board at the December meeting. It was determined that additional renovations were needed for the pond, and the Board decided to request bids for repairs. We have sent out the request for bids to receive for the February meeting.

### Amenities –

Splash Park– We are reviewing removal of three parking spaces at the splash park and will provide an update at the January meeting.

End of Report

**9A**



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

**PREPARED FOR BOARD OF SUPERVISORS  
FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
January 17, 2025**

**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 rebid during the month of January. Pricing due in February meeting.
- ~~PICKLEBALL COURT EXPANSION- Moving forward with construction~~
- ~~FITNESS STATION RESURFACING - Waiting on Board approval~~
- ~~SPLASH PARK VOLLEYBALL COURTS- Work Completed.~~
- ~~BLISS PRODUCTS FITNESS STATION EQUIPMENT- Tree Amigos installed drainage system and was successful during rain event. Bliss to add mulch.~~
- ~~SPLASH PARK FILTER TANKS - Work completed.~~
- ~~IAS SOUND SYSTEM AND TV'S FOR AMENITY CENTER AND SPLASH PAD~~
- ~~BLISS WADING POOL SHADE SAIL- Work Completed~~
- ~~KOMPAN PLAYGROUND- Installation finalized and final walk through and punch list completed 1.9.23. Requisition for final payment submitted.~~
- ~~BLISS SPLASH PAD SHADE SAIL- Vendor to complete work week of 2.13.23~~
- ~~SLIDE EXPERTS WATER SLIDE RESTORATION- Work complete. Final walk through and punch list completed on 11.4.22.~~
- ~~AMENITY CENTER BASKETBALL BACKBOARDS/NETS~~
- ~~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~~

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

<b>FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 01.17.25</b>		
<b>TOTAL BOND ISSUANCE FUNDS</b>	<b>\$1,949,935</b>	
<b>APPROVED PROJECTS</b>		
KOMPAN PLAYGROUND	\$328,428.00	COMPLETED
BLISS WADING POOL SHADE SAIL	\$22,550.00	COMPLETED
BLISS SPLASH PAD SHADE SAIL	\$24,477.50	COMPLETED
SLIDE EXPERTS SLIDE RESTORATION	\$55,850.00	COMPLETED
TENNIS COURT RESURFACING	\$31,500.00	COMPLETED
FITNESS STATIONS	\$37,671.00	COMPLETED
AMENITY CENTER ADA CHAIR LIFT	\$8,836.84	COMPLETED
SPLAH PAD ADA CHAIR LIFT	\$11,216.15	COMPLETED
AMENITY CENTER SPLASH PAD RESURFACING	\$39,270.00	COMPLETED
SPLASH PARK FILTER TANKS	\$130,039.72	COMPLETED
AMENITY CENTER BASKETBALL BACKBOARD/NETS	\$8,324.00	COMPLETED
IAS AMENITY CENTER AND SPLASH PAD SOUND SYSTEM AND TV'S	\$58,978.76	COMPLETED
TREE AMIGOS FITNESS STATION DRAINAGE	\$1,400.00	COMPLETED
SPLASH PARK DOUBLE VOLLEYBALL COURT	\$64,010.00	COMPLETED
PICKLEBALL COURTS	\$382,480.00	ON-GOING
REMAINING AFTER APPROVED PROJECTS:	<b>\$744,903.03</b>	
<b>PROSSER REQUISITIONS</b>		
REQUISTIONS 1-145	\$282,429.55	
<b>APPROVED PROJECTS PENDING FINAL PRICING</b>		
FITNESS PAVILION (BUDGET OPINION)	\$486,000.00	
TENNIS COURT RESTROOM/PAVILION (BUDGETARY OPINION)	\$340,000.00	
<b>REMAINING LUMP SUM SERVICES</b>		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)		
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS)		
TOTAL REMAINING:	<b>-\$363,526.52</b>	

**9B**

<b>FIPCDD 2021 Requisition Break Down</b>			
<b>Date:</b>	1/17/2025		
<b>Prossor No.</b>	109064.04		
<b>Companies/Payee</b>	<b>Project</b>	<b>Contract Amount</b>	<b>Total Invoices</b>
<i>Construction</i>			
Kompan	Splash Park Playground	\$328,428.00	\$328,428.00
BAB Tennis Courts	FIPCDD Tennis Resurfacing	\$31,500.00	\$31,500.00
The Slide Experts	Paint Exterior Open Waterslide	\$55,850.00	\$55,850.00
AquaSeal Resurfacing	FIPCDD Splash Pad Resurfacing	\$39,270.00	\$39,270.00
Mobility Plus	FIPCDD Splash Pad Chair Lift	\$20,052.99	\$20,052.99
Vak Pak, Inc.	Filtration Equipment Reno	\$170,527.72	\$170,527.72
Bliss Products & Services	Wade Pool Shading & Tennis Resurface	\$45,994.96	\$45,994.96
Integrated Access Solution	Splash Park Sound and TV Install	\$58,978.76	\$58,978.76
Tree Amigos	Stormdrain Cleaning	\$1,400.00	\$1,400.00
		<b>OVERALL TOTAL :</b>	\$807,852.43
<i>Design/Permitting</i>			
Prosser	*1 FIPCDD Pickleball	\$29,650.00	\$73,045.81
	*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	\$51,801.49
	Other Engineering Services (Since Oct. 2021) (monthly reports, coordination w/vendors & staff)		
		<b>OVERALL TOTAL :</b>	\$282,429.55

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

**9C**

**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: 131

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$13,975.45

(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): Invoice #53075.

(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**

Signed by:  
By: Mike Cella  
4B58A1CB4214401...  
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: 2024.08.30  
07:36:41-04'00'  
\_\_\_\_\_  
Consulting Engineer



August 27, 2024  
 Project No: P0109064.10  
 Invoice No: 53075

Fleming Island CDD  
 c/o Inframark  
 12574 Flagler Center Blvd.  
 Suite 101  
 Jacksonville, FL 32258

Project P0109064.10 FIPCDD Capital Impr - Fitness Pavilion

**Professional Services from July 01, 2024 to July 31, 2024**

Fee and Expense Billing

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Architectural Design	52,995.00	91.00	48,225.45	34,250.00	13,975.45
Total Fee	52,995.00		48,225.45	34,250.00	13,975.45
		<b>Total Fee</b>			<b>13,975.45</b>
				<b>Total this Task</b>	<b>\$13,975.45</b>
				<b>Total this Invoice</b>	<b>\$13,975.45</b>

**Outstanding Invoices**

Number	Date	Balance
52754	7/10/2024	14,001.73
<b>Total</b>		<b>14,001.73</b>

**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: 132

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$430.00

(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): Invoice #53296.

(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**

By: \_\_\_\_\_  
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: 2024.10.03  
09:33:08-04'00'

---

Consulting Engineer



September 12, 2024  
Project No: P0109064.04  
Invoice No: 53296

Fleming Island CDD  
c/o Inframark  
12574 Flagler Center Blvd.  
Suite 101  
Jacksonville, FL 32258

Project P0109064.04 Fleming Isl. Plantation CDD

**Professional Services from August 01, 2024 to August 31, 2024**

Capital Project Feasibility

For services including monthly report for project updates process requisitions.

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Vice President	1.00	250.00	250.00	
Sr. Planner/Sr L.A./Sr. Graphic Arts	1.00	180.00	180.00	
Totals	2.00		430.00	
<b>Total Labor</b>				<b>430.00</b>
				<b>Total this Task \$430.00</b>
				<b>Total this Invoice \$430.00</b>

**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: 133

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$15,297.56

(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): Invoice #53318.

(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.

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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**

Signed by:  
By: Mike Cella  
#B58A1CB4214401...  
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: 2024.10.03  
09:33:43-04'00'  
\_\_\_\_\_  
Consulting Engineer



September 13, 2024

Project No: P0109064.12

Invoice No: 53318

Fleming Island CDD  
 c/o Inframark  
 12574 Flagler Center Blvd.  
 Suite 101  
 Jacksonville, FL 32258

Project P0109064.12 FIPCDD Tennis Restroom Pavilion

**Professional Services from August 01, 2024 to August 31, 2024**

Fee and Expense Billing

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning/ Prelim Eng	3,250.00	100.00	3,250.00	3,250.00	0.00
Task 2: Final Eng & Const Drawing	16,950.00	85.00	14,407.50	14,407.50	0.00
Task 3: Permitting	7,000.00	30.00	2,100.00	2,100.00	0.00
Task 4A: Bidding/ Award & Pre-Const	2,500.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>29,700.00</b>		<b>19,757.50</b>	<b>19,757.50</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>

**Reimbursable Expenses**

Permits & Approval				258.75	
<b>Total Reimbursables</b>			<b>1.15 times</b>	<b>258.75</b>	<b>297.56</b>
<b>Total this Task</b>					<b>\$297.56</b>

Task 5: Architectural, Structural & MEP

**Consultants**

Reimbursable Subcontractor Expense				15,000.00	
<b>Total Consultants</b>			<b>1.0 times</b>	<b>15,000.00</b>	<b>15,000.00</b>

**Billing Limits**

	Current	Prior	To-Date	
[Consultants]	15,000.00	12,812.50	27,812.50	
Budget			33,545.00	
Remaining			5,732.50	
<b>Total this Task</b>				<b>\$15,000.00</b>

**Total this Invoice \$15,297.56**

**Outstanding Invoices**

Number	Date	Balance
52509	7/9/2024	11,893.57
52617	6/18/2024	3,942.50
52792	7/15/2024	2,427.20
<b>Total</b>		<b>18,263.27</b>



**R. Wulbern Architect PA**

4454 Swilcan Bridge Lane, N. • tel (904) 329-2510  
 Jacksonville, Florida • fax (904) 379-4978  
 32224 • license AA-0003433  
 • robert@wulbern.net

**INVOICE**

**INVOICE NO: 1692.02.03**  
**DATE: AUGUST 5, 2024**

**BASE CONTRACT SERVICES**

**To: PROSSER**  
 13901 Sutton Park Drive, South  
 Suite 200  
 Jacksonville, Florida 32224

**Re: TENNIS PAVILION**  
 Fleming Island Plantation CDD  
 Fleming Island, Florida 32003

**Attn.:** Mr. Ryan Stilwell

**Proj. No:** 1692.02

PROJECT NO.	CLIENT PROJECT NO.	CLIENT P.O. NUMBER	CONTRACT DATE	PERIOD TO	TERMS
1692.02				03/01/24 thru 06/30/24	Due upon receipt

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	<b>Construction Document &amp; Administration Services-</b>		
	Architectural Construction Documents.	FIXED FEE	\$ 12,500.00
	Structural Engineering	FIXED FEE	\$ 1,250.00
	Mechanical/Electrical Engineering	FIXED FEE	\$ 1,250.00
		Sub-Total:	\$ 15,000.00
	Base Contract Services Fees:	\$ 33,545.00	
	(Less Previous Base Contract Services Fees):	\$ (12,250.00)	
	(Less Current Base Contract Services Fees):	\$ (15,000.00)	
	Balance Remaining:	\$ 6,295.00	
	Note Amounts Above DO NOT Include Reimbursable Expenses.		
	<b>Reimbursable Expenses:</b>		
	Reproduction & Delivery Expenses (See Attached Receipts)		\$ -
		PROFESSIONAL SERVICES:	\$ 15,000.00
		REIMBURSABLE EXPENSE:	\$ -
		<b>TOTAL DUE THIS INVOICE:</b>	<b>\$ 15,000.00</b>

Make all checks payable to: **Robert Wulbern Architect, P.A.**  
 If you have any questions concerning this invoice, call: Robert C. Wulbern at (904) 329-2510

Please note our **ADDRESS** and send payments to:

**Robert Wulbern Architect, P.A.**  
 4454 Swilcan Bridge Lane, North  
 Jacksonville, FL 32224

**THANK YOU FOR THIS OPPORTUNITY TO BE OF SERVICE!**

**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: 134

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$180.00

(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): Invoice #53474.

(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**

Signed by:  
By: Mike Cella  
4B58A1CB4214401...  
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: 2024.11.08  
14:53:42-05'00'  
\_\_\_\_\_  
Consulting Engineer



October 22, 2024  
Project No: P0109064.04  
Invoice No: 53474

Fleming Island CDD  
c/o Inframark  
12574 Flagler Center Blvd.  
Suite 101  
Jacksonville, FL 32258

Project P0109064.04 Fleming Isl. Plantation CDD

**Professional Services from September 01, 2024 to September 30, 2024**

Capital Project Feasibility

For services including monthly report for project updates process requisitions.

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Sr. Planner/Sr L.A./Sr. Graphic Arts	1.00	180.00	180.00	
Totals	1.00		180.00	
<b>Total Labor</b>				<b>180.00</b>
		<b>Total this Task</b>		<b>\$180.00</b>
		<b>Total this Invoice</b>		<b>\$180.00</b>

**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: 135

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$581.20

(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): Invoice #53509.

(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**

Signed by:  
By: Mike Cella  
4B58A1CB4214401...  
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: 2024.11.08  
14:54:07-05'00'  
\_\_\_\_\_  
Consulting Engineer



October 23, 2024

Project No: P0109064.08

Invoice No: 53509

Fleming Island CDD  
 c/o Inframark  
 12574 Flagler Center Blvd.  
 Suite 101  
 Jacksonville, FL 32258

Project P0109064.08 FIPCDD Pickleball Courts

**Professional Services from September 01, 2024 to September 30, 2024**

**Fee and Expense Billing**

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning & Prelim Eng	3,750.00	100.00	3,750.00	3,750.00	0.00
Task 2: Final Eng & Constr Drawing Prep	11,400.00	100.00	11,400.00	11,400.00	0.00
Task 3: Permitting	7,000.00	100.00	7,000.00	7,000.00	0.00
Task 4A: Bidding, Award & Pre-Con Srv	2,500.00	100.00	2,500.00	2,500.00	0.00
<b>Total Fee</b>	<b>24,650.00</b>		<b>24,650.00</b>	<b>24,650.00</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>

**Reimbursable Expenses**

Printing - Reimbursable					6.20
<b>Total Reimbursables</b>			<b>1.0 times</b>	<b>6.20</b>	<b>6.20</b>
<b>Total this Task</b>					<b>\$6.20</b>

**Task 4B: Services During Construction**

**Professional Personnel**

	Hours	Rate	Amount
Engineer	3.00	150.00	450.00
Vice President	.50	250.00	125.00
<b>Totals</b>	<b>3.50</b>		<b>575.00</b>
<b>Total Labor</b>			<b>\$575.00</b>
<b>Total this Task</b>			<b>\$575.00</b>
<b>Total this Invoice</b>			<b>\$581.20</b>

**Outstanding Invoices**

Number	Date	Balance
52653	6/21/2024	1,950.75
52772	7/15/2024	720.50
<b>Total</b>		<b>2,671.25</b>

**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: 136

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$750.00

(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): Invoice #53549.

(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.

