

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

**FEBRUARY 25, 2025 MEETING**

**AGENDA PACKAGE**

**CALL-IN #: 1-646-838-1601  
PHONE CONFERENCE ID#: 576826057#**

## 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

**Regular Meeting Agenda**  
Tuesday, February 25, 2025 at 6:00 p.m.  
**CALL-IN #: 1-646-838-1601**  
**PHONE CONFERENCE ID: 576826057#**

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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 January 28, 2025 Regular Meeting (Page 5)**
6. **Pond Maintenance Update – The Lake Doctors, Inc. (Page 12)**
7. **Consideration of Elite Amenities Agreement for Aquatics Staffing Services (Page 20)**
  - Lifeguard Certification
  - Lifeguard Equipment
8. **Landscaping Update – Ruppert Landscape (Page 31)**
9. **Attorney’s Report**
  - A. Discussion of Lake Ridge Ownership and Maintenance **(Page 37)**
10. **Engineer’s Report (Page 46)**
  - A. Capital Improvement Projects Update **(Page 48)**
  - B. Capital Improvement Project Details by Requisition **(Page 53)**
  - C. Discussion of Bidding Activity

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

- 11. Security Report – Tri-County Safety & Security Inc. (Page 55)**
- 12. General Manager’s Report (Page 57)**
  - A. Pickleball Policies (Page 60)
- 13. Field Operations Manager’s Report (Page 63)**
- 14. Amenity Manager’s Report (Page 68)**
  - A. FIP Pool Policies (Page 71)
  - B. Approved Swimwear (Page 80)
- 15. Manager’s Report**
- 16. Discussion of District Management Services**
- 17. Acceptance of the January 2025 Financial Report and Approval of January 2025 Payment Register & Invoices (Page 82)**
- 18. Supervisors’ Requests**
- 19. 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, March 25, 2025 at 6:00 p.m.**

# **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, January 28, 2025 at 6:00 p.m. at the Splash Park, located at 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

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

Also present were:

Samantha Harvey	District Manager
Jennifer Goldyn	Regional Director
Katie Buchanan, Esq.	District Counsel
Ryan Stilwell, P.E.	District Engineer
Margaret Alfano	Vesta Property Services
Stephanie Taylor	Vesta Property Services
Fred Atwood	Vesta Property Services
Mike Chesser	Ruppert Landscape
William Bonney	Tri-County Public Safety and Training
Members of the Public	

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

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Cella 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**

**Approval of Agenda**

On MOTION by Ms. Szafranski seconded by Mr. Glickman, with all in favor, the agenda was approved as presented.

**FOURTH ORDER OF BUSINESS**

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

- An audience member commented that the issue of dog feces needs to be addressed and emphasized the importance of residents adhering to the rules of cleaning up after their pets.
- An audience member expressed concerns about the swaling issue in Autumn Glen. The resident would like to do a presentation to the Board explaining the issue.
- An audience member commented on the unprofessionalism of the security company and parking issue. These matters were addressed with the General Manager and have been resolved.

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the December 17, 2024 Meeting**

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the Minutes of the December 17, 2024 Regular Meeting were approved as amended.

*Correction to vendor name BAB Tennis Courts.*

**SIXTH ORDER OF BUSINESS**

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

- The Pond Maintenance Report was reviewed, and Lake Doctors will attend the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Landscaping Update – Ruppert Landscape**

The Landscape Report was presented, a copy of which was included in the agenda package. Mr. Ashford requested a digital report instead of a handwritten one.

Mr. Chesser stated they will be putting down repellent for deers. It was recommended to remove the six dead trees.

Seven Oak trees will be fertilized. Mr. Cella will check with the arborist regarding the excessive moss on the trees and the potential damage. Mr. Cella requested the preparation of a yearly plan.

**EIGHTH ORDER OF BUSINESS**

**Attorney’s Report**

- The second demand letter to Comcast has been sent. The proposal from Atlantic Pipe Services has been approved, and Ms. Harvey has submitted an invoice for a 50% deposit payment. They are proceeding to recoup the funds from Comcast.
- Bond Counsel has confirmed that there is no deadline for using the Construction account funds, which total \$745,000. Ms. Buchanan stated that staff will watch for interest accrual. The \$745,000 is designated only for Capital Improvement Plan, specifically for installing new facilities or improvement of current facilities. Ms. Buchanan updated the Board that legislative provides a weekly summary for bills at the Capital.

**NINTH ORDER OF BUSINESS**

**Engineer’s Report**

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

**A. Capital Improvement Projects Update**

- Mr. Stilwell reported the Tennis Court Restroom and Pavillion project is out for bids, with a deadline of February 13, 2025. The bid invitation was sent to contractors provided by their team and Board members. One public bid was received following the advertisement.

**B. Capital Improvement Project Details by Requisition**

- The requisition breakdown of the projects was presented.

**C. Approval of Requisitions #131 Through 140**

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, Requisitions 131 through 140 in the amount of \$35,860.45 was approved.

**D. Approval of Requisitions #142 Through 145**

On MOTION by Mr. Ashford seconded by Ms. Szafranski, with all in favor, Requisitions 142 through 145 in the amount of \$220,316.07 was approved.

**TENTH ORDER OF BUSINESS**

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

- The Security Report was reviewed with no major incidents to report. Two new security staff members, Martinanko and Ingraham are currently in training.

**ELEVENTH ORDER OF BUSINESS**

**General Manager’s Report**

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

- Ms. Alfano noted the Splash Park schedule has been adjusted to remain open until October 31, 2025, with an additional cost of \$640.

On MOTION by Mr. Ashford seconded by Mr. Nelson, with all in favor, the 2025 Amenity Center and Splash Park Pool schedules were approved.

- Ms. Harvey and Ms. Alfano will work together to ensure Google Docs is fully accessible to the Board.

**TWELFTH ORDER OF BUSINESS**

**Field Operations Manager’s Report**

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

On MOTION by Mr. Ashford seconded by Ms. Szafranski, with all in favor, camera for drain work for a not to exceed amount of \$4,600 was approved.

- Staff will investigate a sponsor for the windscreen. Logo will be The Courts@FIP.

**THIRTEENTH ORDER OF BUSINESS**

**Amenity Manager’s Report**

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

- The new badge system for Amenity entry was discussed.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, PDK’s proposal to provide a new badge system in an amount not to exceed \$65,140 was approved.

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

**A.    Consideration of Resolution 2025-04, Designation of Officers**

On MOTION by Mr. Ashford seconded by Ms. Szafranski, with all in favor, Resolution 2025-04, Designation 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 Ms. Jennifer Goldyn, Secretary, and Ms. Samantha Harvey, Assistant Secretary was adopted.

- It was noted that Mr. Nelson’s name should be corrected to “Rick” instead of “Eric” on the resolution document.
- Ms. Harvey will set up a walk with EGIS insurance for fact finding.

**FIFTEENTH ORDER OF BUSINESS**

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

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

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

- Mr. Ashford requested an email blast sent to the community about not feeding the wildlife. Ms. Buchanan recommended a letter be sent to the resident(s) directly.
- Ms. Szafranski would like to consider proposals for new District Management and mentioned she would like to give Inframark an opportunity. The Board requested District Management Options to be added on the February agenda.
- Ms. Harvey will contact the Autumn Glen HOA manager to obtain the legal letter read in the HOA meeting in reference to the swaling issue at resident’s property. The District is not in violation according to St. Johns River Water Management.

- Mr. Cella distributed the priorities to all staff members and Board Supervisors.

**SEVENTHTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the meeting adjourned at 9:41 p.m.

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

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

# **Sixth Order of Business**



**Dear Fleming Island Plantation Community Members,**

**2/14/2025**

Please see our summary of treatments completed to date since January 17<sup>th</sup>'s report. The ponds are in good condition overall at this time. As you can see, our treatments are slightly behind schedule this month due to prolonged effects of the historic Winter storm last month. To recap briefly, due to abnormally cold weather, widespread tilapia die-offs occurred throughout our area as water temperatures dropped below the threshold these non-native tropical fish can tolerate. We removed some from the East section of Pond 27 as requested. We greatly appreciate your understanding and patience during this temporary inconvenience. The weather has completely reversed now so hopefully this isn't something that will occur again for a long time. Even though Phil saw his shadow, it feels like an early Spring/Summer for us. We are now seeing pollen cling to the surface of ponds which is often mistaken for an algae bloom. Unfortunately, it cannot be treated for and the only remedy is to wait for it to dissipate on its own, especially after a rainfall. As always, we greatly appreciate the opportunity to work for you and the Fleming Island Plantation Community. Please let us know if there are any questions or concerns and we will promptly respond.

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

<b>Zone</b>	<b>Technician</b>	<b>Date</b>	<b>Pond #</b>	<b>Service Provided</b>
1	Kory Kines	Jan. 23rd	45, 50, 51, 52	Algae
2	Blake Shelton	Jan. 17th	44, 46, 47, 48	Algae, Beneficial Bacteria
4	Drew Lagenour	Jan. 28th	4, 21, 42, 49	Algae, Emergent, Underwater
13	Nicholas Zumwalt	Jan. 27th	10, 13, 15	Algae, Emergent, Underwater
14	Brandon Ernst	Jan. 23rd	29, 35, 36, 37	Algae
--	Multiple	Feb. 4th	27	Tilapia removal/disposal
2	Blake Shelton	Feb. 12th	44, 46, 47, 48	Algae, Emergent, Terrestrial
4	Drew Lagenour	Feb. 12th	4, 21, 42, 49	Algae, Emergent, Underwater
5	Alex Kastner	Feb. 12th	38, 39, 40, 41	Algae, Emergent, Terrestrial
7	Marc Thigpen	Feb. 12th	1, 2, 3, 30	Algae, Emergent, Underwater
8	Eric Walker	Feb. 12th	27, 34	Emergent, Terrestrial
11	Garrett Potter	Feb. 12th	6, 7, 14, 25	Algae
12	Jeremy Mashek	Feb. 12th	11, 12, 16, 17	Algae, Beneficial Bacteria
13	Nicholas Zumwalt	Feb. 12th	10, 13, 15	Algae, Emergent, Underwater
14	Brandon Ernst	Feb. 12th	29, 35, 36, 37	Algae, Emergent, Terrestrial

Pond 11

Feb 13, 2025 at 1:22:18 PM  
1511 Cedar Grove Terr  
Fleming Island FL 32003  
United States

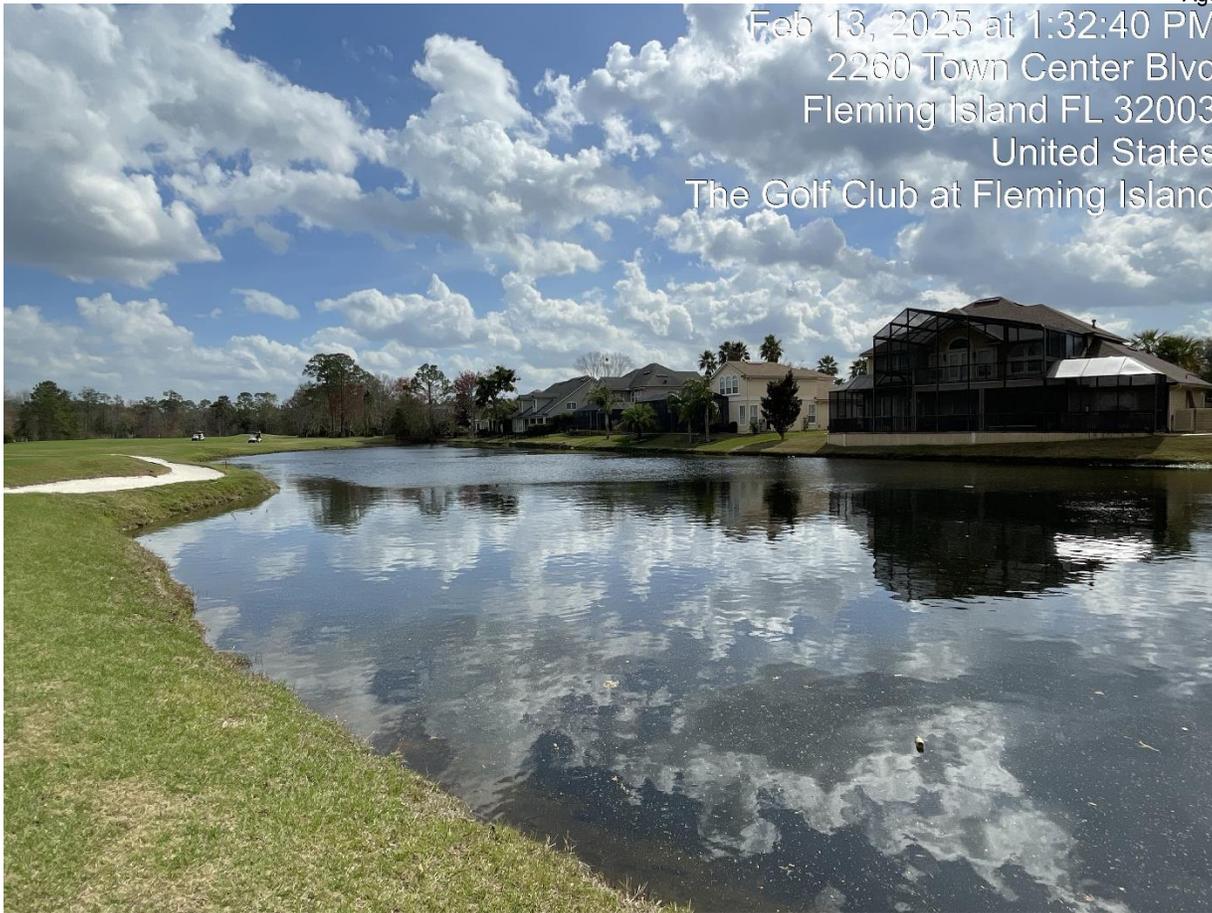


Pond 12

Feb 13, 2025 at 1:25:37 PM  
1811 Moss Creek Dr  
Middleburg FL 32003  
United States



Pond 22



Pond 23





Feb 13, 2025 at 1:11:59 PM  
2260 Town Center Blvd  
Fleming Island FL 32003  
United States  
The Golf Club at Fleming Island

Pond 27



Feb 13, 2025 at 1:03:46 PM  
Fleming Island FL 32003  
United States

Pond 34

Feb 13, 2025 at 1:38:02 PM  
1985 Hickory Trace Dr  
Fleming Island FL 32003  
United States



Pond 35

Feb 13, 2025 at 1:10:26 PM  
2336 Links Dr  
Fleming Island FL 32003  
United States



Pond 53

Feb 13, 2025 at 12:59:56 PM  
2200 US-17 S  
Fleming Island FL 32003  
United States



Pond 54

Feb 13, 2025 at 1:43:37 PM  
2070 Heritage Oaks Ct  
Fleming Island FL 32003  
United States



Feb 13, 2025 at 1:44:56 PM  
2037 Cypress Bluff Ct  
Fleming Island FL 32003  
United States



## **Seventh Order of Business**

**AGREEMENT BETWEEN THE FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT AND ELITE AMENITIES NE  
FLORIDA, LLC FOR AQUATICS STAFFING SERVICES**

This agreement (hereinafter “Agreement”) is effective as of March 1, 2025 by and between:

**Fleming Island Plantation Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Clay County, Florida (hereinafter "District"), and

**Elite Amenities NE Florida, LLC**, a Florida limited liability company with offices located at 4116 Running Bear Lane, Suite G, St. Johns, Florida 32259 (hereinafter "Contractor").