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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**

Signed by:  
By: Mike Cella  
4B58A1CB4214401...  
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: 2024.11.08  
14:54:47-05'00'

\_\_\_\_\_  
Consulting Engineer



October 29, 2024  
 Project No: P0109064.12  
 Invoice No: 53549

Fleming Island CDD  
 c/o Inframark  
 12574 Flagler Center Blvd.  
 Suite 101  
 Jacksonville, FL 32258

Project P0109064.12 FIPCDD Tennis Restroom Pavilion

**Professional Services from September 01, 2024 to September 30, 2024**

Fee and Expense Billing

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning/ Prelim Eng	3,250.00	100.00	3,250.00	3,250.00	0.00
Task 2: Final Eng & Const Drawing	16,950.00	85.00	14,407.50	14,407.50	0.00
Task 3: Permitting	7,000.00	30.00	2,100.00	2,100.00	0.00
Task 4A: Bidding/ Award & Pre-Const	2,500.00	30.00	750.00	0.00	750.00
<b>Total Fee</b>	<b>29,700.00</b>		<b>20,507.50</b>	<b>19,757.50</b>	<b>750.00</b>
<b>Total Fee</b>					<b>750.00</b>
<b>Total this Task</b>					<b>\$750.00</b>
<b>Total this Invoice</b>					<b>\$750.00</b>

**Outstanding Invoices**

Number	Date	Balance
52509	7/9/2024	11,893.57
52617	6/18/2024	3,942.50
52792	7/15/2024	2,427.20
53318	9/13/2024	15,297.56
<b>Total</b>		<b>33,560.83</b>

**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: 137

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$2,427.20

(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): Invoice #52792.

(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**

Signed by:  
*Mike Cella*  
By: 4B58A1CB4214401...  
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*  
Ryan P Stilwell  
Date: 2024.11.19  
08:44:04-05'00'  
\_\_\_\_\_  
Consulting Engineer



July 15, 2024  
 Project No: P0109064.12  
 Invoice No: 52792

Fleming Island CDD  
 c/o Inframark  
 12574 Flagler Center Blvd.  
 Suite 101  
 Jacksonville, FL 32258

Project P0109064.12 FIPCDD Tennis Restroom Pavilion

**Professional Services from June 01, 2024 to June 30, 2024**

Fee and Expense Billing

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning/ Prelim Eng	3,250.00	100.00	3,250.00	3,250.00	0.00
Task 2: Final Eng & Const Drawing	16,950.00	85.00	14,407.50	12,712.50	1,695.00
Task 3: Permitting	7,000.00	30.00	2,100.00	1,400.00	700.00
Task 4A: Bidding/ Award & Pre-Const	2,500.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>29,700.00</b>		<b>19,757.50</b>	<b>17,362.50</b>	<b>2,395.00</b>
		<b>Total Fee</b>			<b>2,395.00</b>

**Reimbursable Expenses**

Printing - Reimbursable				28.00	
<b>Total Reimbursables</b>			<b>1.15 times</b>	<b>28.00</b>	<b>32.20</b>
			<b>Total this Task</b>		<b>\$2,427.20</b>
			<b>Total this Invoice</b>		<b>\$2,427.20</b>

**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: 138

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$645.00

(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): Invoice #53667

(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**

By: \_\_\_\_\_  
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: 2024.12.02  
15:56:42-05'00'  
\_\_\_\_\_  
Consulting Engineer



November 21, 2024  
Project No: P0109064.04  
Invoice No: 53667

Fleming Island CDD  
c/o Inframark  
12574 Flagler Center Blvd.  
Suite 101  
Jacksonville, FL 32258

Project P0109064.04 Fleming Isl. Plantation CDD

**Professional Services from October 01, 2024 to October 31, 2024**

Capital Project Feasibility

For services including monthly report for project updates process requisitions.

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Vice President	1.50	250.00	375.00	
Sr. Planner/Sr L.A./Sr. Graphic Arts	1.50	180.00	270.00	
Totals	3.00		645.00	
<b>Total Labor</b>				<b>645.00</b>
				<b>Total this Task \$645.00</b>
				<b>Total this Invoice \$645.00</b>

**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: 139

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$461.00

(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): Invoice #53588

(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**

By: \_\_\_\_\_  
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: 2024.12.02  
15:57:24-05'00'

\_\_\_\_\_  
Consulting Engineer



November 14, 2024  
 Project No: P0109064.08  
 Invoice No: 53588

Fleming Island CDD  
 c/o Inframark  
 12574 Flagler Center Blvd.  
 Suite 101  
 Jacksonville, FL 32258

Project P0109064.08 FIPCDD Pickleball Courts

**Professional Services from October 01, 2024 to October 31, 2024**

Fee and Expense Billing

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning & Prelim Eng	3,750.00	100.00	3,750.00	3,750.00	0.00
Task 2: Final Eng & Constr Drawing Prep	11,400.00	100.00	11,400.00	11,400.00	0.00
Task 3: Permitting	7,000.00	100.00	7,000.00	7,000.00	0.00
Task 4A: Bidding, Award & Pre-Con Srv	2,500.00	100.00	2,500.00	2,500.00	0.00
<b>Total Fee</b>	<b>24,650.00</b>		<b>24,650.00</b>	<b>24,650.00</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>

**Reimbursable Expenses**

Printing - Reimbursable					11.00
<b>Total Reimbursables</b>			<b>1.0 times</b>		<b>11.00</b>
<b>Total this Task</b>					<b>\$11.00</b>

Task 4B: Services During Construction

**Professional Personnel**

	Hours	Rate	Amount
Engineer	3.00	150.00	450.00
Totals	3.00		450.00
<b>Total Labor</b>			<b>450.00</b>
<b>Total this Task</b>			<b>\$450.00</b>
<b>Total this Invoice</b>			<b>\$461.00</b>

**Outstanding Invoices**

Number	Date	Balance
52653	6/21/2024	1,950.75
52772	7/15/2024	720.50
53509	10/23/2024	581.20
<b>Total</b>		<b>3,252.45</b>

**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: 140

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$1,113.04

(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): Invoice #53621

(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**

By: \_\_\_\_\_  
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: 2024.12.02  
15:57:56-05'00'

\_\_\_\_\_  
Consulting Engineer



November 15, 2024  
 Project No: P0109064.12  
 Invoice No: 53621

Fleming Island CDD  
 c/o Inframark  
 12574 Flagler Center Blvd.  
 Suite 101  
 Jacksonville, FL 32258

Project P0109064.12 FIPCDD Tennis Restroom Pavilion

**Professional Services from October 01, 2024 to October 31, 2024**

Fee and Expense Billing

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning/ Prelim Eng	3,250.00	100.00	3,250.00	3,250.00	0.00
Task 2: Final Eng & Const Drawing	16,950.00	87.00	14,746.50	14,407.50	339.00
Task 3: Permitting	7,000.00	30.00	2,100.00	2,100.00	0.00
Task 4A: Bidding/ Award & Pre-Const	2,500.00	60.00	1,500.00	750.00	750.00
<b>Total Fee</b>	<b>29,700.00</b>		<b>21,596.50</b>	<b>20,507.50</b>	<b>1,089.00</b>
<b>Total Fee</b>					<b>1,089.00</b>

**Reimbursable Expenses**

Printing - Reimbursable				20.90	
<b>Total Reimbursables</b>			<b>1.15 times</b>	<b>20.90</b>	<b>24.04</b>
<b>Total this Task</b>					<b>\$1,113.04</b>
<b>Total this Invoice</b>					<b>\$1,113.04</b>

**Outstanding Invoices**

Number	Date	Balance
52509	7/9/2024	11,893.57
52617	6/18/2024	3,942.50
52792	7/15/2024	2,427.20
53318	9/13/2024	15,297.56
53549	10/29/2024	750.00
<b>Total</b>		<b>34,310.83</b>

**9D.**

**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: 142

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$1,135.00

(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): Invoice #53808

(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**

By: \_\_\_\_\_  
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: 2025.01.20  
14:51:49-05'00'

\_\_\_\_\_  
Consulting Engineer



December 17, 2024  
 Project No: P0109064.12  
 Invoice No: 53808

Fleming Island CDD  
 c/o Inframark  
 12574 Flagler Center Blvd.  
 Suite 101  
 Jacksonville, FL 32258

Project P0109064.12 FIPCDD Tennis Restroom Pavilion

**Professional Services from November 01, 2024 to November 30, 2024**

Fee and Expense Billing

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning/ Prelim Eng	3,250.00	100.00	3,250.00	3,250.00	0.00
Task 2: Final Eng & Const Drawing	16,950.00	87.00	14,746.50	14,746.50	0.00
Task 3: Permitting	7,000.00	33.00	2,310.00	2,100.00	210.00
Task 4A: Bidding/ Award & Pre-Const	2,500.00	70.00	1,750.00	1,500.00	250.00
<b>Total Fee</b>	<b>29,700.00</b>		<b>22,056.50</b>	<b>21,596.50</b>	<b>460.00</b>
<b>Total Fee</b>					<b>460.00</b>
<b>Total this Task</b>					<b>\$460.00</b>

Task 4.2: Services During Construction

**Professional Personnel**

	Hours	Rate	Amount
Engineer	4.50	150.00	675.00
Totals	4.50		675.00
<b>Total Labor</b>			<b>675.00</b>

**Billing Limits**

	Current	Prior	To-Date
Labor	675.00	0.00	675.00
Budget			2,500.00
Remaining			1,825.00
<b>Total this Task</b>			<b>\$675.00</b>
<b>Total this Invoice</b>			<b>\$1,135.00</b>

**Outstanding Invoices**

Number	Date	Balance
52792	7/15/2024	2,427.20
53318	9/13/2024	15,297.56
53549	10/29/2024	750.00
53621	11/15/2024	1,113.04
<b>Total</b>		<b>19,587.80</b>

**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: 143

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$984.07

(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): Invoice #53859

(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**

By: \_\_\_\_\_  
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: 2025.01.20  
14:52:22-05'00'

\_\_\_\_\_  
Consulting Engineer



December 23, 2024  
 Project No: P0109064.08  
 Invoice No: 53859

Fleming Island CDD  
 c/o Inframark  
 12574 Flagler Center Blvd.  
 Suite 101  
 Jacksonville, FL 32258

Project P0109064.08 FIPCDD Pickleball Courts  
Professional Services from November 01, 2024 to November 30, 2024

Fee and Expense Billing

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning & Prelim Eng	3,750.00	100.00	3,750.00	3,750.00	0.00
Task 2: Final Eng & Constr Drawing Prep	11,400.00	100.00	11,400.00	11,400.00	0.00
Task 3: Permitting	7,000.00	100.00	7,000.00	7,000.00	0.00
Task 4A: Bidding, Award & Pre-Con Srv	2,500.00	100.00	2,500.00	2,500.00	0.00
<b>Total Fee</b>	<b>24,650.00</b>		<b>24,650.00</b>	<b>24,650.00</b>	<b>0.00</b>
<b>Total Fee</b>					<b>0.00</b>

**Reimbursable Expenses**

Printing - Reimbursable				10.32	
<b>Total Reimbursables</b>			<b>1.0 times</b>	<b>10.32</b>	<b>10.32</b>
<b>Total this Task</b>					<b>\$10.32</b>

Task 4B: Services During Construction

**Professional Personnel**

	Hours	Rate	Amount
CADD Technician	2.25	105.00	236.25
Engineer	3.25	150.00	487.50
Vice President	1.00	250.00	250.00
Totals	6.50		973.75
<b>Total Labor</b>			<b>973.75</b>
<b>Total this Task</b>			<b>\$973.75</b>
<b>Total this Invoice</b>			<b>\$984.07</b>

**Outstanding Invoices**

Number	Date	Balance
53509	10/23/2024	581.20
53588	11/14/2024	461.00
<b>Total</b>		<b>1,042.20</b>

**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: 144

(B) Name of Payee: Prosser, Inc.

(C) Amount Payable: \$305.00

(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): Invoice #53942

(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**

By: \_\_\_\_\_  
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: 2025.01.20  
14:53:14-05'00'

\_\_\_\_\_  
Consulting Engineer



December 29, 2024  
Project No: P0109064.04  
Invoice No: 53942

Fleming Island CDD  
c/o Inframark  
12574 Flagler Center Blvd.  
Suite 101  
Jacksonville, FL 32258

Project P0109064.04 Fleming Isl. Plantation CDD

**Professional Services from November 01, 2024 to November 30, 2024**

Capital Project Feasibility

For services including monthly report for project updates process requisitions.

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Vice President	.50	250.00	125.00	
Sr. Planner/Sr L.A./Sr. Graphic Arts	1.00	180.00	180.00	
Totals	1.50		305.00	
<b>Total Labor</b>				<b>305.00</b>
				<b>Total this Task \$305.00</b>
				<b>Total this Invoice \$305.00</b>

**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: 145

(B) Name of Payee: Brodgon Builders, LLC

(C) Amount Payable: \$217,892.00

(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 #2

(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.

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**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
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: 2025.01.20  
14:54:18-05'00'

\_\_\_\_\_  
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: 2

For Period Starting: 11/20/24 Ending: 12/20/24

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:	50
Net Days Remaining:	101
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
<b>Subtotal</b>	<b>\$0.00</b>	<b>Subtotal</b>	<b>\$0.00</b>
<b>Total Net Change Orders \$</b>		<b>0.00</b>	

Original Contract Sum.....	\$	382,480.00
Change Orders (Net).....	\$	_____
Contract Sum To Date.....	\$	382,480.00
Completed To Date.....	\$	268,000.00
Materials Stored.....	\$	0.00
Total Completed & Stored.....	\$	268,000.00
Less Retainage <u>5.00</u> %..	\$	13,400.00
<b>TOTAL.....</b>	<b>\$</b>	<b>254,600.00</b>
Less Previous Certificates.....		36,708.00
<b>Balance To Finish.....</b>	<b>\$</b>	<b>114,480.00</b>
<b>THIS CERTIFICATE PAY THIS AMOUNT</b>		<b>\$ 217,892.00</b>
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 materialman, 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  By Clayton Brogdon  
(Contractor must sign in the presence of a Notary) (Type Name)

STATE OF FL  
 COUNTY OF St. Johns The foregoing instrument was acknowledged before me this December 18, 2024  
(date)

by Clayton Brogdon of Brogdon Builders  
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a FL corporation, on behalf of the corporation. He/she is personally known to me or has produced  
(state or place of incorporation)  
Florida DL as identification.   
(type of identification) (Signature of Notary)



Dawn M. Baron  
(Name typed printed or stamped)

Owner Signature and Date: \_\_\_\_\_

CONTRACTOR: Brogdon Builders, LLC

PAGE: 1 OF 1

PROJECT #: Fleming Island Plantation Pickleball Courts

DATE: 12/20/2024

PROJECT NAME: Fleming Island Plantation Pickleball Courts

PROJECT MGR: Clayton Brogdon/Marc Hoffmann

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

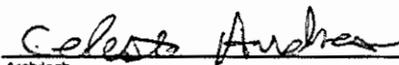
SCHEDULED SUB. COMPLETION: \_\_\_\_\_

WORK COMPLETED THIS PERIOD AS OF DATE: 12/20/2024

FUND TYPE: check

A Item Number	B Description of Work	C Scheduled Value	G Work Completed				H Balance to Finish (C-G)	I Retainage (5%)			L Amount Payable This Period (G-I)
			D Previous Application	E This Period	Total Completed (D+E)	Percentage Completed (G/C)		Previous Retainage	Less This Period Retainage	Total Retainage Withheld (I+J)	
1	General Conditions	52,080.00	29,680.00	4,200.00	33,880.00	65.05%	18,200.00	1,484.00	210.00	1,694.00	3,990.00
2	Courts/Fencing	166,880.00		121,800.00	121,800.00	72.99%	45,080.00	0.00	8,090.00	8,090.00	115,710.00
3	Concrete Sidewalks	44,800.00		44,800.00	44,800.00	100.00%	0.00	0.00	2,240.00	2,240.00	42,560.00
4	Landscaping/Tree Removal	25,760.00	8,960.00	0.00	8,960.00	34.78%	16,800.00	448.00	0.00	448.00	
5	Electrical	57,120.00		28,560.00	28,560.00	50.00%	28,560.00	0.00	1,428.00	1,428.00	27,132.00
6	Shade/Benches/Trash	35,840.00		30,000.00	30,000.00	83.71%	5,840.00	0.00	1,500.00	1,500.00	28,500.00
PAGE TOTAL:		382,480.00	38,640.00	229,360.00	268,000.00	70.07%	114,480.00	1,932.00	11,468.00	13,400.00	217,892.00

  
 \_\_\_\_\_  
 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 \$217,892.00 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 12-20-24 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 18<sup>th</sup> day of Dec, 2024.