RECITALS

1. The District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes.
2. The District owns, operates, and maintains various recreational facilities including two aquatics centers with pool facilities, spray ground features and other facilities (“Recreation Facilities”).
3. The District desires to enter into an agreement with an independent contractor to provide lifeguard staffing to the Recreation Facilities.
4. Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement.
5. The District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. CONTRACTOR'S OBLIGATION.

A. General Requirements. Contractor shall be responsible for all duties associated with staffing the Recreation Facilities including recruiting, hiring, training, scheduling, and supervising all personnel. Contractor shall perform

normal life-guarding duties such as monitoring pool patrons, responding to first aid situations (with courtesy and respect), enforcement of all rules, policies and procedures, and light pool area cleaning including such tasks as spraying off of deck, cleaning tile, sweeping the deck, testing of pool chemicals (three times a day), rolling and storing lap lane dividers nightly, installing lap lane dividers during opening procedures, straightening/hosing down pool furniture, wiping off tables in the designated eating areas as needed or requested, and emptying trash cans during down times. In addition, the Staff shall be responsible for the maintenance of bathroom facilities on the pool premises (consisting of replacing paper products, as needed, picking up debris, and sweeping of the bathrooms and foyers). Contractor shall at all times be responsible for proper staffing during pool hours in accordance with the seasonal schedule. Failure to provide sufficient staffing to enable the pool to open as required may result in termination of the contract.

B. Schedule. *Starfish Aquatics*-certified, YMCA or *Red Cross*-certified Lifeguard(s) shall be on duty consistent with the community's published pool operating schedule. In addition to the various staffing schedules listed in the scope of services attached hereto as **Exhibit A**, one person shall work an additional one-half hour each day devoted to opening and/or closing duties. The staffing schedules shall be outlined in the attached Exhibit A with scheduling for subsequent years to be agreed upon between the Parties. The Contractor shall at all times be responsible for proper staffing during pool hours in accordance with the seasonal schedule provided in Exhibit A. Failure to provide sufficient staffing to enable the pool to open as required may result in termination of the contract.

C. Investigation and Report of Accidents/Claims. Contractor shall promptly investigate and provide a full written report as to all accidents or claims for damage relating to the Recreation Facilities, including any damage or destruction of the property, and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith. Contractor shall not file any claims with the District's insurance company without first seeking the prior consent of the District.

D. Compliance with Government Rules, Regulations, Requirements and Orders. Contractor shall take such action as necessary to comply promptly with any and all orders or conditions affecting the Recreation Facilities placed thereon by any governmental authority having jurisdiction, by the Board of Fire Underwriters, or by other similar entities, upon receipt of notice of same. To the extent such action would cause the Contractor or District to incur a material expense, Contractor shall first consult with the onsite manager prior to incurring such expense. Notwithstanding the foregoing, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event less than seventy-two (72) hours notify the District in writing of all such orders or conditions of which it receives notice. Costs of compliance with such orders or

conditions shall be the responsibility of the District; provided, however, that if such requirements are imposed specifically on Contractor personnel, then Contractor shall be required to bear such expense. By way of example and not limitation, costs to comply with changes in requirements for certifications of lifeguards shall be the responsibility of Contractor; costs to comply with changes in requirements for the Facility itself shall be the responsibility of the District. Recognizing that the Contractor may be in possession of information required, Contractor shall cooperate fully and in good faith with the preparation by the District for execution and filing by the District of any forms, reports and returns which may be required by law in connection with the ownership, maintenance, and operation of the District's Recreation Facilities. By way of example and not limitation, this includes renewal of permits, the filing of required forms with the Department of Health, etc.

E. Adherence to District Rules, Regulations and Policies. Contractor's personnel shall be familiar with all District written policies and procedures and shall use its best efforts and sound professional judgment to inform persons using the Recreation Facilities, as appropriate in each situation, of the applicable rules, policies and notices as may be promulgated by the District from time to time. Contractor shall ensure that its personnel conform therewith and shall use its professional judgment to enforce said rules, policies and notices while staffing the Recreation Facilities. Contractor assures the District that all third parties will be dealt with at arm's length, and that the District's best interest will be served at all times.

F. Uniforms. The Contractor shall provide all necessary uniforms, including proper bathing suits and T-shirts. Staff shall be appropriately dressed for their duties.

G. Authority. The Contractor shall exercise its prerogatives as an independent contractor to direct and control its employees under this contract. The District may communicate its needs directly to the Contractor's employees from time to time, as the need arises, but shall normally communicate through the Contractor's staff manager and/or supervisor.

At all times during pool hours, Contractor shall ensure, to the best of its abilities, that there is always a head guard or supervisor on the pool deck that is responsible for general oversight of on-duty lifeguards, access to the pool facility and determining if there are weather conditions warranting temporary pool closure.

H. Certification and Training. All Staff shall have current certification in lifesaving, first aid and CPR from a reputable certification provider. "In-service training" shall be conducted monthly throughout the summer and cover typical lifesaving skills, emergency procedures, etc.

Contractor is required to maintain a binder at each pool facility with a current copy of each guard's certification to present to Health Inspector or Amenity Staff member at all times. No guard is to be working at either facility without documentation on site.

### SECTION 3. BILLING AND PAYMENT.

Fees: The estimated fees based on the schedule outline in the scope of services shall be paid on as worked basis and is subject to adjustment as set forth in this Agreement:

\$125,661.89 for the Amenity Center Staffing  
\$142,741.97 for the Splash Park Staffing

Payments: Hourly Lifeguard services shall be billed and compensated at the rate of \$24.98 per hour for Amenity Center Staffing and \$24.98 per hour for Splash Park Staffing. Lifeguard services for special pool functions in addition to the normal staffing schedule shall be billed at an additional rate of \$24.98 per hour for Amenity Center Staffing and \$24.98 per hour for Splash Park Staffing. Any changes made to the proposed hours will reflect in the following month's invoice at an increase or decrease rate of \$24.98 per hour of change for Amenity Center Staffing and \$24.98 per hour for Splash Park Staffing per hour of change.

The pricing set forth above, shall be consistent throughout the term of this agreement, subject to modifications in schedule due to, among other things, demand, rain days, and amendments to the pool hours. The District will notify the Contractor at least one and a half hours prior to staff's arrival on site if the Amenity Center and/or Splash Park will not be opening due to weather conditions. If notification by the District is received less than one and a half hours prior to staff's arrival on site, all staff scheduled to work that shift will be compensated for one hour of work by the District. Contractor shall keep detailed time records of all personnel and time sheets for all personnel shall be submitted to the District each month. All time worked shall be rounded up to and billed in quarter hour (15 Minute) increments. By the fifth day of each month, Contractor shall submit to the District a detailed invoice which shall be based upon the actual hours worked for the previous month. Invoices shall be payable within fifteen (15) days of receipt. Contractor shall keep detailed time records for each employee (including at which district the employee worked) and shall make individual time sheets, signed by the employee, available to the District upon request.

SECTION 4. CARE OF THE PROPERTY. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage by Contractor or its employees. Contractor agrees to repair any damage resulting from Contractor's activities and work within 24 hours.

SECTION 5. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000/\$2,000,000

Contractor shall provide District with a certificate naming the District, its staff, consultants, and supervisors as additional insureds. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least 30 days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this contract.

A. Investigation and Report of Accidents/Claims. Contractor shall promptly investigate and provide a full written report as to all injuries, accidents or claims and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith. Contractor shall not file any claims with the District’s insurance company without first seeking the prior consent of the District.

SECTION 6. INDEPENDENT CONTRACTOR. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

SECTION 7. INDEMNIFICATION. Contractor agrees to indemnify, defend, and hold harmless the District and its officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of any negligent act or omission, or willful misconduct, of the Contractor or its employees or agents.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may

have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 10. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

SECTION 11. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

SECTION 12. TERMINATION. The District shall have the right to terminate this Agreement upon fifteen (15) days' notice due to Contractor's failure to perform in accordance with the terms of this Agreement. Contractor shall be given 5 days upon receipt of said notice to cure the failure to the satisfaction of the District. If said failure cannot be cured within 5 days, the District, in its sole discretion, may extend the time for cure. The District shall, nonetheless, have the right to cancel this Agreement upon sixty (60) days written notice for any reason. Contractor shall have the right to cancel this Agreement upon ninety (90) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party cancels this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of cancellation for the work performed up to that date.

SECTION 13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 14. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 15. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 16. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties, as follows:

1. If to Contractor: Elite Amenities NE Florida, LLC  
4116 Running Bear Lane, Suite G  
St. Johns, Florida 32259  
Attn: Eric Meyer
  
2. If to District: Fleming Island Plantation Community  
Development District  
11555 Heron Bay Blvd., Suite 201  
Coral Springs, Florida 33076  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

SECTION 18. ASSIGNMENT. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments made by Contractor without the prior written approval of the District are void.

SECTION 19. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute between the Parties shall be in Clay County, Florida.

SECTION 20. EFFECTIVENESS AND TERM. This Agreement shall become effective as of the date of execution by the last signing party. The term of this Agreement shall begin on the date first written above and shall remain in effect for a period of twelve (12) months. This Agreement may be renewed for additional terms twelve (12) month terms. In the event that this agreement is renewed for additional terms, the parties agree to use good faith in setting the compensation for such additional term(s).

SECTION 21. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the

same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 22. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Sandra Demarco** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 282-0081, SANDRA.DEMARCO@INFRAMARK.COM, 11555 HERON BAY BLVD., SUITE 201, CORAL SPRINGS, FLORIDA, 33076.**

**SECTION 23. E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving

an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective on the day and year first written above.

ATTEST:

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**ELITE AMENITIES NE FLORIDA,  
LLC**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_, 2025

**Exhibit A:** Scope of Services

**Exhibit A**  
Scope of Services

# **Eighth Order of Business**



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

February 2025

**Maintenance Team:** Has finished mulching all of Splash Park and now continuing mulch down Town Center Blvd heading towards Village Square. Next coming weeks maintenance team will be falling back to perform maintenance on our Oak Trees.

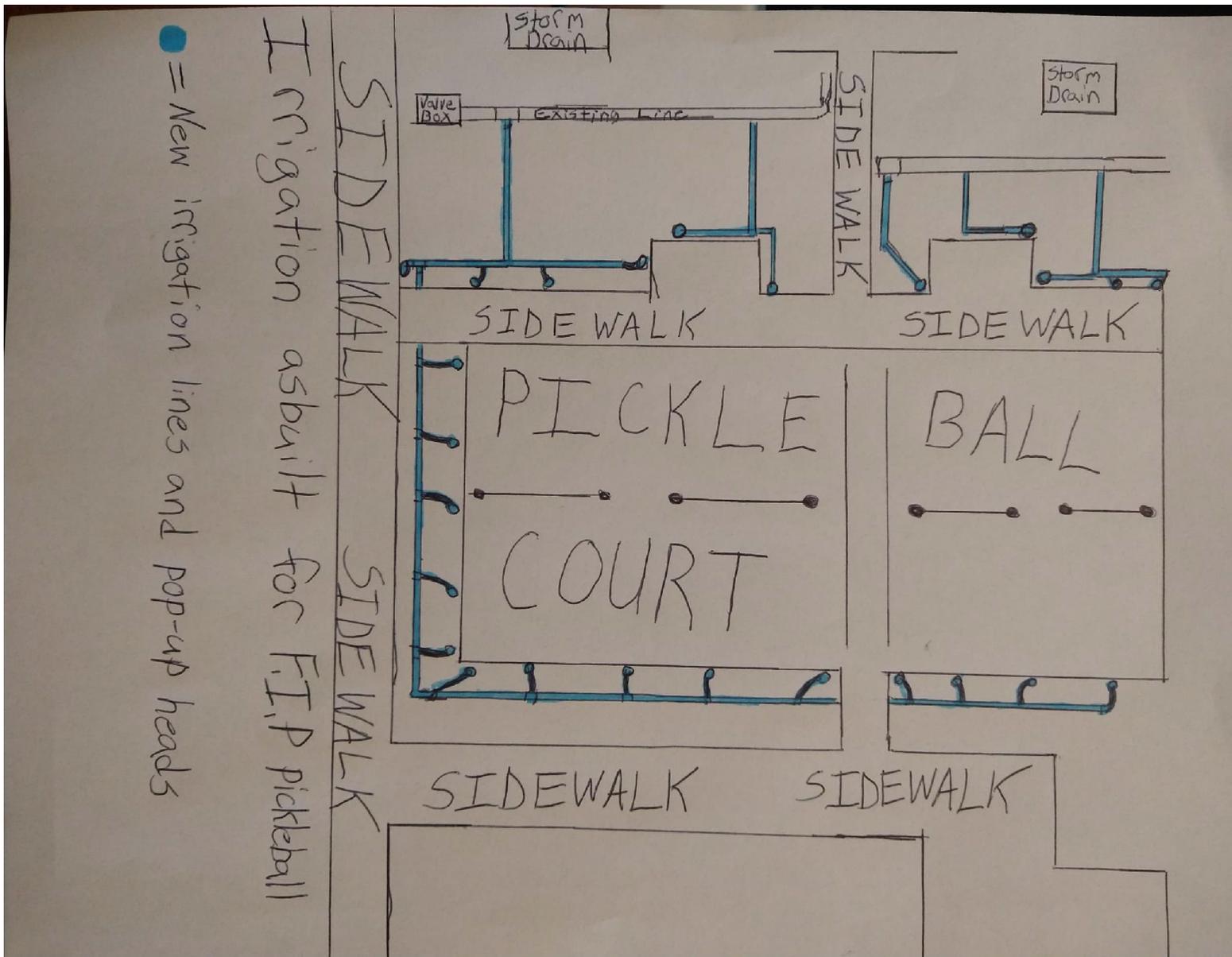
**Irrigation Team:** Our Irrigation is still running on normal schedule we will adjust on weeks temperatures drop back down. We've completed irrigation install for pickle ball courts and will provide an as built drawing for new install. Team will continue on irrigation inspections.