**LIENOR'S NAME HERE**

Clayton Brogdon Brogdon Builders

By: [Signature]

Its: Manager

Sworn to and subscribed before me this 18<sup>th</sup> day of Dec 2024, by Clayton Brogdon, the manager of Brogdon Builders, ( ) who is personally known to me or (X) has produced Florida DL as identification and says he/she is authorized to execute the forgoing waiver and release of lien on behalf of said lienor and that the statements contained herein are true and correct.



Dawn Marie Baron  
Notary Public  
State of Florida at Large  
My Commission expires:  
October 24, 2025

## **TENTH ORDER OF BUSINESS**



# Tri-County Public Safety and Training

## Tri-County Safety and Security

### Multi Agency Private Enforcement Radio Network



#### Fleming Island Plantation CDD Security Report

December 2024 / January 2025

1. Criminal Offences – No Report
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents
  - A. Suspicious Vehicles / Persons / Trespass with ejection - 5
  - B. Suspicious Vehicles / Parking - 3
5. Maintenance Reports – 8 Reports
  - A. Lighting
6. Other FIP Policy Violations
  - A. Policy violation - Vendor
7. Information
  - A. New Training Martinanko and Ingraham

Respectfully Submitted,

*Billy Bonney*

William "Billy" Bonney

Chief

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



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

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

## **Eleventh Order of Business**



## General Manager's Report

*Meeting date: 1-28-2025*

*Submitted by: Margaret Alfano*

### **EXCITING NEWS – WORKING WITH GOLF CLUB / No Board action required:**

We have GOOD news to report! We have several new upcoming events with our partners/neighbors at the Golf Club. They have been great to work with and we are excited about our newfound relationship with them. We are looking forward to partnering on three events:

1. Romeo and Juliet Club: Retired Older Men Eating Out aka ROMEO and Just Us Ladies Into Eating Together aka JULIET. These clubs are a flash from our past and will be held the 2<sup>nd</sup> Tuesday of the month for the ladies and the 3<sup>rd</sup> Tuesdays for the men. They will prepare a special menu for our group and at a fixed rate for each event, so the price is never in question. We will be providing dessert for their first outings coming up in February and we already have folks on the books! Warning: new friendships forming before our eyes.
2. Comedy Club Night: We have once again partnered for a night of Improv held at the Club. We are bringing in the talent (fingers crossed they are amazing) and we are leaving the food and drinks to the pros.
3. Lastly will be the Easter Bunny Brunch: Our Grand Finale event... for now! We will be bringing the Easter Bunny and making the reservations and payments on our side for the three seatings. We will also be at the Club to greet the residents, help with the photo "HOPS" and more.

We are not sure who is more "HOPPY" about these events, the staff here or the staff at the Club. However, we are hoping the residents will be the happiest of them ALL!

Stay tuned for updates as each of these events comes to life.

### **GOOGLE DOCS FOR SUPERVISORS / No Board action required:**

We have discussed this topic with our new District Management team. We have received the email address and password associated with this account. We will not remove this action item until the docs are loaded and all Board members have access. We all realize how important this handy tool is to us all. This item might be transferred to the DM team agenda report, but they are working on its completion.

### **PICKLEBALL NEWS – RECREATION SIDE / No Board action required:**

We know that Maintenance has reported on the court conditions, but we have our own news related to our newest Amenity too. Clearly a Grand Opening of the courts is in order. Office staff member and social media expert, Brandon, had a great idea to order pickleballs with Fleming Island Plantation on them. This way our residents are guaranteed to have a "ball". (Sorry we had to go there). We are also working with a division of our Vesta team called Amenity Athletics. We are working together to host pickleball tournaments for our residents. Stay tuned!

### **DREAMS, HOPES AND REALITIES / Board action required to provide goals/objectives for this FY and beyond:**

Co-Chair Szafranski mentioned that she would like the Board to present their ideas for not only this fiscal year but the future as well. We have added some of our hopes and dreams below. We are hopeful that the Board will bring their ideas to the January or February meeting to discuss.

Then we can review, research, and regroup for the March meeting. Coincidentally that happens to be the start of the budget planning process. We can put together a presentation that will show approximate costs, reserve study information, and classify the items into either category; hope, dream, or reality. Hope, meaning something we would like to add or change. Dreams meaning something that with proper budgeting could be brought to life over a bit of time. Lastly, realities meaning repairs or maintenance that needs to be addressed sooner rather than later.

Together we can not only plan to keep the FIP branding current and strong but also plan the budget to meet these goals. A perfect example of TEAM FIP working together for today, tomorrow, and far into the future.

These items are in no particular order and keep in mind we will prepare a detailed report for our March meeting.

<b>Staff Items / Recommendations</b>
Tennis lighting conversion to LED
Landscaping plans to update and refresh neighborhood entrances. We would need to allocate the funds to complete a number of entrances each year moving forward. However there are substantial funds in the Reserve Study allocated and not utilized.
Renovations and painting plans to update and refresh neighborhood entrances. We would need to allocate the funds to complete a number of entrances each year moving forward. However there are substantial funds in the Reserve Study allocated and not utilized.
Oak Tree Evaluation and Preservation throughout the community.
Community street signs from oldest to newest over the next several budget years.
Splash Park bathroom counters, possible paint update.
Utilizing Smart Irrigation timers and conserve water usage as these smart products can be activated even when not on property.
Landscaping to start taking soil samples in the areas in the median and on the sides of the road to prepare for new sod. The areas between the Oak trees on TCB and either side as well are missing acres of sod.
Would like for Ruppert to provide a drawing of potential improvements to the TCB and Plantation Blvd. intersection. With the architectural stone walls in that area these could be reevaluated and upgrade that entire area.

**POLICIES AND PROCEDURES / No Board action required:**

This project has become even more labor intensive than we first thought. There are 19 pages of policies and procedures for every aspect of our Amenities, operations, rental provisions, and more. We were hopeful to work, separately, with Supervisor Ashford and Co-Chair Szafranski but we were not able to condense and organize the policies enough to make a meeting with the Supervisors productive. We are almost to that point and will meet with them and have a working document to present to the Board at our February meeting. We appreciate your patience as we work within Vesta best practices, our sister properties, and more. Also looking ahead the February agenda should be a bit lighter to handle a large item and requires in-depth discussions.

**2025 POOL SEASON / Board action required:**

It is hard to believe that the pool season is right around the corner! As promised, we have attached the 2025 Swim Season Schedule for both facilities. We worked diligently to review our notes from this past season as well as resident feedback, maintenance challenges, etc. You will see on this document that we have added several days where the facilities will open at Noon versus their previous opening hours. You will notice that these typically fall on days after busy Holidays and/or events. We also propose swimming without guards 10

AM – 3 PM October 20th – 31st for those residents who would like to extend their use of the Amenity Center pool. As the pool season approaches, we will review any necessary supply replacements with Elite.

We are also looking forward to acquiring our Seasonal Staff. We are proud to announce that several will be returning. Stay tuned as you will have a new crew to meet at one of our upcoming meetings. Thank you to the team creating, reworking, and publishing one document that should really be a multi-chapter book.

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



JBE / NG

## 2025 Amenity Center Pool Schedule

March 2025						
Sun	Mo	Tu	We	Th	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025						
Su	Mo	Tu	W	Th	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025						
Su	Mo	Tu	W	Th	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2025						
Su	Mo	Tu	W	Th	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025						
Su	Mo	Tu	W	Th	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
Su	Mo	Tu	W	Th	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
Su	Mo	Tu	W	Th	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
Su	Mo	Tu	W	Th	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

- 10AM - 7PM w/o Guards
- 10AM - 7PM with Guards
- 10AM - 3PM w/o Guards
- 3PM - 7PM with Guards
- CLOSED FOR MAINTENANCE
- 9AM - 9PM with Guards
- 12PM - 9PM with Guards
- 3PM - 8PM with Guards

**Before and After**  
**Hours Access:**  
 5:30AM - 7:30AM  
 9:00PM - 10:30PM

- 10AM—8PM with Guards
- 12PM—3PM w/o Guards

## 2025 Splash Park Pool Schedule

March 2025						
Su	Mo	Tu	We	Th	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025						
Su	Mo	Tu	W	Th	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025						
Su	Mo	Tu	W	Th	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2025						
Su	Mo	Tu	W	Th	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025						
Su	Mo	Tu	W	Th	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
Su	Mo	Tu	W	Th	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
Su	Mo	T	W	Th	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
Su	Mo	Tu	W	Th	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

- 10AM - 7PM
- 3PM - 7PM
- 10AM - 9PM
- 12PM - 7PM
- 12PM - 9PM
- CLOSED FOR MAINTENANCE

# **Twelfth Order of Business**



## Field Operations Report

*Meeting date: 1-28-2025*

*Submitted by: Fred Atwood*

### **TENNIS COURT UPDATES / No Board action required:**

The only games being played on courts 3, 4, and 5 currently are those that Mother Nature is playing! Our vendor had their schedule clear to begin and end our project quickly as half of our courts are closed. However, with the temperature and rain delays we are still awaiting completion. The irrigation relocation project for these courts is finished. All the lines and dead material have been removed. Currently, we are just awaiting the proper conditions to not only complete the courts but comply with material guidelines to make sure we receive the proper application for the longevity of the courts.

Another court improvement currently underway is the court lighting. We have experienced continued issues with the first and second light poles on court #1. Those have been corrected although it took a bit longer to get on their schedule than we hoped. We are also continuing to check the timers for the ambient light poles between court #1 and the pickleball courts. The problem seems to be stable but if we should experience any other issues, we will have that timer replaced. We are still awaiting information on converting the tennis lighting to LED. We will include this project in our hopes, dreams, and realities report coming in March.

We are continuing to monitor the RMC reservation system with hopes of trying to accommodate all residents, lessons, and more. It has been a bit tricky, and we are anxious to have all six courts open again. We are also looking forward to having all the courts up to our standards and providing much improved court surfaces for our residents. We said this before and will say it again – with the new court conditions our players will need to start blaming their rackets when they miss the ball!

### **PICKLEBALL COURTS / Board action required / Option to name tennis and pickleball courts:**

Pickleball has experienced the same weather delays as stated previously for the tennis courts. However, things are moving along. The District Engineer has been in contact with the vendor several times addressing and monitoring any drainage concerns in this area. Once the “painting” of the courts is completed it takes approximately thirty days for that material to cure. As soon as the opening date is getting closer we will certainly keep the residents in the loop.

The court vendor met with the Ruppert staff regarding landscaping around the new courts/fenced area. We will review those plans once we have received them. It is our goal to not only provide a fresh, crisp, and welcoming environment but to tie in the parking lot side of tennis court #1 as well. We are aiming for very cohesive, new, and upscale choices to match our community.

We would also like to have FIP logo windscreens produced that highlight the tennis and pickleball court area. We would like to have three with our FIP circle logo with wording below, here are a few ideas:

- \* Court Complex \* Center Court \* Game, Set, Match \* Baseline Blvd. \* Racket Retreat
- \* Ready, Set, Serve \* Racket Club \* Courts of Champions

**COVINGTON FENCE PROPERTY LINES / No Board action required:**

This project is still in progress. We should be able to finalize this for our February agenda.

**RIVER HILLS RESERVE PAVER PROJECT / No Board action required:**

We have been working with the River Hills Reserve HOA regarding their paver project at their entrance. The vendor was able to complete that project much sooner than they anticipated. They were thrilled to find out the base for the pavers was already concrete, a huge time saver. Their signs will be removed prior to our meeting as they just need to apply a seal coat after the pavers have cured for seven days. We communicated these repairs through a special e-blast as well as our regular Thursday e-blast, so residents were aware and used caution when in that area. We should be able to announce at our meeting that this project is completed.

**PARKING LOT RENOVATIONS / Board direction required / table decision and planning until February:**

Detailed research on these projects is concluding. We have heard back from the asphalt inspection company, and it is their recommendation that the window for sealcoating the Splash Park lot has closed. They are recommending that this entire lot is milled and fresh pavement poured. There are too many cracks and the patching of so many areas would shine through the sealcoating process. The better and more fiscally responsible option is to resurface the Splash Park.

As we are preparing our reports, we are awaiting the scheduling of camera inspections on all parking lot drains and the drain in the grass area near the dumpster as well. With the proposed full resurface and as recommended we want to make sure there are no issues with the drains. We would also like to examine the possibility of tying the drain located in the grass tying directly into the parking lot drain. It is our goal to share these results at our meeting.

We are working on obtaining pricing for the full resurface at the Splash Park. The vendors pricing for the Amenity Center sealcoating are still valid. We are also checking with vendors recommended by Chairman Cella and Clay County. Paving is currently shut down this time of year. Currently with the outstanding data, it is our recommendation that we bring this to the Board at our February meeting. This will most likely not be able to be completed by Spring Break, March 17<sup>th</sup>. However, with the Splash Park not opening during the week until May we should still be able to complete this project with minimal disruption to our residents.

**TOWN CENTER BLVD. MONUMENT ACCIDENT / No Board approval required:**

We are still working with the vendor regarding completing this project to FIP standards. We hope to be able to install the letters we are holding in the office once the stucco issues have been addressed. Our goal is to have this sign finished at the end of the second week of February.

**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.

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

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

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

- Working on detailed maintenance in preparation for the swimming season at both pools.
- Thoroughly cleaned and organized the Splash Park maintenance shed. There is still some additional work to be finished, proper storage, etc.

- Ordered new dog station signs and bag dispensers so they are fresh and legible. Those should be replaced by the middle to end of February as we are awaiting their arrival.
- Continue to maintain tennis courts 1, 2, and 6 to their new standards.
- Maintenance staff helped organize and store all plot plans, as-builts, and more. There were so many documents to look through, label, and organize. To complete this process on a very cold day and in a timely manner it was all hands-on deck. We will share any documents with the appropriate parties.
- Christmas décor and storage are nearing completion as well. We wanted to make sure that the loft area in the tennis shed was reviewed completely and deep cleaned prior to moving the last batch of totes from the pool deck to the shed.
- Hats off to Mike Chesser with Ruppert and his crew. They stored their lights for the community in labeled bins with pictures of the finished project and electric plans too. GREAT JOB!
- When the weather warms up just a bit, we will be able to start implementing the spring cleaning and pressure washing plans.
- Have adjusted the flag according to proper protocol.
- Installed new members only signs at the gazebo. This should help the security teams' efforts in this area.
- The Splash Park resident kitchen passed the fire inspection for that area.
- Prepared the pool and slide at the Splash Park for the Polar Plunge event. The water was a brisk 59 degrees.

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



# **Thirteenth Order of Business**



## Amenity Manager's Report

*Meeting date: 1-28-2025*

*Submitted by: Stephanie Taylor*

### **SUBSCRIPTIONS & MEMBERSHIPS / No Board action required:**

Happy 2025 to everyone! At the start of the year, we reviewed the subscriptions and memberships budget line item. Between the need for multiple subscriptions and the transition of Amenity Management companies, the subscription expenses were well over their budgeted amount. For FY 2023-24 these expenses came in over \$6,000.00 in a line item that is budgeted for \$2,100.00.

We reviewed the previously existing subscriptions along with those that are now necessary under our supervision. For example, a new membership would be with Constant Contact. This platform allows us to reach the community with our weekly e-blasts and monthly e-newsletters. There are several that are no longer needed or fiscally prudent. For one example, would be the lease of a helium tank stored at the Splash Park. That subscription was \$104.00 per month. Considering more than half of that rental cost went to Haz-Mat fees it is truly more affordable to purchase a small helium tank for those events where balloons would add that extra touch. This is an example of an agreement that is no longer of value but in this case that was being charged to the Misc. Rec Center Equipment line item. Again, we reviewed all recurring costs in this area.

With the change in some subscriptions and elimination of others, for this current fiscal year we are looking at coming in at \$2,200.00, just \$100.00 over budget. Clearly, we remained with Reserve My Court, Google, and other memberships that are needed. Also, in those cases we made sure to take advantage of any yearly discounts versus month-to-month agreements.

The last subscription agreement we are reviewing is the lease for our copier at the Amenity Center office. With the addition of the FIP App, e-blasts, and e-newsletter we have significantly decreased our printing needs and parameters. We would like to find a more suitable and economically friendly printer. We will be meeting with our printer representative before our next meeting to discuss options as we are in just the first year of a five-year contract. We are also working with District Counsel on the signed, executed agreement and the ability to change those terms. Stay tuned.

### **BADGE SYSTEM / Board action required / Approve new ID System NTE \$80,000.00:**

After extensive research and multiple conversations with all the installation and software companies, we received three bids for the Board to review. However, the third company will not be represented in our information provided below due to the excessive start up costs and their inability to provide access cards without a third-party vendor. Our two top contenders will be represented.

As discussed at our previous meeting, all three of these offer the following:

- Real-Time Updates: All three systems are cloud-based and send information changes in real-time so Staff will no longer have to send over new data manually from the badge system software. This will cut down on Staff time/costs spent on confirming all the information was sent over and eliminate the need for another subscription.

- More User Options: Residents will have the ability to choose between a photo ID card (what is currently offered) a mobile app or upgrading to a key FOB. These options create a more user-friendly experience for them. District Staff and Security are also able to continue the residency confirmation process with both options. There is no limit to the number of users. BUT EACH ID CREDENTIAL IS EXCLUSIVE PER PHONE
- Simplicity of Use/Components: With the new systems, we can cut down on service calls and costs. We have one representative with all three software companies and one point of contact for our installation/hardware maintenance company. With the current system there are multiple companies managing different aspects all at varied and relatively uncontrollable costs.
- Ease of Use for Staff: With user-friendly webpage software, training and the use of the badge system for Staff members should be much easier experience all around. Pool Staff will no longer have to wait to view the badge system when the front office Staff is creating/updating resident information in the system

Our recommendation would be PDK for the new badge system. We do want to note that for all of these quotes the major expense is photo ID cards. We need to purchase a large portion of cards which should last us for at least a year, depending on the number of cards given out during the badge system transition. We are unable to use the existing cards because the technology is outdated and no longer compatible with any new system. Also, due to the age and accuracy of the existing cards in the database that would be garbage in, garbage out. Starting from scratch is the only realistic option.

In addition to the previously stated, PDK offers a few more options that we view to be more beneficial. PDK does not require a wired connection from the internet modem to an access control panel. This cuts down costs in areas like the pickleball courts where a modem is not easily installed. Staff can print the information needed on photo ID cards from the system itself; not all badge systems offer this feature. PDK was also one of the software systems that several installation companies recommended.

The following numbers include hardware, software, installation, and any additional items required to set us up for success. Also, please note that additional staffing might be required outside of our regular operating hours. We will keep the Board informed as we finalize the plans for the conversion.

Company Name	PDK	Proptia	Entegrity Smart
Quote Price	\$78,560.44	\$173,456.11	\$93,465.00
Recurring Fees	\$636 annually	\$3,780 annually	\$1,000 annually

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

We finished our December strong with our Santa’s Workshop where residents completed their Elf training on Saturday, December 14th. Residents were able to get their photo with Santa and leave with their own physical picture with Santa. After their photo with Santa, they headed to the cookie decorating station where they decorated their choice of gingerbread or sugar cookie. They finished their training with ornament/card decorating and a one-of-a-kind Elf training obstacle course. There were also photo ops all along the way for more memories made right here at FIP. All participants went home with their own honorary Elf medal, Elf certificate, Christmas bag for their loot, Elf hat, ornaments, bracelets, glasses, jingle bell necklaces, and more!

On Saturday, December 21<sup>st</sup>, residents participated in the Night of Light/Holiday Lights contest. The neighborhoods shone brightly between the luminaries and outstanding Holiday décor. Six households won the contest categories and received a gift basket and hosted a yard sign showcasing their hard work.



With the New Year in full swing, we hosted a Polar Plunge on Saturday, January 18<sup>th</sup> 11am – 12:30pm. Residents braved the chilly waters, 59 degrees, by jumping into the pool or riding down the slide at the Splash Park to welcome the New Year. We had hot cocoa and snacks to help warm up after their journey into the pool! Each resident received their own bravery certificate, Jeremiah’s bracelets, and a coupon for a FREE Jeremiah treat. It was funny as we usually don’t see residents get into and out of pool in those record setting times. The Plunge took a few years off, but we are back in action. It was exciting to see a resident wearing his OG Chilly Challenge shirt from 2013. The good times are BACK BABY, no pressure!



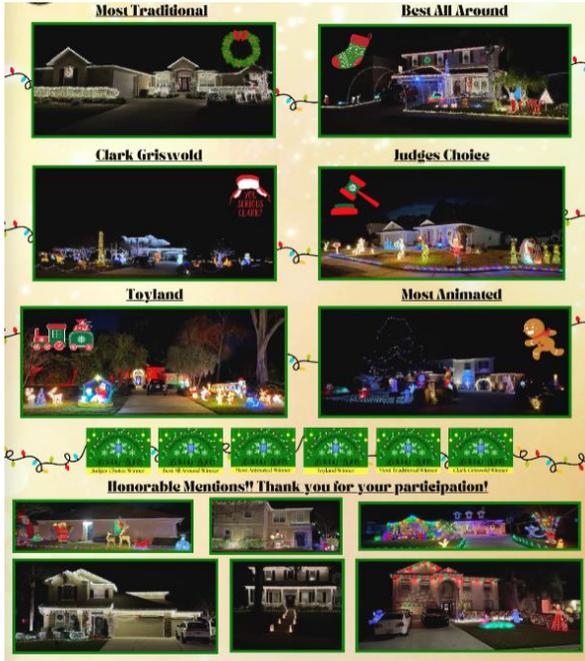
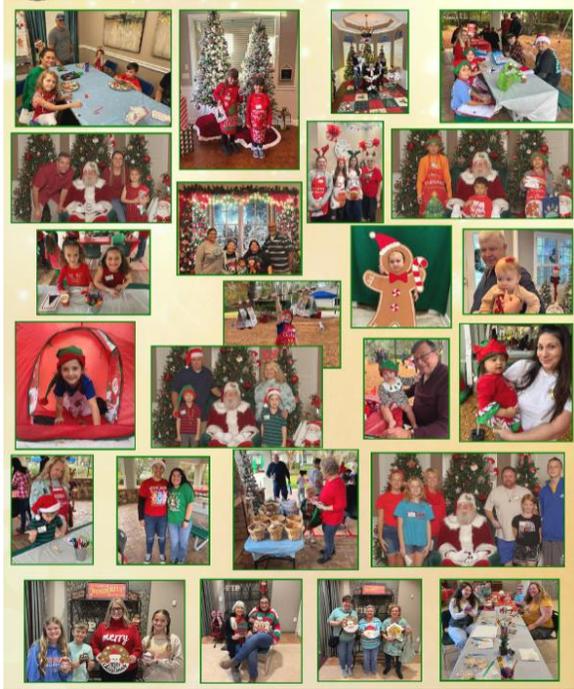
We are also hosting Musical Bingo for residents ages 21 and up. Residents can test their knowledge on music and song names while enjoying some light snacks and beverages at our cash bar.

On Sunday, February 23<sup>rd</sup> it is all aboard for our Casino Cruise Excursion! We will be headed to Port Canaveral to enjoy an afternoon on the boat. Residents who attend will receive a meal voucher, \$20 of free slot play, and free drinks while gambling.

On Wednesday, February 26<sup>th</sup> we are hosting a Comedy Improv Show with our neighbors at the Fleming Island Golf Course Pub for residents ages 21 and up. Enjoy the food and drink selection from the Pub while laughing it up with the First Coast Comedy.

Below are photo re-caps of our Santa Event and our Night of Lights and Holiday Light Winners. We are working hard to make our residents PROUD to call Fleming Island Plantation HOME!





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



# **Fourteenth Order of Business**

**14A.**

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF FLEMING ISLAND  
PLANTATION COMMUNITY DEVELOPMENT DISTRICT,  
AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Fleming Island Plantation Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>Mike Cella</u>	Chairperson
<u>Michelle Szafranski</u>	Vice Chairperson
<u>Jennifer Goldyn</u>	Secretary
<u>Leah Popelka</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Samantha Harvey</u>	Assistant Secretary
<u>Rodney Ashford</u>	Assistant Secretary
<u>Mike Glickman</u>	Assistant Secretary
<u>Eric Nelson</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of January 2025.

**ATTEST:**

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

# **Fifteenth Order of Business**

**FLEMING ISLAND PLANTATION  
Community Development District**

*Financial Report*

*December 31, 2024*



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**FLEMING ISLAND PLANTATION**

**Financial Statements**

**(Unaudited)**

**December 31, 2024**

**Balance Sheet**  
December 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>2021 DEBT SERVICE FUND</u>	<u>2021 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 4,436,083	\$ -	\$ -	\$ 4,436,083
Accounts Receivable	1,762	-	-	1,762
Due From Other Funds	-	1,072,473	-	1,072,473
Investments:				
Money Market Account	1,337,702	-	-	1,337,702
Construction Fund	-	-	1,090,716	1,090,716
Interest Account	-	12	-	12
Prepayment Account	-	16	-	16
Rebate	-	21,193	-	21,193
Revenue Fund	-	613,025	-	613,025
Sinking fund	-	211	-	211
Deposits	10,397	-	-	10,397
<b>TOTAL ASSETS</b>	<b>\$ 5,785,944</b>	<b>\$ 1,706,930</b>	<b>\$ 1,090,716</b>	<b>\$ 8,583,590</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 140,135	\$ -	\$ -	\$ 140,135
Accrued Expenses	83,317	-	69,919	153,236
Due To Other Funds	1,072,473	-	-	1,072,473
<b>TOTAL LIABILITIES</b>	<b>1,295,925</b>	<b>-</b>	<b>69,919</b>	<b>1,365,844</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Deposits	10,397	-	-	10,397
<b>Restricted for:</b>				
Debt Service	-	1,706,930	-	1,706,930
Capital Projects	-	-	1,020,797	1,020,797
<b>Assigned to:</b>				
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
<b>Unassigned:</b>	<b>2,682,441</b>	<b>-</b>	<b>-</b>	<b>2,682,441</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 4,490,019</b>	<b>\$ 1,706,930</b>	<b>\$ 1,020,797</b>	<b>\$ 7,217,746</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 5,785,944</b>	<b>\$ 1,706,930</b>	<b>\$ 1,090,716</b>	<b>\$ 8,583,590</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 60,000	\$ 15,000	\$ 37,695	\$ 22,695
Room Rentals	7,000	1,750	1,664	(86)
Swimming Program Fee	1,000	300	-	(300)
Tennis Membership	2,000	900	300	(600)
Tennis Program Fees	200	200	-	(200)
Special Events	5,000	1,250	3,451	2,201
Special Assmnts- Tax Collector	3,330,990	2,331,693	3,035,244	703,551
Special Assmnts- Discounts	(133,240)	(93,268)	(121,266)	(27,998)
Other Miscellaneous Revenues	3,000	750	-	(750)
Access Cards	6,000	1,500	150	(1,350)
Insurance Reimbursements	-	-	6,438	6,438
<b>TOTAL REVENUES</b>	<b>3,281,950</b>	<b>2,260,075</b>	<b>2,963,676</b>	<b>703,601</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	16,000	3,000	3,600	(600)
FICA Taxes	1,224	231	275	(44)
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,200	-	-	-
ProfServ-Engineering	30,000	7,500	14,777	(7,277)
ProfServ-Legal Services	45,000	11,250	10,118	1,132
ProfServ-Mgmt Consulting	62,339	15,585	15,585	-
ProfServ-Special Assessment	9,360	9,360	9,360	-
ProfServ-Trustee Fees	4,000	-	-	-
Auditing Services	4,100	-	-	-
Postage and Freight	3,400	850	195	655
Insurance - General Liability	55,556	55,556	52,925	2,631
Printing and Binding	500	125	47	78
Legal Advertising	3,000	750	234	516
Misc-Assessment Collection Cost	66,620	46,634	58,280	(11,646)
Misc-Credit Card Fees	500	125	180	(55)
Misc-Contingency	5,000	1,250	1,045	205
Office Supplies	200	50	174	(124)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>308,774</b>	<b>153,041</b>	<b>166,970</b>	<b>(13,929)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Field</u></b>				
ProfServ-Field Management	793,842	198,461	171,637	26,824
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	8,250	7,391	859
Contracts-Security Services	57,750	14,438	12,133	2,305
Contracts-Landscape	678,150	169,538	164,600	4,938
Electricity - General	78,000	19,500	23,351	(3,851)
Utility - Water	86,000	21,500	19,390	2,110
R&M-Aquascaping	66,214	16,554	13,800	2,754
R&M-Common Area	34,000	8,500	13,239	(4,739)
R&M-Electrical	30,000	7,500	8,388	(888)
R&M-Other Landscape	90,000	22,500	6,235	16,265
R&M-Irrigation	32,000	8,000	-	8,000
Holiday Decoration	10,000	2,500	9,146	(6,646)
Op Supplies - General	15,000	3,750	3,718	32
<b>Total Field</b>	<b>2,277,756</b>	<b>536,791</b>	<b>457,361</b>	<b>79,430</b>
<b><u>Parks and Recreation</u></b>				
Communication - Teleph - Field	12,253	3,063	2,911	152
Internet/WiFi - Gazebo	1,580	395	380	15
Electricity - General	34,000	8,500	10,596	(2,096)
Utility - Refuse Removal	5,500	1,375	1,694	(319)
Utility - Water & Sewer	30,000	7,500	6,885	615
Lease - Copier	8,000	2,000	1,642	358
R&M-Air Conditioning	2,250	563	1,017	(454)
R&M-Fire Suppression System	500	-	-	-
R&M-Grounds	16,000	4,000	133	3,867
R&M-Pest Control	660	-	194	(194)
R&M-Tennis Courts	6,500	1,500	2,983	(1,483)
Misc-Event Expense	38,000	14,300	19,472	(5,172)
Misc-Termite Bond	684	171	201	(30)
Misc-Licenses & Permits	700	175	-	175
Misc-Amenity Center Equipment	5,000	1,250	4,884	(3,634)
Misc-Contingency	10,000	2,500	1,453	1,047
Office Supplies	4,500	1,125	694	431
Cleaning Supplies	2,000	500	26	474