**Annuals:** The Winter Annual flowers still doing good. Prepping for the spring change out will be coming in the next couple of weeks in March.

**Agrow Pro** – The Agrow Pro team will be applying 6-0-0 w/micros (fertilizer) along with spectical pre-emergent and 240MSM Post-emergent for weed control.

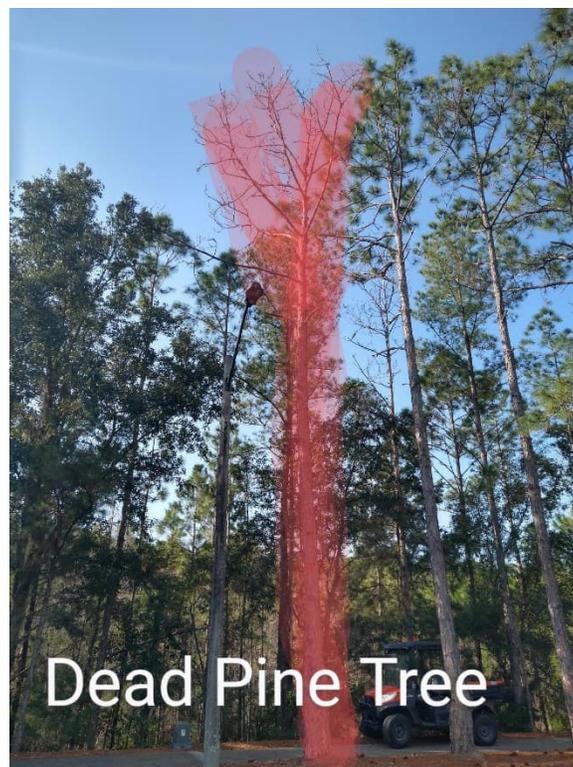
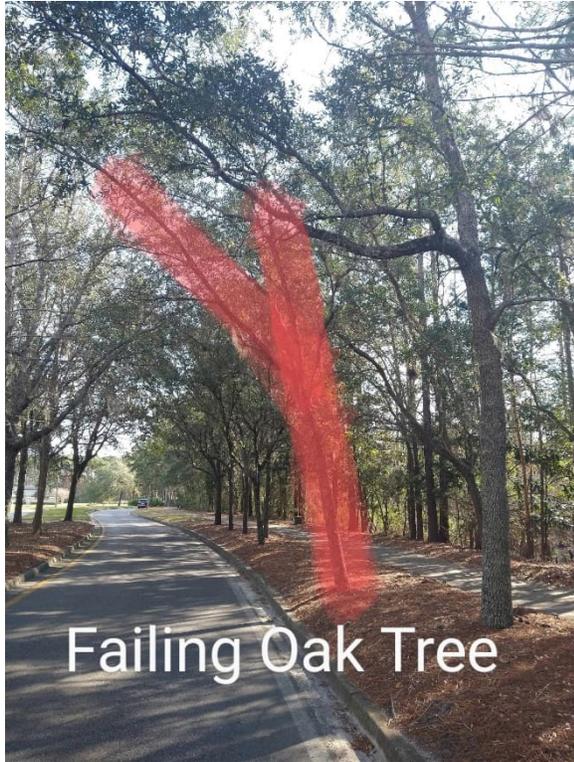
**Tree Tech** - We have identified more dead and failing trees that need to be removed along with some concerning dead limbs that need to be removed. Picture will be included.

Notes: Discuss conversation I had with Mike Rowe about fertilizing of trees that we discussed from last month. Picture of asbuilt irrigation installation at Pickle Ball Court provided. Discuss option for Berm Enhancement



● = New irrigation lines and pop-up heads

SIDE WALK  
Irrigation asbuilt for F.I.P pickleball  
SIDE WALK





# **Ninth Order of Business**

**9A**

**MIN. RETURN**

This instrument was prepared by  
and after recording return to:

**Scott M. Clements**  
**Division General Counsel**  
**Centex Homes**  
**1064 Greenwood Boulevard, Suite 212**  
**Lake Mary, Florida 32746**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this 26<sup>th</sup> day of June, 2007, by **CENTEX HOMES**, a Nevada general partnership, whose place of business is 12740 Gran Bay Parkway, Suite 2400, Florida 32256 ("**Grantor**"), in favor of **FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located within Clay County, with a mailing address of Severn Trent Services, 475 W. Town Place, Suite 100, St. Augustine, Florida, 32092 ("**Grantee**").

**WITNESSETH:**

**GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and sells to Grantee, and the successors and assigns of Grantee, forever, the following described real property (the "**Property**") located in Clay County, Florida,  
to-wit:

See **Exhibit "A"** attached hereto and by this reference made a part hereof.

**THIS CONVEYANCE IS MADE SUBJECT TO** the following: (1) taxes and assessments for the year 2007 and subsequent years, (2) all matters that would be disclosed by either a personal inspection of the Property or an accurate and current survey of the Property, (3) all easements, dedications, restrictions, reservations and other matters shown on or disclosed by the Plat; and (4) all other matters applicable to the Property and appearing in the Public Records of Clay County, Florida on the date of this Special Warranty Deed; provided, however, references to the foregoing shall not serve to reimpose the same.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**GRANTOR** hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good, right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by through or under the Grantor, but against none other.

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of partnerships and corporations, wherever the context so permits or requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its lawful representative, hereunto duly authorized, on the date first written above.

Signed, sealed and delivered in the presence of:



CENTEX HOMES, a Nevada general partnership

Sarah Wicker  
Print Name: Sarah Wicker

By: Centex Real Estate Corporation, a Nevada corporation, its Managing General Partner

Tina C. Thorps  
Print Name: Tina C Thorps

James F. Riley  
By: James F. Riley,  
Division President

STATE OF FLORIDA )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June 2007, by James F. Riley, the Division President of Centex Real Estate Corporation, a Nevada corporation, the Managing General Partner of **CENTEX HOMES**, a Nevada general partnership, on behalf of said partnership and corporation. He is personally known to me.

[Notary Stamp]



Jason Peery  
Print Name: \_\_\_\_\_  
Notary Public-State of Florida at Large

## EXHIBIT "A"



**CLARSON & ASSOCIATES, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 1643 NALDO AVENUE  
 JACKSONVILLE, FLORIDA 32207

PHONE: 396-2623  
 FAX: 396-2633

MAY 16, 2007

**LAKE RIDGE AMENITY PARCEL TO BE DEEDED TO "FLEMING ISLAND CDD"**

TRACT "A" (AMENITY PARCEL) AS SHOWN ON THE PLAT OF LAKE RIDGE AS RECORDED IN PLAT BOOK 44, PAGES 43 THROUGH 51 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING TWO (2) EXCEPTIONS:

**EXCEPTION NO. 1:**

**PART OF LAKE RIDGE AMENITY PARCEL TO BE DEEDED TO "LAKE RIDGE NORTH HOMEOWNERS ASSOCIATION"**

A PART OF TRACT "A" (AMENITY PARCEL) AS SHOWN ON THE PLAT OF LAKE RIDGE AS RECORDED IN PLAT BOOK 44, PAGES 43 THROUGH 51 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1A, SAID LAKE RIDGE AND RUN NORTH 25° 29' 18" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF CALMING WATER DRIVE (A PRIVATE VARIABLE WIDTH RIGHT OF WAY), A DISTANCE OF 343.10 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 25° 29' 18" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.01 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID NORTHEASTERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 235.70 FEET, AN ARC DISTANCE OF 48.84 FEET TO A POINT ON A CURVE, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19° 33' 09" WEST, 48.75 FEET; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 46.33 FEET, AN ARC DISTANCE OF 74.44 FEET TO THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21° 09' 09" EAST, 66.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 758 SQUARE FEET.