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Op Supplies - General	7,000	1,750	2,361	(611)
Op Supplies - Pool Chemicals	22,000	5,500	5,995	(495)
Op Supplies-Pool and Splash Pad	4,000	875	1,530	(655)
Subscriptions and Memberships	2,100	282	80	202
<b>Total Parks and Recreation</b>	<b>213,227</b>	<b>57,324</b>	<b>65,131</b>	<b>(7,807)</b>
<b><u>Community Center</u></b>				
Communication - Teleph - Field	6,384	1,596	1,600	(4)
Electricity - General	20,000	5,000	5,442	(442)
Utility - Refuse Removal	4,320	1,080	997	83
Utility - Water & Sewer	26,100	6,525	5,069	1,456
R&M-Air Conditioning	1,000	250	-	250
R&M-Fire Suppression System	1,400	-	-	-
R&M-Grounds	10,000	2,500	54	2,446
R&M-Pest Control	466	117	128	(11)
Misc-Rec Center Equipment	2,500	625	294	331
Misc-Termite Bond	375	94	300	(206)
Misc-Licenses & Permits	500	125	-	125
Misc-Contingency	8,500	2,125	345	1,780
Office Supplies	500	125	-	125
Cleaning Supplies	2,000	500	51	449
Op Supplies - General	2,650	663	71	592
Op Supplies - Pool Chemicals	20,000	5,000	5,995	(995)
Op Supplies-Pool and Wading Pool	3,000	750	789	(39)
<b>Total Community Center</b>	<b>109,695</b>	<b>27,075</b>	<b>21,135</b>	<b>5,940</b>
<b><u>Reserves</u></b>				
Reserve - CDD Amenity	322,498	80,624	36,525	44,099
Reserves-Splash Park	50,000	12,500	-	12,500
<b>Total Reserves</b>	<b>372,498</b>	<b>93,124</b>	<b>36,525</b>	<b>56,599</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>3,281,950</b>	<b>867,355</b>	<b>747,122</b>	<b>120,233</b>
Net change in fund balance	\$ -	\$ 1,392,720	\$ 2,216,554	\$ 823,834
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>2,273,465</b>	<b>2,273,465</b>	<b>2,273,465</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,273,465</b>	<b>\$ 3,666,185</b>	<b>\$ 4,490,019</b>	

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 2,275	\$ 2,275
Special Assmnts- Tax Collector	1,797,727	1,258,409	1,637,525	379,116
Special Assmnts- Discounts	(71,909)	(50,336)	(65,423)	(15,087)
<b>TOTAL REVENUES</b>	<b>1,725,818</b>	<b>1,208,073</b>	<b>1,574,377</b>	<b>366,304</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	35,955	8,989	31,442	(22,453)
<b>Total Administration</b>	<b>35,955</b>	<b>8,989</b>	<b>31,442</b>	<b>(22,453)</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	1,515,000	-	-	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	195,300	97,650	96,906	744
<b>Total Debt Service</b>	<b>1,710,300</b>	<b>97,650</b>	<b>101,906</b>	<b>(4,256)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,746,255</b>	<b>106,639</b>	<b>133,348</b>	<b>(26,709)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(20,437)	1,101,434	1,441,029	339,595
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(20,437)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(20,437)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (20,437)	\$ 1,101,434	\$ 1,441,029	\$ 339,595
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>265,901</b>	<b>265,901</b>	<b>265,901</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 245,464</b>	<b>\$ 1,367,335</b>	<b>\$ 1,706,930</b>	

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ 12,628	\$ 12,628
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>12,628</b>	<b>12,628</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	12,628	12,628
Net change in fund balance	\$ -	\$ -	\$ 12,628	\$ 12,628
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>-</b>	<b>-</b>	<b>1,008,169</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,020,797</b>	

**Notes to the Financial Statements**  
*December 31, 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>

■ **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 \$140,135** - Invoices that were posted but not paid until January.

■ **Accrued Expenses \$153,236** - 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	-
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	\$ <u>83,317</u>	\$ <u>69,919</u>

■ **Due To Other Funds \$1,072,473** - Debt service assessments. Request to transfer funds submitted 1/16/25.

► **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**

*December 31, 2024*

**Financial Overview / Highlights**

- ▶ The Non-Ad Valorem assessments are 91% collected as of 12/31/24.
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 86% of the YTD budget. Significant variances are explained below.

**Variance Analysis**

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<u><b>Administrative</b></u>				
Engineering Services	\$ 7,500	\$ 14,777	197%	Prosser - Billed thru Nov 2024. Accrued \$3,750 for current month. Jackson Geotech-Cypress Glen pond berm \$3,990.
Legal Services	\$ 11,250	\$ 10,118	90%	KUTAK - Billed thru Nov 2024. Accrued \$2,500 for current month.
Insurance - General Liability	\$ 55,556	\$ 52,925	95%	EGIS insurance paid in full.
Misc-Contingency	\$ 1,250	\$ 1,045	84%	Hancock bank fees; Record storage fee is \$135/mo; ADP payroll fees; Vesta purchases.
<u><b>Field</b></u>				
ProfServ-Field Management	\$ 198,461	\$ 171,637	86%	Vesta amenity management services thru Dec 2024.
ProfServ-Web Site Deveopment	\$ 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	\$ 16,554	\$ 13,800	83%	Lake Doctors Water Mgmt \$5,125/mo, plus a one-time fee for stocking various ponds with 400 Grass Carp \$3,800.
Holiday Decoration	\$ 2,500	\$ 9,146	366%	Holiday decor for Halloween and Christmas.
<u><b>Parks and Recreation - General (Amenity Center)</b></u>				
Communication - Telephone	\$ 3,063	\$ 2,911	95%	Comcast #9952 \$660/mo; Comcast #3753 \$208/mo; AT&T Internet #0567 \$141/mo.
Electricity - General	\$ 8,500	\$ 10,596	125%	Reviewed and verified.
Utility - Refuse Removal	\$ 1,375	\$ 1,694	123%	GFL Solid Waste with extra pick-ups.
Utility - Water & Sewer	\$ 7,500	\$ 6,885	92%	Reviewed & Verified.
R&M-Air Conditioning	\$ 563	\$ 1,017	181%	November repairs.
Misc-Contingency	\$ 2,500	\$ 1,453	58%	Credit Card purchases \$1,453.
Op Supplies - General	\$ 1,750	\$ 2,361	135%	Credit Card purchases.
Op Supplies - Pool Chemicals	\$ 5,500	\$ 5,995	109%	PoolSure 12 month contract ended 12/31/24.
Op Supplies - Pool & Splash Pad	\$ 875	\$ 1,530	175%	Credit Card purchases.
<u><b>Reserves</b></u>				
Reserve - CDD Amenity	\$ 80,624	\$ 36,525	45%	HEB Svcs - Injected foaming grout, plugged line at 1713 Margaret's Walk.

## **FLEMING ISLAND PLANTATION**

### **Supporting Schedules**

**December 31, 2024**

**FLEMING ISLAND PLANTATION**

**Community Development District**

**Series 2021 Special Assessment Bonds**

**1. Recap of Capital Project Fund Activity Through 12/31/24**

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

Source of Funds: Interest Earned \$129,958

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	(\$72,177)

**Adjusted Balance in Construction Account at December 31, 2024** **\$1,020,796**

**2. Funds Available For Construction at 12/31/24**

Book Balance of Construction Fund at December 31, 2024 \$1,020,796

Construction Funds available at December 31, 2024 \$1,020,796

**3. Investments - Hancock Whitney**

<u>December 31, 2024</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	4.12%	N/A	\$1,090,716	\$1,090,716
				Less Requisitions Payable	(\$69,920)
				<b>Adjusted Balance at 12/31/24</b>	<b><u><u>\$1,020,796</u></u></b>

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
<b>FY 2022</b>															
COI	PLACEMENT AGENT FEE - MBS	\$233,850.00	\$233,850.00												
COI	TRUSTEE COUNSEL-BLALOCK WALTERS	\$6,500.00	\$6,500.00												
COI	BANK COUNSEL-BLALOCK WALTERS	\$6,500.00	\$6,500.00												
COI	BOND COUNSEL-BRYANT MILLER OLIVE	\$35,000.00	\$35,000.00												
COI	DISTRICT COUNSEL-HOPPING, GREEN & SAM	\$37,266.74	\$37,266.74												
COI	DISTRICT ENGINEER - PROSSER	\$10,500.00	\$10,500.00												
COI	DISTRICT MANAGER/ASSESSMENT CONSULTANT	\$22,000.00	\$22,000.00												
COI	BANK COMMITMENT FEE - HANCOCK BANK	\$15,590.00	\$15,590.00												
COI	TRUSTEE FEE - HANCOCK BANK	\$4,000.00	\$4,000.00												
COI	VERIFICATION AGENT-CAUSEY DEMGEN MOORE	\$2,000.00	\$2,000.00												
COI	ADVERTISING REIMBURSEMENT	\$4,692.90	\$4,692.90												
1	PROSSER, INC (Engineer)	\$2,671.70													\$2,671.70
2	PROSSER, INC (Engineer)	\$4,774.58													\$4,774.58
3	PROSSER, INC (Engineer)	\$5,754.06													\$5,754.06
4	PROSSER, INC (Engineer)	\$3,507.10													\$3,507.10
5	PROSSER, INC (Engineer)	\$16,523.69													\$16,523.69
6	PROSSER, INC (Engineer)	\$2,988.43													\$2,988.43
7	PROSSER, INC (Engineer)	\$325.00													
8	PROSSER, INC (Engineer)	\$1,142.50			\$1,142.50	\$325.00									
9	PROSSER, INC (Engineer)	\$1,653.41													
10	KOMPAN-50% Downpayment	\$164,214.01		\$164,214.01											\$1,653.41
11	PROSSER, INC (Engineer)	\$829.65													
12	PROSSER, INC (Engineer)	\$2,333.60				\$907.50	\$1,425.00								\$1.10
13	PROSSER, INC (Engineer)	\$2,062.50													\$2,062.50
14	PROSSER, INC (Engineer)	\$328.45													
15	PROSSER, INC (Engineer)	\$1,335.10				\$1,335.10	\$328.45								
16	PROSSER, INC (Engineer)	\$907.50													\$907.50
17	PROSSER, INC (Engineer)	\$325.00													
18	PROSSER, INC (Engineer)	\$695.00				\$530.00	\$165.00								
19	PROSSER, INC (Engineer)	\$470.00					\$470.00								
<b>TOTAL FY 2022</b>		<b>\$590,740.92</b>	<b>\$377,899.64</b>	<b>\$164,214.01</b>	<b>\$3,915.10</b>	<b>\$1,808.10</b>	<b>\$2,060.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$40,844.07</b>
20	BAB Tennis Courts - 50% Deposit	\$15,750.00							\$15,750.00						
21	PROSSER, INC (Engineer)	\$1,142.50				\$565.00	\$577.50								
22	PROSSER, INC (Engineer)	\$1,137.50				\$1,137.50									
23	PROSSER, INC (Engineer)	\$1,485.00													\$1,485.00
24	PROSSER, INC (Engineer)	\$2,475.00													\$2,475.00
25	PROSSER, INC (Engineer)	\$3,631.25				\$3,631.25									
26	The Slide Experts (Deposit)	\$27,925.00				\$27,925.00									
27	Mobility Plus Lap Pool Chair Lift (50% Dep)	\$4,418.42							\$4,418.42						
28	The Slide Experts (Final)	\$27,925.00				\$27,925.00									
29	Aquaseal Resurfacing LLC (60% Demo Splash Pad)	\$3,765.00									\$3,765.00				
30	Aquaseal Resurfacing LLC (60% CombiFile)	\$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													
34	PROSSER, INC (Engineer)	\$1,897.50									\$1,897.50				
35	PROSSER, INC (Engineer)	\$1,511.45													\$1,511.45
36	Court Surfaces (60% Downpymt)-VOIDED SEE 5.9.23 EMAIL	\$0.00													
37	Vak Pak, Inc (25% Downpymt)	\$40,488.00										\$40,488.00			
38	PROSSER, INC (Engineer)	\$247.50									\$247.50				
39	PROSSER, INC (Engineer)	\$4,562.25				\$4,562.25									
40	PROSSER, INC (Engineer)	\$14,852.50									\$14,852.50				
41	PROSSER, INC (Engineer)	\$1,072.50													\$1,072.50
42	Mobility Plus Lap Pool Chair Lift (50% Final Pymt)	\$4,418.42									\$4,418.42				
43	Kompan, Inc (50% FINAL Pymt)	\$164,214.00		\$164,214.00											
44	AquaSeal Resurfacing, LLC	\$15,708.00									\$15,708.00				
45	PROSSER, INC (Engineer)	\$1,147.15				\$1,147.15									
46	PROSSER, INC (Engineer)	\$82.50									\$82.50				
47	PROSSER, INC (Engineer)	\$3,055.00									\$3,055.00				
48	PROSSER, INC (Engineer)	\$577.50													\$577.50
49	Bliss Products & Svcs	\$8,324.00						\$8,324.00							
50	Bliss Products & Svcs	\$37,670.96					\$37,670.96								
51	BAB Tennis Courts - 50% FINAL	\$15,750.00							\$15,750.00						
52	PROSSER, INC (Engineer)	\$82.50							\$82.50						
53	PROSSER, INC (Engineer)	\$200.00									\$200.00				
54	PROSSER, INC (Engineer)	\$1,638.01									\$1,638.01				
55	PROSSER, INC (Engineer)	\$3,139.65													\$3,139.65
56	Mobility Plus AC Family Pool Chair Lift	\$11,216.15									\$11,216.15				
57	Integrated Access Solutions (Dep AC Sound system)	\$7,838.75													
58	Integrated Access Solutions (Dep AC Outdoor TV)	\$5,756.05													
59	Integrated Access Solutions (Dep SP Sound System)	\$12,015.56													\$12,015.56
60	Integrated Access Solutions (Dep SP Outdoor TV)	\$3,879.03													\$3,879.03
61	Bliss Products & Svcs-2 Pool Shade Structures	\$47,027.50									\$47,027.50				\$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 (FIP-AC Sound system)	\$7,838.75									\$7,838.75				
67	Integrated Access Solutions (FIP-SP Sound System)	\$12,015.55													\$12,015.55
68	Tree Amigos - Drainage under SP workout equipment	\$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	\$235.00			
73	PROSSER, INC (Engineer)	\$618.75													\$618.75
74	PROSSER, INC (Engineer)	\$2,297.60				\$2,297.60									

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

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	3.9%		31.60%		9%		12%		65%		65%		22%		13%		Splash Park Pool Improvements	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							
75	PROSSER, INC (Engineer)	\$82.50							\$82.50												
76	PROSSER, INC (Engineer)	\$370.06																			
77	PROSSER, INC (Engineer)	\$1,362.89																			
78	Vak Pak, Inc (Pool Filtration equipment)	\$114,339.72																			
79	Vak Pak, Inc (C/C for Demo, Rm/v)	\$8,700.00																			
80	Vak Pak, Inc (Final Pool Filtration equipment)	\$7,000.00																			
81	PROSSER, INC (Engineer)	\$742.50																			
82	PROSSER, INC (Engineer)	\$613.05																			
83	PROSSER, INC (Engineer)	\$905.00																			
84	Integrated Access Solutions (Final AC Outdoor TV)	\$5,756.04																			
85	Integrated Access Solutions (Final SP Outdoor TV)	\$3,879.03																			
86	PROSSER, INC (Engineer)	\$2,809.35																			
87	PROSSER, INC (Engineer)	\$125.00																			
88	PROSSER, INC (Engineer)	\$900.00																			
89	PROSSER, INC (Engineer)	\$41.25																			
90	PROSSER, INC (Engineer)	\$450.00																			
91	PROSSER, INC (Engineer)	\$1,818.75																			
92	PROSSER, INC (Engineer)	\$422.50																			
<b>TOTAL FY 2023</b>		<b>\$699,465.33</b>	<b>\$0.00</b>	<b>\$164,214.00</b>	<b>\$56,475.20</b>	<b>\$20,869.35</b>	<b>\$41,059.26</b>	<b>\$8,324.00</b>	<b>\$31,541.25</b>	<b>\$47,242.58</b>	<b>\$69,339.65</b>	<b>\$19,420.09</b>	<b>\$0.00</b>	<b>\$170,527.72</b>	<b>\$54,339.17</b>	<b>\$16,113.06</b>					
93	PROSSER, INC (Engineer)	\$805.00																			
94	PROSSER, INC (Engineer)	\$1,410.40																			
95	PROSSER, INC (Engineer)	\$375.00																			
96	PROSSER, INC (Engineer)	\$180.00																			
97	PROSSER, INC (Engineer)	\$1,530.00																			
98	PROSSER, INC (Engineer)	\$3,150.00																			
99	PROSSER, INC (Engineer)	\$379.20																			
100	PROSSER, INC (Engineer)	\$270.00																			
101	PROSSER, INC (Engineer)	\$765.00																			
102	PROSSER, INC (Engineer)	\$467.71																			
103	PROSSER, INC (Engineer)	\$630.00																			
104	PROSSER, INC (Engineer)	\$255.65																			
105	PROSSER, INC (Engineer)	\$3,522.77																			
106	PROSSER, INC (Engineer)	\$215.00																			
107	PROSSER, INC (Engineer)	\$4,402.50																			
108	PROSSER, INC (Engineer)	\$395.00																			
109	PROSSER, INC (Engineer)	\$485.00																			
110	PROSSER, INC (Engineer)	\$1,838.75																			
111	PROSSER, INC (Engineer)	\$1,040.00																			
112	PROSSER, INC (Engineer)	\$187.35																			
113	Trustee overpaid Prosser 4/1/24	\$300.00																			
114	PROSSER, INC (Engineer) VOID PER JD	\$0.00																			
115	PROSSER, INC (Engineer)	\$180.00																			
116	PROSSER, INC (Engineer)	\$2,345.90																			
117	PROSSER, INC (Engineer)	\$172.95																			
118	PROSSER, INC (Engineer)	\$3,697.50																			
119	PROSSER, INC (Engineer)	\$1,130.00																			
120	PROSSER, INC (Engineer)	\$2,359.25																			
121	PROSSER, INC (Engineer)	\$342.00																			
122	PROSSER, INC (Engineer)	\$6,966.51																			
123	PROSSER, INC (Engineer)	\$11,893.57																			
124	PROSSER, INC (Engineer)	\$1,950.75																			
125	PROSSER, INC (Engineer)	\$14,001.73																			
126	PROSSER, INC (Engineer)	\$3,942.50																			
127	PROSSER, INC (Engineer)	\$1,240.00																			
128	PROSSER, INC (Engineer)	\$610.00																			
129	PROSSER, INC (Engineer)	\$720.50																			
130	PROSSER, INC (Engineer)	\$575.00																			
131	PROSSER, INC (Engineer)	\$13,975.45																			
132	PROSSER, INC (Engineer)	\$430.00																			
133	PROSSER, INC (Engineer)	\$15,297.56																			
134	PROSSER, INC (Engineer)	\$180.00																			
135	PROSSER, INC (Engineer)	\$581.20																			
136	PROSSER, INC (Engineer)	\$750.00																			
137	PROSSER, INC (Engineer)	\$2,427.20																			
138	missing	\$0.00																			
139	missing	\$0.00																			
140	missing	\$0.00																			
141	Brodgon Builders, LLC	\$36,708.00																			
<b>TOTAL FY 2024</b>		<b>\$146,599.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$48,325.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$49,864.49</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$33,189.66</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,220.00</b>					
<b>GRAND TOTAL</b>		<b>\$1,436,805.65</b>	<b>\$377,899.64</b>	<b>\$328,428.01</b>	<b>\$60,390.30</b>	<b>\$71,002.70</b>	<b>\$43,119.26</b>	<b>\$8,324.00</b>	<b>\$81,405.74</b>	<b>\$47,242.58</b>	<b>\$69,339.65</b>	<b>\$52,609.75</b>	<b>\$0.00</b>	<b>\$170,527.72</b>	<b>\$54,339.17</b>	<b>\$72,177.13</b>					

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					General Fund	Series 2021 Debt Service Fund
Assessments Levied				\$ 5,128,071	\$ 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
12/06/24	\$ 2,493,414	\$ 106,016	\$ 50,886	\$ 2,650,316	\$ 1,721,539	\$ 928,776
12/20/24	\$ 566,948	\$ 23,212	\$ 11,570	\$ 601,731	\$ 390,860	\$ 210,870
<b>TOTAL</b>	<b>\$ 4,396,359</b>	<b>\$ 186,689</b>	<b>\$ 89,722</b>	<b>\$ 4,672,769</b>	<b>\$ 3,035,244</b>	<b>\$ 1,637,525</b>
<b>% COLLECTED</b>				91%	91%	91%
<b>TOTAL OUTSTANDING</b>				<b>\$ 455,302</b>	<b>\$ 295,746</b>	<b>\$ 159,556</b>

**Cash and Investment Report**

*December 31, 2024*

**GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Bank	Checking Account - 3330	n/a	0.00%	\$ 32,629
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.61%	4,403,455 (1)
<b>Subtotal</b>					<u>\$ 4,436,083</u>
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	3.99%	\$ 1,337,702
<b>Total GF</b>					<u>\$ 5,773,785</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	4.12%	\$ 12
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.12%	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	4.12%	613,025
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.12%	211
<b>Total DS</b>					<u>\$ 634,457</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	4.12%	\$ 1,090,716
<b>Total CP</b>					<u>\$ 1,090,716</u>
<b>Total All Funds</b>					<u><u>\$ 7,498,958</u></u>

(1) 1/16/25: \$1,072,473 was transferred to the debt service Revenue Fund.

# Bank Account Statement

Fleming Island Plantation CDD

**Bank Account No.** 3330  
**Statement No.** 12-2024

**Statement Date** 12/31/2024

<b>G/L Account No. 101005 Balance</b>	32,628.75	<b>Statement Balance</b>	32,628.75
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	32,628.75
<b>Subtotal</b>	32,628.75	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	32,628.75
<b>Ending G/L Balance</b>	32,628.75		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Deposits</b>						
<b>Total Outstanding Deposits</b>						



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



Statements Dates  
 12/01/2024 - 12/31/2024

**1 000000 001**  
**FLEMING ISLAND PLANTATION**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**11555 HERON BAY BLVD STE 201**  
**CORAL SPRINGS FL 33076**

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

**Checking Account Summary**

PREVIOUS BALANCE	34,541.79	AVERAGE BALANCE	
+ 0 CREDITS	.00		33,938.80
- 1 DEBITS	1,778.92	YTD INTEREST PAID	
- SERVICE CHARGES	134.12		.00
+ INTEREST PAID	.00		
ENDING BALANCE	32,628.75		

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
12/12	134.12	ANALYSIS SERVICE CHG			024358001024283TEL
12/23	1,778.92	AUTO PYMT HOME DEPOT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
11/30	34,541.79	12/12	34,407.67	12/23	32,628.75



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# Bank Account Statement

Fleming Island Plantation CDD

**Bank Account No.** 7798  
**Statement No.** 12-2024

**Statement Date** 12/31/2024

<b>G/L Account No. 101006 Balance</b>	4,403,454.74	<b>Statement Balance</b>	4,413,942.00
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	4,413,942.00
<b>Subtotal</b>	4,403,454.74	<b>Outstanding Checks</b>	-10,487.26
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	4,403,454.74
<b>Ending G/L Balance</b>	4,403,454.74		

Posting Date	Document Type	Document No.	Vendor	Description	Cleared Amount	Difference
<b>Outstanding Checks</b>						
02/16/2024	Payment	1153	RYAN FOWLER	Check for Vendor V00460		-300.00
02/16/2024	Payment	1154	SAXON BUSINESS	Check for Vendor 178		-146.19
04/10/2024	Payment	1222	EPIC POOLS &	Check for Vendor V00555		-907.00
04/22/2024	Payment	1244	VOID	Check for Vendor V00424		-1.00
08/09/2024	Payment	1378	PINCH A PENNY #169	Check for Vendor V00058		-205.83
08/08/2024	Payment	DD194	COMCAST	Payment of Invoice 024622		-207.57
10/16/2024	Payment	DD212	COMCAST	Payment of Invoice 024716		-659.52
12/13/2024	Payment	DD230	CLAY ELECTRIC	Payment of Invoice 024805		-595.00
12/30/2024	Payment	100033	KUTAK ROCK LLP	Inv: 3499767		-2,675.83
12/30/2024	Payment	100035	COMCAST	Inv: 120224-9952 CHECK		-669.47
12/30/2024	Payment	100036	JACKSON	Inv: 24-574.1		-3,990.00
12/29/2024	Payment	DD234	COMCAST	Payment of Invoice 024835		-129.85
<b>Total Outstanding Checks</b>						<u>-10,487.26</u>



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7843 M0656DDA010125101346 06 000000000 125648 009



FLEMING ISLAND PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT  
C/O INFRAMARK LLC  
5645 CORAL RIDGE DR # 407  
CORAL SPRINGS FL 33076

## Account Statement

### GOVERNMENT CHECKING - XXXXXX7798

SUMMARY FOR THE PERIOD: 12/01/24 - 12/31/24

FLEMING ISLAND PLANTATION COMMUNITY

<b>Beginning Balance</b>	+	<b>Deposits &amp; Other Credits</b>	-	<b>Withdrawals &amp; Other Debits</b>	=	<b>Ending Balance</b>
\$1,939,655.20		\$3,083,704.24		\$609,417.44		\$4,413,942.00

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$1,939,655.20
12/02	ACH DEBIT	-\$26.00		\$1,939,629.20
	ADP PAYROLL FEES ADP FEES 241202 928335189385			
12/02	CHECK 10001	-\$595.00		\$1,939,034.20
12/02	CHECK 100012	-\$669.52		\$1,938,364.68
12/02	CHECK 1494	-\$9,630.00		\$1,928,734.68
12/04	ACH CREDIT		\$53.10	\$1,928,787.78
	Square Inc SQ241204 241204			
12/04	ACH DEBIT	-\$122.40		\$1,928,665.38
	ADP Tax ADP Tax 241204 19CZI 120449A01			
12/04	ACH DEBIT	-\$738.80		\$1,927,926.58
	ADP WAGE PAY WAGE PAY 241204 554093137291CZI			
12/05	ACH CREDIT		\$159.91	\$1,928,086.49
	Square Inc SQ241205 241205			
12/06	ACH CREDIT		\$9.41	\$1,928,095.90
	Square Inc SQ241206 241206			
12/06	ACH CREDIT		\$2,493,413.94	\$4,421,509.84
	CLAY CTY TAX COL TAX DIST INVOICE GS20241205 -001			
12/09	ACH CREDIT		\$68.08	\$4,421,577.92
	Square Inc SQ241209 241209			
12/09	ACH DEBIT	-\$533.50		\$4,421,044.42
	COMCAST 8495741 440345886 241209			
12/09	CHECK 100010	-\$225.00		\$4,420,819.42





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
12/10	ACH DEBIT GFL ENV. FIRSTECH 241210	-\$282.12		\$4,420,537.30
12/10	ACH DEBIT GFL ENV. FIRSTECH 241210	-\$342.64		\$4,420,194.66
12/11	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100020*2412 10*AIRGAS USA LLC\ 162341830\11380086 7\162341830	-\$106.02		\$4,420,088.64
12/11	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100022*2412 10*10 S TENNIS SUP PLY\162341817\1138 66851\162341817	-\$139.59		\$4,419,949.05
12/11	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100023*2412 10*NORTH FLORIDA B LDG MAINT\16234181 0\113834642\162341	-\$2,463.75		\$4,417,485.30
12/11	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100025*2412 10*INFRAMARK LLC\ 62341803\113800861 \162341803	-\$14,689.92		\$4,402,795.38
12/11	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100021*2412 10*SUPERIOR FENCE\ 162341819\11386685 2\162341819	-\$263.20		\$4,402,532.18
12/11	CHECK 1504	-\$5,453.61		\$4,397,078.57
12/12	ACH DEBIT COMCAST 8495741 441793753 241212	-\$207.57		\$4,396,871.00
12/12	CHECK 100018	-\$564.87		\$4,396,306.13
12/13	ACH CREDIT Square Inc SQ241213 241213		\$313.47	\$4,396,619.60
12/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 241212 0004777587	-\$40.00		\$4,396,579.60
12/13	CHECK 100017	-\$2,354.95		\$4,394,224.65
12/16	ACH DEBIT CLAY ELECTRIC ELECTRIC 241213 0004506994	-\$40.00		\$4,394,184.65
12/16	ACH DEBIT CLAY ELECTRIC ELECTRIC 241213 0004507117	-\$40.00		\$4,394,144.65
12/16	ACH DEBIT CLAY ELECTRIC ELECTRIC 241213 0004507133	-\$40.00		\$4,394,104.65
12/16	ACH DEBIT CLAY ELECTRIC ELECTRIC 241213 0004507109	-\$52.00		\$4,394,052.65
12/16	ACH DEBIT CLAY ELECTRIC ELECTRIC 241213 0004507034	-\$179.00		\$4,393,873.65
12/16	ACH DEBIT CLAY ELECTRIC ELECTRIC 241213 0004507000	-\$246.00		\$4,393,627.65
12/16	ACH DEBIT CLAY ELECTRIC ELECTRIC 241213 0004507059	-\$623.00		\$4,393,004.65
12/16	ACH DEBIT CLAY ELECTRIC ELECTRIC 241213 0004507075	-\$1,936.00		\$4,391,068.65
12/16	ACH DEBIT CLAY ELECTRIC ELECTRIC 241213 0005125992	-\$40.00		\$4,391,028.65
12/16	ACH DEBIT	-\$44.00		\$4,390,984.65