LAKE RIDGE AMENITY PARCEL TO "CDD"  
MAY 16, 2007  
PAGE 2 OF 2 of Exhibit "A"

EXCEPTION NO. 2:

**PART OF LAKE RIDGE AMENITY PARCEL TO BE  
DEEDED TO "LAKE RIDGE SOUTH HOMEOWNERS ASSOCIATION"**

A PART OF TRACT "A" (AMENITY PARCEL) AS SHOWN ON THE PLAT OF LAKE RIDGE AS RECORDED IN PLAT BOOK 44, PAGES 43 THROUGH 51 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1A, SAID LAKE RIDGE AND RUN NORTH 25° 29' 18" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF CALMING WATER DRIVE (A PRIVATE VARIABLE WIDTH RIGHT OF WAY), A DISTANCE OF 17.32 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 25° 29' 18" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 79.17 FEET TO A POINT ON A CURVE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 47.28 FEET, AN ARC DISTANCE OF 93.83 FEET TO THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25° 29' 18" EAST, 79.17 FEET.

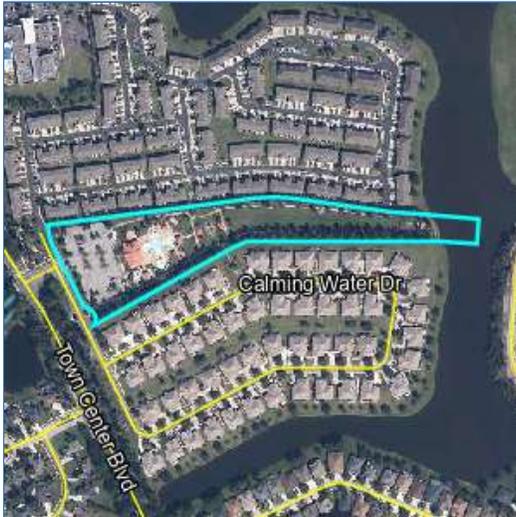
CONTAINING 1,195 SQUARE FEET.

# Clay County Property Appraiser's Office

## Parcel Summary

**Parcel ID** 08-05-26-014266-042-05  
**Location Address** 1510 CALMING WATER Dr  
 Fleming Island 32003  
**Brief Tax Description\*** COMMON ELEMENTS/193.0235 F.S PT OF TRACT A LAKE RIDGE AS REC O R 2914 PG 1299  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** COMMON - IMPROVED (0910)  
**Sec/Twp/Rng** 8/5/26  
**Tax District** Tax Dist 001 - BCC  
**Millage Rate** 15.0143  
**Acreage** 7.91  
**Homestead** No

## Map



## Owner Information

[Fleming Island Planatation CDD](#)  
 210 N University Dr  
 Ste 702  
 Coral Springs FL 33071

## Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
COMMON - IMP (0910)	1.00	007700-LT	Site	0	0

## Buildings

<b>Building</b>	1	<b>Effective Year Built</b>	2007
<b>Building Type</b>	REC BLDG / 5500	<b>Frame</b>	MASONRY
<b>Gross Sq Ft</b>	4,123	<b>Roof Type</b>	WOOD TRUSS
<b>Finished Sq Ft</b>	2,254	<b>Roof Coverage</b>	MODULAR MT
<b>Stories</b>	1.0 Stories	<b>Flooring Type</b>	TILE with 50% CARPET
<b>Heat</b>	ENG F AIR	<b>Heating Type</b>	ENG F AIR
<b>Interior Walls</b>	DRYWALL	<b>Bedrooms</b>	
<b>Exterior Walls</b>	CB STUCCO with 10% STONE	<b>Full Bathrooms</b>	0
<b>Year Built</b>	2007	<b>Half Bathrooms</b>	0

<b>Building</b>	2	<b>Effective Year Built</b>	2007
<b>Building Type</b>	UTILITY / 8900	<b>Frame</b>	MASONRY
<b>Gross Sq Ft</b>	384	<b>Roof Type</b>	WOOD TRUSS
<b>Finished Sq Ft</b>	384	<b>Roof Coverage</b>	MODULAR MT
<b>Stories</b>	1.0 Stories	<b>Flooring Type</b>	CONC FINSH
<b>Heat</b>	NONE	<b>Heating Type</b>	NONE
<b>Interior Walls</b>	MINIMUM	<b>Bedrooms</b>	
<b>Exterior Walls</b>	CB STUCCO	<b>Full Bathrooms</b>	0
<b>Year Built</b>	2007	<b>Half Bathrooms</b>	0

**Yard Items**

Description	Full Description	Year Built	Size	Quantity	Units
CANOPY AL/ST	CANOPY AL/STL	2007	17 x 17	1	289 SF
CANOPY AL/ST	CANOPY AL/STL	2007	20 x 16	1	320 SF
CANOPY AL/ST	CANOPY AL/STL	2007	0 x 0	1	400 SF
CANOPY AL/ST	CANOPY AL/STL	2007	0 x 0	1	480 SF
CANOPY AL/ST	CANOPY AL/STL	2007	22 x 22	1	484 SF
MTL FNC	MTL FNC	2007	0 x 0	1	232 SF
MTL GATE	MTL GATE	2007	0 x 0	1	125 SF
COMM POOL	COMM POOL	2007	13 x 13	1	169 SF
COMM POOL	COMM POOL	2007	0 x 0	1	4980 SF

**Sales**

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Transfer Code	Multi-Parcel Sale	Vacant or Improved	Grantor	Grantee
6/26/2007	\$100	Warranty Deed	<a href="#">2914</a>	<a href="#">1299</a>	Qualified	<a href="#">01</a>	No	Vacant	CENTEX HOMES	FLEMING ISLAND PLANTATION CDD

For detailed information on applying the transfer codes, click [HERE](#)

**Recent Sales in Area**

Sale date range:

From:  To:

Distance:

**TRIM Notice**

[2024 TRIM Notice \(PDF\)](#)

**Valuation**

	2024 Certified	2023 Certified	2022 Certified	2021 Certified
+ Building Value	\$1	\$1	\$1	\$1
+ Extra Features Value	\$1	\$1	\$1	\$1
+ Land Value	\$1	\$1	\$1	\$1
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$3	\$3	\$3	\$3
= Total Assessed Value	\$3	\$3	\$3	\$3
- Exempt Value	(\$3)	(\$3)	(\$3)	(\$3)
= Total Taxable Value	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability / AGL Differential	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**Property Record Card**

[2024 Property Record Card \(PDF\)](#)

**Sketches**



Contact Us

Developed by



The Clay County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CLAY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSION  
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 2/12/2025, 4:35:05 AM](#)

## **TENTH ORDER OF BUSINESS**



## PROJECT MEMORANDUM

**TO:** Fleming Island Plantation CDD Board Members  
**FROM:** PRIME AE Group, Inc. - Ryan Stilwell, PE  
**DATE:** February 18, 2025  
**RE:** February 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. APS has signed the contract; construction start date will be determined by the February meeting.

### **Cypress Glen –**

- Cypress Glen Pond #45 – The Geotech Engineer's report from the 11/11/2024 borings were 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 received two bids from contractors, but we are working to ensure prices are comparable before the February meeting.