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**TRANSACTIONS (continued)**

<u>Date</u>	<u>Description</u>	<u>Withdrawals &amp; Other Debits</u>	<u>Deposits &amp; Other Credits</u>	<u>Balance</u>
	CLAY ELECTRIC ELECTRIC 241213 0004777546			
12/16	ACH DEBIT	-\$44.00		\$4,390,940.65
	CLAY ELECTRIC ELECTRIC 241213 0004777637			
12/16	ACH DEBIT	-\$44.00		\$4,390,896.65
	CLAY ELECTRIC ELECTRIC 241213 0004777652			
12/16	ACH DEBIT	-\$40.00		\$4,390,856.65
	CLAY ELECTRIC ELECTRIC 241213 0005247846			
12/16	ACH DEBIT	-\$40.00		\$4,390,816.65
	CLAY ELECTRIC ELECTRIC 241213 0005856059			
12/16	ACH DEBIT	-\$40.00		\$4,390,776.65
	CLAY ELECTRIC ELECTRIC 241213 0006911663			
12/16	ACH DEBIT	-\$42.00		\$4,390,734.65
	CLAY ELECTRIC ELECTRIC 241213 0006911648			
12/16	ACH DEBIT	-\$44.00		\$4,390,690.65
	CLAY ELECTRIC ELECTRIC 241213 0005247853			
12/16	ACH DEBIT	-\$45.00		\$4,390,645.65
	CLAY ELECTRIC ELECTRIC 241213 0006911606			
12/16	ACH DEBIT	-\$45.00		\$4,390,600.65
	CLAY ELECTRIC ELECTRIC 241213 0007585698			
12/16	ACH DEBIT	-\$46.00		\$4,390,554.65
	CLAY ELECTRIC ELECTRIC 241213 0005856067			
12/16	ACH DEBIT	-\$46.00		\$4,390,508.65
	CLAY ELECTRIC ELECTRIC 241213 0006911630			
12/16	ACH DEBIT	-\$51.00		\$4,390,457.65
	CLAY ELECTRIC ELECTRIC 241213 0005856042			
12/16	ACH DEBIT	-\$70.00		\$4,390,387.65
	CLAY ELECTRIC ELECTRIC 241213 0006911614			
12/16	ACH DEBIT	-\$1,309.00		\$4,389,078.65
	CLAY ELECTRIC ELECTRIC 241213 0007206832			
12/16	CHECK 1505	-\$468,186.52		\$3,920,892.13
12/17	ACH DEBIT	-\$44.00		\$3,920,848.13
	CLAY ELECTRIC ELECTRIC 241216 0009055526			
12/17	ACH DEBIT	-\$45.00		\$3,920,803.13
	CLAY ELECTRIC ELECTRIC 241216 0005247820			
12/17	ACH DEBIT	-\$45.00		\$3,920,758.13
	CLAY ELECTRIC ELECTRIC 241216 0009205364			
12/17	ACH DEBIT	-\$85.00		\$3,920,673.13
	CLAY ELECTRIC ELECTRIC 241216 0005125984			
12/17	ACH DEBIT	-\$697.00		\$3,919,976.13
	CLAY ELECTRIC ELECTRIC 241216 0004506978			
12/17	ACH DEBIT	-\$2,995.00		\$3,916,981.13
	CLAY ELECTRIC ELECTRIC 241216 0004507158			
12/18	ACH CREDIT		\$289.35	\$3,917,270.48
	Square Inc SQ241218 241218			
12/18	ACH DEBIT	-\$615.00		\$3,916,655.48
	CLAY ELECTRIC ELECTRIC 241217 0007354053			
12/18	CHECK 100027	-\$1,139.08		\$3,915,516.40
12/18	CHECK 100019	-\$4,942.17		\$3,910,574.23
12/19	CHECK 100024	-\$54,866.67		\$3,855,707.56
12/20	ACH CREDIT		\$106.51	\$3,855,814.07
	Square Inc SQ241220 241220			
12/20	ACH CREDIT		\$566,948.13	\$4,422,762.20





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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	CLAY CTY TAX COL TAX DIST INVOICE GS20241219 -001			
12/20	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100030*2412 19*OSTEEN MEDIA GR OUP\163350244\1149 61091\163350244	-\$56.70		\$4,422,705.50
12/20	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 241219 80000332358	-\$9,314.01		\$4,413,391.49
12/23	ACH DEBIT ADP Tax ADP Tax 241223 19CZI 122352A01	-\$122.40		\$4,413,269.09
12/23	ACH DEBIT ADP WAGE PAY WAGE PAY 241223 534096975845CZI	-\$738.80		\$4,412,530.29
12/23	ACH DEBIT Square Inc SQ241223 241223	-\$225.00		\$4,412,305.29
12/26	CHECK 100026	-\$119.85		\$4,412,185.44
12/26	CHECK 100028	-\$5,125.00		\$4,407,060.44
12/27	ACH CREDIT Square Inc SQ241227 241227		\$4.55	\$4,407,064.99
12/30	REMOTE DEPOSIT		\$7,267.71	\$4,414,332.70
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591519	-\$26.67		\$4,414,306.03
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591599	-\$52.70		\$4,414,253.33
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591415	-\$107.75		\$4,414,145.58
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591290	-\$108.58		\$4,414,037.00
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3592007	-\$114.72		\$4,413,922.28
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591605	-\$115.63		\$4,413,806.65
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3592071	-\$231.27		\$4,413,575.38
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591315	-\$343.23		\$4,413,232.15
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3592074	-\$356.76		\$4,412,875.39
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591583	-\$390.14		\$4,412,485.25
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591396	-\$528.40		\$4,411,956.85
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591472	-\$762.64		\$4,411,194.21
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3591383	-\$829.44		\$4,410,364.77
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3592227	-\$21.58		\$4,410,343.19
12/30	ACH DEBIT CLAY COUNTY UTILITY 241230 3592322	-\$34.01		\$4,410,309.18
12/30	ACH DEBIT	-\$158.30		\$4,410,150.88





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

**TRANSACTIONS (continued)**

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
12/30	CLAY COUNTY UTILITY 241230 3592291			
12/30	ACH DEBIT	-\$290.41		\$4,409,860.47
12/30	CLAY COUNTY UTILITY 241230 3592080			
12/30	ACH DEBIT	-\$316.60		\$4,409,543.87
12/30	CLAY COUNTY UTILITY 241230 3592207			
12/30	ACH DEBIT	-\$316.60		\$4,409,227.27
12/30	CLAY COUNTY UTILITY 241230 3592236			
12/30	ACH DEBIT	-\$316.60		\$4,408,910.67
12/30	CLAY COUNTY UTILITY 241230 3592362			
12/30	ACH DEBIT	-\$914.52		\$4,407,996.15
12/30	CLAY COUNTY UTILITY 241230 3592139			
12/30	ACH DEBIT	-\$19.79		\$4,407,976.36
12/30	CLAY COUNTY UTILITY 241230			
12/30	ACH DEBIT	-\$49.47		\$4,407,926.89
12/30	CLAY COUNTY UTILITY 241230 3592387			
12/30	ACH DEBIT	-\$52.62		\$4,407,874.27
12/30	CLAY COUNTY UTILITY 241230 3601198			
12/30	ACH DEBIT	-\$66.77		\$4,407,807.50
12/30	CLAY COUNTY UTILITY 241230 3601258			
12/30	ACH DEBIT	-\$101.56		\$4,407,705.94
12/30	CLAY COUNTY UTILITY 241230 3592388			
12/30	ACH DEBIT	-\$158.30		\$4,407,547.64
12/30	CLAY COUNTY UTILITY 241230 3592389			
12/30	ACH DEBIT	-\$345.21		\$4,407,202.43
12/30	CLAY COUNTY UTILITY 241230 3592398			
12/30	ACH DEBIT	-\$685.41		\$4,406,517.02
12/30	CLAY COUNTY UTILITY 241230 3601238			
12/30	ACH DEBIT	-\$1,656.60		\$4,404,860.42
12/30	CLAY COUNTY UTILITY 241230 3601238			
12/31	ACH DEBIT	-\$8.97		\$4,404,851.45
12/31	AVIDPAY SERVICE AVIDPAY REF*CK*100034*2412 30*INFRAMARK LLC\1 64026174\115690484 \164026174			
12/31	ACH DEBIT	-\$9.81		\$4,404,841.64
12/31	AVIDPAY SERVICE AVIDPAY REF*CK*100032*2412 30*FEDEX\164026147 \115728107\1640261 47			
12/31	ACH DEBIT	-\$282.95		\$4,404,558.69
12/31	AVIDPAY SERVICE AVIDPAY REF*CK*100031*2412 30*ATT MOBILITY\16 4026173\115728114\ 164026173			
12/31	CHECK 100029	-\$5,686.77		\$4,398,871.92
12/31	INTEREST CREDIT		\$15,070.08	\$4,413,942.00
<b>Ending Balance</b>				<b>\$4,413,942.00</b>



**CHECKS IN ORDER**

Date	Number	Amount	Date	Number	Amount
12/02	1494	\$9,630.00	12/16	1505	\$468,186.52
12/11	1504*	\$5,453.61	12/02	100001*	\$595.00

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



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Wayne, NJ 07474-0558

**CHECKS IN ORDER (continued)**

Date	Number	Amount	Date	Number	Amount
12/09	100010*	\$225.00	12/19	100024*	\$54,866.67
12/02	100012*	\$669.52	12/26	100026*	\$119.85
12/13	100017*	\$2,354.95	12/18	100027	\$1,139.08
12/12	100018	\$564.87	12/26	100028	\$5,125.00
12/18	100019	\$4,942.17	12/31	100029	\$5,686.77

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

**INTEREST RATE CALCULATIONS**

Avg. Stmt. Collected Balance	\$3,943,483.00	Annual % Yield Earned	4.61%
Year-to-Date Interest Paid	\$111,035.73	Interest Paid	\$15,070.08



## FLEMING ISLAND PLANTATION Community Development District

**Payment Register by Bank Account**  
For the Period from 12/1/24 to 12/31/24  
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>HANCOCK WHITNEY BANK - (ACCT#XXXXX3330)</b>							
<b>ACH #DD1403</b>							
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	10/28 AC POOL SUPPLIES	001-552064-57201	\$305.00
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	10/28 REFUND FOR AC POOL SUPPLIES	001-552064-57201	(\$24.00)
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	10/28 TENNIS COURT REPAIR	001-546097-57201	\$116.00
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	10/30 FIELD GENERAL SUPPLIES	001-552001-53901	\$97.20
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	10/30/AC POOL REPAIR	001-552064-57201	\$14.91
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	10/31 AC POOL REPAIR	001-552064-57201	\$11.91
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	10/31 FIELD GENERAL SUPPLIES	001-552001-53901	\$47.88
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	10/31 REFUND FOR AC POOL REPAIR	001-552064-57201	(\$14.91)
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	10/31 SP GROUND REPAIR	001-546037-57204	\$54.46
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/2 FIELD GENERAL SUPPLIES	001-552001-53901	\$106.78
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/2 FENCING FOR PICKLEBALL CONSTRUCTION	001-546016-53901	\$180.40
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	FENCING FOR PICKLEBALL CONSTRUCTION	001-546016-53901	\$305.60
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	FENCING FOR PICKLEBALL CONSTRUCTION	001-546016-53901	\$104.58
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/2 FENCING FOR PICKLEBALL CONSTRUCTION	001-546016-53901	\$120.84
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/4 SP GROUNDS REPAIR	001-546037-57201	\$87.51
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/6 FIELD GENERAL SUPPLIES	001-552001-53901	\$106.94
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/7 REFUND FOR FENCING FOR PICKLEBALL CONSTRUCTION	001-546016-53901	(\$305.60)
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/7 FENCING FOR PICKLEBALL CONSTRUCTION	001-546016-53901	\$295.41
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/8 REFUND FIELD REPAIR	001-546016-53901	(\$5.97)
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/8 FIELD REPAIR	001-546016-53901	\$14.11
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/12 SP POOL SUPPLIES	001-552060-57204	\$42.59
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/13 FIELD GENERAL SUPPLIES	001-552001-53901	\$11.46
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/21 REFUND FOR GENERAL SUPPLIES	001-552001-53901	(\$12.00)
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/21 HOLIDAY DECOR	001-549027-53901	\$38.35
12/26/24	Vendor	HOME DEPOT CREDIT SERVICES	11252024-5807	ACH HD: 10/28-11/21/2024 CC Purchases	11/21 FIELD GENERAL SUPPLIES	001-552001-53901	\$79.47
<b>ACH Total</b>							<b>\$1,778.92</b>
<b>Account Total</b>							<b>\$1,778.92</b>

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

<b>ACH #100018</b>							
12/03/24	Vendor	VESTA PROPERTY SERVICES, INC	421916	BALANCE BALANCE OF INV# 421916	ProfServ-Field Management	001-531016-53901	\$564.87
<b>ACH Total</b>							<b>\$564.87</b>
<b>ACH #100019</b>							
12/10/24	Vendor	KUTAK ROCK LLP	3485253	10/2024 LEGAL SERVICES	ProfServ-Legal Services	001-531023-51401	\$4,942.17
<b>ACH Total</b>							<b>\$4,942.17</b>
<b>ACH #100020</b>							
12/10/24	Vendor	AIRGAS USA, LLC	5512660849	Nov 2024 HELIUM RENTAL	Misc-Rec Center Equipment	001-549049-57204	\$106.02
<b>ACH Total</b>							<b>\$106.02</b>
<b>ACH #100021</b>							
12/10/24	Vendor	SUPERIOR FENCE	41999	Repair WHITE T&G PICKET, WHITE POST	Op Supplies-General	001-552001-57201	\$263.20
<b>ACH Total</b>							<b>\$263.20</b>