End of Report

**10A**



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

**PREPARED FOR BOARD OF SUPERVISORS  
FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
February 18, 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 bid date extended. Pricing due in March 2025.
- ~~PICKLEBALL COURT EXPANSION~~- Moving forward with construction
- ~~FITNESS STATION RESURFACING~~ Waiting on Board approval
- ~~SPLASH PARK VOLLEYBALL COURTS~~- Work Completed
- ~~BLISS PRODUCTS FITNESS STATION EQUIPMENT~~- Tree Amigos installed drainage system and was successful during rain event. Bliss to add mulch.
- ~~SPLASH PARK FILTER TANKS~~- Work completed.
- ~~IAS SOUND SYSTEM AND TV'S FOR AMENITY CENTER AND SPLASH PAD~~
- ~~BLISS WADING POOL SHADE SAIL~~- Work Completed
- ~~KOMPAN PLAYGROUND~~- Installation finalized and final walk through and punch list completed 1.9.23. Requisition for final payment submitted.
- ~~BLISS SPLASH PAD SHADE SAIL~~- Vendor to complete work week of 2.13.23
- ~~SLIDE EXPERTS WATER SLIDE RESTORATION~~- Work complete. Final walk through and punch list completed on 11.4.22.
- ~~AMENITY CENTER BASKETBALL BACKBOARDS/NETS~~
- ~~BAB TENNIS COURT RESURFACING~~- Contract signed. Work scheduled for week of 1.23.23
- ~~LAP POOL ADA LIFT CHAIR~~- Installation finalized. Final payment requisition submitted.
- ~~AMENITY CENTER SPLASH PAD RESURFACING~~- Work to begin this month.
- ~~TENNIS COURT RESURFACING~~
- ~~AMENITY CENTER BACKBOARDS AND NETS~~- Installation scheduled for 1.13.23

TABLE OF CONTENTS:

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

<b>FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 02.18.25</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 1-147	\$283,225.35	
<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>-\$364,322.32</b>	

**10B**

<b>FIPCDD 2021 Requisition Break Down</b>				
<b>Date:</b>	2/18/2025			
<b>Prossor No.</b>	109064.04			
<b>Companies/Payee</b>	<b>Project</b>	<b>Contract Amount</b>	<b>Total Invoices</b>	
<b>Construction</b>				
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	
<b>Design/Permitting</b>				
Prosser	*1	FIPCDD Pickleball	\$29,650.00	\$73,311.61
	*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	\$52,331.49
			Other Engineering Services (Since Oct. 2021) (monthly reports, coordination w/vendors & staff)	
		<b>OVERALL TOTAL :</b>		\$283,225.35

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

## **Eleventh 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

January / February 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 - 4 occurrences
  - B. Suspicious Vehicles / Parking – 3
  - C. Animal Complaint – Stray Dog
5. Maintenance Reports – 6 Reports
  - A. Lighting
6. Other FIP Policy Violations
  - A. Policy violation - Vendor
7. Information
  - A. Supervisors Working post next 2 months

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**

# **Twelfth Order of Business**



## General Manager's Report

Meeting date: **2-25-2025**

Submitted by: **Margaret Alfano**

**\*Highlighted items require Board action.**

### **EXCITING NEWS – EVENT INFORMATION / No Board action required:**

**SOLD OUT!** THE CASINO CRUISE is ready to set sail! We are taking FIFTY-FIVE (55) residents on the Victory Casino Cruise on Sunday, February 23<sup>rd</sup>. We will have a full report at our meeting. Someone has to win, and we truly hope it is one of our residents!

Our partnership with the Golf Course is going well. We held our first Juliet's Luncheon (Just Us Ladies Into Eating Together) and how awesome – we had SIXTEEN residents attend. Delicious food right in the neighborhood and new friends were made! That's so sweet, we are getting a cavity!

We are still working on plans for the joint Bunny Brunch. The details are exciting, all Staff members are excited. The only detail that we need to finalize is bringing this event to life at a reasonable price for our residents. Stay tuned and we hope to be hopping down the Bunny Trail soon!

### **PICKLEBALL NEWS – RECREATION SIDE / Board action required to approve Policies and Procedures:**

Our future is BRIGHT! We are about to take one giant step to have the fastest growing Amenity in YEARS here for our residents in FIP. There are a few items we need to finish prior to their Grand Opening. First is your consideration of the policies and procedures. We have researched other properties in our area, Vesta best practices, our sister properties, consulted with Coach Jack, and of course online as well. Our result of that research is included below for Board discussion and hopefully approval.

In addition to the list of policies and procedures, we are seeking Board guidance regarding operating hours for the Pickleball courts. Upon review there are no outlined or posted hours for the opening and closing of the tennis or basketball courts. There isn't an official opening time for basketball, but the overhead lights are scheduled to shut off at 10pm. The first reservable time for tennis courts is 8:30am and reservations end at 10pm. One thing to note prior to deciding on this matter is that this is the beginning of this Amenity, these recommendations are a starting point and subject to change as we learn and grow.

Lastly is the consideration regarding the initial access to the Pickleball courts. As you know we are in the process of converting our access system. This transition is a bit problematic to opening a new Amenity. However, the show must go on! The Pickleball gates could be pad locked at closing by the Security Officer and opened and locks removed by our Staff. This could be in place until the access system is up and running and a good number of residents have obtained their cards/mobile access. We do have a possible short-term remedy during Office hours the Amenity Staff could check the ID's and court usage hourly, until we are official. We would perform these checks within our current scheduled Staff, no additional hours would be required.

We will be planning our Grand Opening a couple of weeks after the “soft opening”. We have ordered Fleming Island Plantation Pickleballs and that will certainly be a part of our Grand Opening and future giveaways. Stay tuned for all the details.

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

We are still gathering the data from Supervisors and will have this incorporated into the March agenda, as planned.

**GOOGLE DRIVE AND BOARD ACCESS / No Board action required:**

We/Stephanie was successful in gaining access to the existing Google Drive. We have confirmed this process with Unicorn Webs and distributed those details to the Board. Moving forward Inframark will be responsible for loading content. However, should the Board have any access issues please notify Amenity Staff.

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



JBE / NG

**12A.**

**DRAFT**  
**Fleming Island Plantation**  
**Community Development District Amenities**  
**Policies and Procedures**

Pickleball Courts Rules

1. Please note that the Pickleball courts are an unattended facility, and Patrons and their guests using the facility do so at their own risk.
2. For all emergencies, call 911 immediately. All emergencies and injuries must also be reported to the Amenity Center Staff as well as the District Manager.
3. All Patrons and their guests using the Pickleball courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and procedures of the Fleming Island Plantation CDD. Disregard or violation of the District's policies and procedures and/or misuse or destruction of Pickleball courts equipment may result in the suspension or termination of the Pickleball courts or Amenity privileges.
4. Security personnel and District staff can request to see your reservation on your phone, if applicable, and your FIP resident credentials to verify identification and court usage. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
5. Pickleball courts are for Patrons only. Patrons may invite guests to play, but Patrons must stay with their guests for the entire duration of their stay. Patrons are allowed up to three (3) guests per household only, and all guests must play on the same court as their host Patron.
6. Children under the age of thirteen (13) are not allowed to use the Pickleball courts unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" underage children without adult or guardian supervision.
7. The Pickleball courts are available for Patron use during normal operating hours which are posted. The Pickleball courts in this facility may not be rented.
8. Pickleball court usage may be limited or suspended from time to time for maintenance. District staff reserves the right to control all programs, activities, and sponsored events, including the number of participants, equipment, location, etc., conducted at the Pickleball courts including recreational programs and Fleming Island Plantation District events.
9. Court one and court two are designated as open courts, allowing Patrons and their guests to play on a first-come, first serve basis. Court one and court two will utilize the FIP Open Court System. Patrons show up with their guests, if applicable, and place their paddles in the paddle rack and wait for a court to be available. Once the match is completed, Patrons may place their paddles at the back of the line in the paddle rack and wait for a court to open should they wish to continue to play. Please note that the winners do not stay on the court.
10. Patrons may reserve court three and court four by utilizing the online reservation system. Reservations are limited to one, one-hour time slot reservations per day. Reservations

cannot be back-to-back bookings. If no one is waiting, you may stay and play. If Patrons are unable to fulfill their court reservation, Patrons are required to cancel the court reservation within thirty (30) minutes prior to the reservation time. Repeat offenders to this policy are subject to suspension of Pickleball privileges.