**FLEMING ISLAND PLANTATION  
Community Development District**

**Payment Register by Bank Account**  
For the Period from 12/1/24 to 12/31/24  
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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>ACH #100022</b>								
12/10/24	Vendor	10- S TENNIS SUPPLY	166802	SCRAPER BLADES (3 qty - 11/13/24)	R&M-Tennis Courts	001-546097-57201	\$139.59	
							<b>ACH Total</b>	<u>\$139.59</u>
<b>ACH #100023</b>								
12/10/24	Vendor	NORTH FLORIDA BLDG MAINT	32013026557	12/2024 JANITORIAL SERVICES	Contracts-Janitorial Services	001-534026-53901	\$2,463.75	
							<b>ACH Total</b>	<u>\$2,463.75</u>
<b>ACH #100024</b>								
12/10/24	Vendor	RUPPERT LANDSCAPE	684627	11/2024 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$54,866.67	
							<b>ACH Total</b>	<u>\$54,866.67</u>
<b>ACH #100025</b>								
12/10/24	Vendor	INFRAMARK LLC	139025	12/2024 MANAGEMENT SERVICE	ProfServ-Mgmt Consulting	001-531027-51201	\$5,194.92	
12/10/24	Vendor	INFRAMARK LLC	139025	12/2024 MANAGEMENT SERVICE	RECORD STORAGE FEE	001-549900-51301	\$135.00	
12/10/24	Vendor	INFRAMARK LLC	139025	12/2024 MANAGEMENT SERVICE	ProfServ-Special Assessment	001-531038-51301	\$9,360.00	
							<b>ACH Total</b>	<u>\$14,689.92</u>
<b>ACH #100026</b>								
12/10/24	Vendor	COMCAST	110824-6618 CHECK	11/12-12/11/24 Gazebo ACCT# 8495741441696618	Internet/WiFi-Gazebo	001-541041-57201	\$119.85	
							<b>ACH Total</b>	<u>\$119.85</u>
<b>ACH #100027</b>								
12/10/24	Vendor	WESCOTURF INC.	48853707	Wheel lugs stripped. New hub installed.	R&M-Common Area	001-546016-53901	\$1,139.08	
							<b>ACH Total</b>	<u>\$1,139.08</u>
<b>ACH #100028</b>								
12/10/24	Vendor	THE LAKE DOCTOR	233025B	12/2024 WATER MANAGEMENT	R&M-Aquascaping	001-546006-53901	\$5,125.00	
							<b>ACH Total</b>	<u>\$5,125.00</u>
<b>ACH #100029</b>								
12/17/24	Vendor	PROSSER INC	53587	OCT 2024 ENG'G SVCS	ProfServ-Engineering	001-531013-51501	\$5,686.77	
							<b>ACH Total</b>	<u>\$5,686.77</u>
<b>ACH #100030</b>								
12/19/24	Vendor	OSTEEN MEDIA GROUP	2024-288646	Notice of 12/17/24 Mtg Legal # 131171	Legal Advertising	001-548002-51301	\$56.70	
							<b>ACH Total</b>	<u>\$56.70</u>
<b>ACH #100031</b>								
12/30/24	Vendor	AT&T MOBILITY	120524-0567	10/1-11/30/2024 Acct# 9042695449 0010567	Communication-Telep-Field	001-541005-57201	\$282.95	
							<b>ACH Total</b>	<u>\$282.95</u>
<b>ACH #100032</b>								
12/30/24	Vendor	FEDEX	8-700-77445	11/25/24 FedEx	Postage and Freight	001-541006-51301	\$9.81	
							<b>ACH Total</b>	<u>\$9.81</u>
<b>ACH #100033</b>								
12/30/24	Vendor	KUTAK ROCK LLP	3499767	11/2024 LEGAL SERVICE	ProfServ-Legal Services	001-531023-51401	\$2,675.83	
							<b>ACH Total</b>	<u>\$2,675.83</u>
<b>ACH #100034</b>								
12/30/24	Vendor	INFRAMARK LLC	139924	11/2024 POSTAGE	Postage and Freight	001-541006-51301	\$8.97	
							<b>ACH Total</b>	<u>\$8.97</u>

## FLEMING ISLAND PLANTATION Community Development District

### Payment Register by Bank Account

For the Period from 12/1/24 to 12/31/24

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #100035</b>							
12/30/24	Vendor	COMCAST	120224-9952	CHECK 12/12/24-1/11/25 ACCT# 8495741440199952	Communication-Teleph-Field	001-541005-57201	\$669.47
							<b>ACH Total</b>
							<u>\$669.47</u>
<b>ACH #100036</b>							
12/30/24	Vendor	JACKSON GEOTECHNICAL ENGINEERING LLC	24-574.1	Cypress Glen pond berm - GeoTech Engineering	ProfServ-Engineering	001-531013-51501	\$3,990.00
							<b>ACH Total</b>
							<u>\$3,990.00</u>
<b>CHECK # 1504</b>							
12/05/24	Vendor	FLORIDA CONCRETE COMPANY LLC	2133	MONUMENT REPAIR	R&M-Common Area	001-546016-53901	\$5,453.61
							<b>Check Total</b>
							<u>\$5,453.61</u>
<b>CHECK # 1505</b>							
12/10/24	Vendor	HANCOCK BANK TRUST & ASSET MANAGEMENT	120524-SER 2021	TRANSFER FY24 DS ASSMNTS	Due From Other Funds	131000	\$468,186.52
							<b>Check Total</b>
							<u>\$468,186.52</u>
<b>ACH #DD225</b>							
12/09/24	Vendor	COMCAST	111824-3753	ACH 11/22-12/21/24 OFC 2 ACCT# 8495741441793753	Communication-Teleph-Field	001-541005-57201	\$207.57
							<b>ACH Total</b>
							<u>\$207.57</u>
<b>ACH #DD226</b>							
12/04/24	Vendor	COMCAST	111324-5886	ACH 11/21-12/20/24 SP ACCT# 8495741440345886	Communication-Telephone	001-541005-57204	\$533.50
							<b>ACH Total</b>
							<u>\$533.50</u>
<b>ACH #DD228</b>							
12/01/24	Vendor	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000153815	ACH 12/2024 SP TRASH SVC UG103920	Utility - Refuse Removal	001-543020-57204	\$282.12
							<b>ACH Total</b>
							<u>\$282.12</u>
<b>ACH #DD229</b>							
12/01/24	Vendor	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000153634	ACH 12/2024 AC TRASH SVC UG103548	Utility - Refuse Removal	001-543020-57201	\$342.64
							<b>ACH Total</b>
							<u>\$342.64</u>
<b>ACH #DD230</b>							
12/13/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	112224	CHECK 10/18-11/18/2024 Electric	Electricity-General	001-543006-53901	\$595.00
							<b>ACH Total</b>
							<u>\$595.00</u>
<b>ACH #DD231</b>							
12/26/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	12042024	ACH 11/1-11/27/24 Water, Reclaimed Water	Utility - Water	001-543018-53901	\$6,421.45
12/26/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	12042024	ACH 11/1-11/27/24 Water, Reclaimed Water	Utility - Water & Sewer	001-543021-57201	\$2,028.56
12/26/24	Vendor	CLAY COUNTY UTILITY AUTHORITY	12042024	ACH 11/1-11/27/24 Water, Reclaimed Water	Utility - Water & Sewer	001-543021-57204	\$1,022.27
							<b>ACH Total</b>
							<u>\$9,472.28</u>
<b>ACH #DD232</b>							
12/13/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	112224	ACH 10/18-11/18/24 Clay Electric	Electricity-General SP	001-543006-57204	\$1,309.00
12/13/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	112224	ACH 10/18-11/18/24 Clay Electric	Electricity-General Field	001-543006-53901	\$5,375.00
12/13/24	Vendor	CLAY ELECTRIC COOPERATIVE, INC	112224	ACH 10/18-11/18/24 Clay Electric	Electricity - General AC	001-543006-57201	\$3,028.00
							<b>ACH Total</b>
							<u>\$9,712.00</u>
<b>ACH #DD233</b>							
12/20/24	Vendor	TRUIST BANK ACH	120524-4046	ACH TRUIST 11/6-12/5/2024 CC xactions	11/6 ABC FINE WINE EVENT SUPPLIES	001-549022-57201	\$84.89
12/20/24	Vendor	TRUIST BANK ACH	120524-4046	ACH TRUIST 11/6-12/5/2024 CC xactions	11/6 WALMART EVENT SUPPLIES	001-549022-57201	\$30.40
12/20/24	Vendor	TRUIST BANK ACH	120524-4046	ACH TRUIST 11/6-12/5/2024 CC xactions	11/6 WALMART EVENT SUPPLIES	001-549022-57201	\$48.31
12/20/24	Vendor	TRUIST BANK ACH	120524-4046	ACH TRUIST 11/6-12/5/2024 CC xactions	11/6 AMAZON EVENT SUPPLIES	001-549022-57201	\$27.99
12/20/24	Vendor	TRUIST BANK ACH	120524-4046	ACH TRUIST 11/6-12/5/2024 CC xactions	11/7 AMAZON EVENT SUPPLIES	001-549022-57201	\$20.12

## 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
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/8 PUBLIX EVENT SUPPLIES	001-549022-57201	\$372.59
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/8/24 KIRKLANDS EVENT SUPPLIES	001-549022-57201	\$83.76
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/8/2024 WALMART EVENT SUPPLIES	001-549022-57201	\$253.91
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/8/2024 WALMART EVENT SUPPLIES	001-549022-57201	\$106.52
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/8/2024 AMAZON AMENITY CENTER OFFICE SUPPLIES	001-551002-57201	\$30.90
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/9/2024 PUBLIX EVENT SUPPLIES	001-549022-57201	\$61.47
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/9/2024 PUBLIX EVENT SUPPLIES	001-549022-57201	\$552.87
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/11/24 AMAZON POOL SUPPLIES	001-552064-57201	\$49.99
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/11/24 AMAZON MAINTENANCE SUPPLIES	001-552001-53901	\$8.99
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/12/24 WALMART EVENT SUPPLIES	001-549022-57201	\$165.00
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/12/24 AMAZON EVENT SUPPLIES	001-549022-57201	\$71.99
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/13/24 LIGHTBULB WAREHOUSE MAINTENANCE SUPPLIES	001-552001-53901	\$240.66
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/12/24 AMAZON POOL SUPPLIES	001-552064-57201	\$9.89
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/14/24 WALMART REFUND FOR EVENT SUPPLIES	001-549022-57201	(\$28.44)
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/14/24 AMAZON POOL SUPPLIES	001-552060-57204	\$267.94
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/14/24 WALMART HOLIDAY DECOR	001-549027-53901	\$27.70
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 SAMS CLUB REFUND FOR EVENT SUPPLIES	001-549022-57201	(\$121.80)
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 SHERWIN WILLIAMS MAINTENANCE PROJECTSUPPLIES	001-546016-53901	\$62.18
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 HARBOUR FREIGHT MAINTENANCE SUPPLIES	001-552001-53901	\$154.75
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 AMAZON POOL SUPPLIES	001-552064-57201	\$271.90
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 AMAZON POOL SUPPLIES	001-552064-57201	\$9.89
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 WALMART HOLIDAY DECOR	001-549027-53901	\$795.20
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 WALMART HOLIDAY DECOR	001-549027-53901	\$181.46
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 MICHEALS HOLIDAY DECOR	001-549027-53901	\$145.41
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 KIRKLANDS HOLIDAY DECOR	001-549027-53901	\$35.99
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 AMAZON POOL SUPPLIES	001-552060-57204	\$9.90
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/15/24 AMAZON OFFICE SUPPLIES	001-551002-57201	\$4.89
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/16/24 AMAZON MAINTENANCE SUPPLIES	001-552001-53901	\$26.97
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/18/24 CIRCLE K MAINTENANCE SUPPLIES	001-552001-53901	\$50.00
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/18/24 MICHAELS HOLIDAY DECOR	001-549027-53901	\$185.39
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/18/24 MICHAELS HOLIDAY DECOR	001-549027-53901	\$63.89
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/19/24 WALMART HOLIDAY DECOR	001-549027-53901	\$15.94
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/19/24 WALMART OPERATING SUPPLIES AT SP	001-552001-57204	\$32.26
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/19/2024 AMAZON TABLET FOR CDD BOARD MEMBER	001-551002-51201	\$173.98
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/19/24 MICHAELS HOLIDAY DECOR	001-549027-53901	\$78.16
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/19/24 MICHAELS HOLIDAY DECOR	001-549027-53901	\$336.07
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/20/24 AMAZON EVENT SUPPLIES	001-549022-57201	\$96.13
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/21/24AMAZON EVENT SUPPLIES	001-549022-57201	\$67.76
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/21/24 AMAZON AMENITY CENTER OFFICE SUPPLIES	001-551002-57201	\$24.98
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/21/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$78.39
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/21/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$627.19
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/22/24 COOKIES BY DESIGN EVENT SUPPLIES	001-549022-57201	\$575.43
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/22/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$212.84
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/22/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$254.75
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/22/24 SHEIN EVENT SUPPLIES	001-549022-57201	\$323.12
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/14/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$257.95
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/24/24 CUSTOM GRAPHICS & SIGNS MAINTENANCE PROJECT SUPPLIES	001-546016-53901	\$198.00
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/24/24 AMAZON MAINTENANCE SUPPLIES	001-552001-53901	\$97.76

**FLEMING ISLAND PLANTATION  
Community Development District**

**Payment Register by Bank Account**  
For the Period from 12/1/24 to 12/31/24  
(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/24/24 AMAZON EVENT SUPPLIES	001-549022-57201	\$469.89
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/24/24 AMAZON MAINTENANCE SUPPLIES	001-546016-53901	\$21.58
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/24/24 AMAZON HOLIDAY DECOR	001-552001-53901	\$3.99
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/24/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$17.82
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/24/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$33.00
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/25/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$564.99
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/25/24 AMAZON EVENT SUPPLIES	001-549022-57201	\$81.17
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/25/24 WALMART HOLIDAY DECOR	001-549027-53901	\$75.54
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/25/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$14.38
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/26/24 MICHAELS HOLIDAY DECOR	001-549027-53901	\$60.96
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/26/2024 WALMART EVENT SUPPLIES	001-549022-57201	\$20.64
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/28/24 AMAZON EVENT SUPPLIES	001-549027-53901	\$30.39
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/28/24 AMAZON AMENITY CENTER OFFICE SUPPLIES	001-551002-57201	\$62.70
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	11/29/24 AMAZON HOLIDAY DECOR	001-549027-53901	\$16.79
12/20/24	Vendor	TRUIST BANK ACH	120524-4046 ACH	TRUIST 11/6-12/5/2024 CC xactions	12/4/2024 AMAZON OPERATING SUPPLIES	001-552001-57201	\$25.99
<b>ACH Total</b>							<b>\$9,314.01</b>
<b>ACH #DD234</b>							
12/29/24	Vendor	COMCAST	120824-6618 CHECK	12/12-11/11/25 ACCT# 8495741441696618	Internet/Wifi-Gazebo	001-541041-57201	\$129.85
<b>ACH Total</b>							<b>\$129.85</b>
<b>Account Total</b>							<b>\$602,029.72</b>

<b>Total Amount Paid</b>	<b>\$603,808.64</b>
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