11. Patrons and their guests using the Pickleball courts must supply their own Pickleball equipment.
12. Proper pickleball attire is always required while on the courts. No flip flops, cutoffs, swimsuits, or jeans are allowed. A shirt and proper shoes must be worn during the entire duration of utilizing the Pickleball courts.
13. Proper court etiquette shall be observed during all times; profanity and/or disruptive behavior is strictly prohibited. Also, be courteous of other courts in play (ex. no walking behind adjacent courts while in play, no jumping over the nets, etc.).
14. Out of courtesy for others, speakers are not permitted on the Pickleball courts except for District events and programs.
15. Players must clean up after play. This includes balls, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready to play for other Patrons.
16. Pickleball courts are for pickleball only. Equipment such as skateboards, rollerblades, bikes, scooters, lacrosse play, tennis play, horse play etc., are not allowed on the courts at any time.
17. No chairs are permitted on the Pickleball courts.
18. No outside equipment is allowed on courts unrelated to Pickleball unless written permission is issued by District Staff.
19. Non-alcoholic beverages are permitted at the Pickleball courts if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the Pickleball courts.
20. Chewing gum is prohibited on the Pickleball courts.
21. No smoking or vaping on the Pickleball courts.
22. Court hazards or damages need to be reported to the District Staff for repairs.

# **Thirteenth Order of Business**



## Field Operations Report

Meeting date: **2-25-2025**

Submitted by: **Fred Atwood**

**\*Highlighted items require Board action.**

### **TENNIS COURT RENOVATION UPDATE / Project Completed:**

We are proud that courts 3, 4, and 5 have reopened! The compliments continue to pour regarding the new and improved court conditions.

### **TENNIS COURT EQUIPMENT / Board action required to approve acquiring the proper equipment:**

During the renovation process with BAB Tennis, it was discovered and discussed that the roller that we own is too large for daily maintenance. This model is truly intended for compacting new construction clay versus daily use. The vendor is willing to work with us to trade our machine for a couple of items that would be better suited for our needs. The original cost of our roller was approximately \$11,000.00

- **Product #1:** Tow behind roller that is not only intended for daily use but will also brush the courts at the same time. This will aid in keeping the courts to the level that we have raised them to and save a smidge of maintenance time. Also, the sheer weight of the existing roller is damaging the concrete from the shed to the courts, this new lightweight and appropriate piece will eliminate that problem.

Retail value: \$5,600.00

- **Product #2:** Tow behind clay spreader. This is needed for adding clay top dressing at a minimum, monthly. This is an 8" dispersal drum that pours out of the hopper and onto the court with "unmatched consistency". The spreader can hold up to 640 pounds of clay and it is spread evenly. The manual spreader that was on site upon our arrival was rusty and unrepairable. This piece is the true time-saver and increases quality.

Retail value: \$3,400.00

The retail value of both needed items is \$9,000.00. Pending Board approval we would request making this exchange, at no cost.



Tow-behind Roller



Tow-behind Spreader

The only additional item that would be required to purchase is a piece of equipment to pull these two new items. With a challenging turning radius in some areas of the courts our recommendation would be to purchase a lawn tractor, without a mowing deck, to pull these pieces. This would come in at a cost under \$1,000.00. The other option would be a golf cart that has a less court-friendly and wider turning radius. The golf cart, used, would be more expensive somewhere in the \$3-\$4,000.00 range. Seeking Board approval NTE \$1,000.00 for the purchase of the tractor.

**PICKLEBALL COURTS / No Board action required:**

The Grand Opening is coming soon! The final touches are underway.

**RIVER HILLS RESERVE PAVER PROJECT / Project completed.**

**RIVER HILLS DRAINAGE UPDATE / No Board action required at this time:**

We were just notified by a River Hills Resident that the ground next to the manhole cover in their yard is collapsing. With District Engineer instruction/approval we will be working with HEB Services to inspect this area and possible remedies. Stay tuned.

**SPLASH PARK PARKING LOT RENOVATIONS DRAINAGE UPDATE / No Board action required:**

The camera inspection on the four drains located inside of the parking lot has been completed. The only repairs identified in the report are very minor and can be repaired by the CDD maintenance team at no additional cost to the District.

The drain located in the grass required jet cleaning prior to camera inspection. This evaluation has been scheduled prior to our upcoming meeting. We hope to have details for you there.

All inspections were performed at a cost of just under \$3,200.00 which came in \$1,400.00 under the NTE approved amount of \$4,600.00. GOOD NEWS!

**PARKING LOT RENOVATIONS / Board direction required clarification on scope of services for bids:**

Prior to obtaining the paving bids we are seeking clarification regarding the location of the dumpster and concrete pad. Depending on the Board's direction we will then seek paving numbers and any others to meet those needs. As a reminder, should the Board decide to relocate the dumpster we would like transform and utilize the existing dumpster for additional District storage.

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

There are no words! We are diligently working to finalize this repair to FIP standards.

**TENNIS AND BASKETBALL LIGHTING UPGRADE / Board approval required NTE \$83,000.00:**

As requested, we have obtained two bids for the conversion of the tennis and basketball lighting to LED, a total of 56 fixtures. Both bidders would use the existing poles and same brand name of fixture. Please note this brand would also match the pickleball court fixtures. These fixtures are sold in a small, medium, and large option. Currently the Pickleball courts are utilizing the small version. Pickett is recommending the large for all 56 poles. However, All-Service is recommending medium on all courts with the exception of Court #1, 8 fixtures, where they would utilize the large.

\* Switching from the metal halide lights to the proposed (medium fixture) LED lights will save an estimated \$7,644.00 annually on energy costs.

VENDOR:	OPTIONS FOR LARGE	OPTIONS FOR MEDIUM & LARGE	WARRANTY	RESERVE STUDY INFO
	60,000 Lumen bulbs with the exception of court #1 / 78,000 Lumen blubs (8)	55,000 Lumen bulbs with the same exception of court #1 / 78,000 lumens (8)		Tennis Lighting 2021-22 \$118,922.00
All-Service Electric Group	\$97,632.00	\$79,776.00	5-year manufacturers	Basketball Lighting 2022-23 \$23,111.00
Pickett Electric, Inc.	\$127,400.00	N/A	5-year manufacturers	<b>TOTAL: \$142,033.00</b>

**SPLASH PARK SLIDE INSPECTION / No Board action required:**

As we are preparing our reports, we were performing an inspection of the slide in anticipation of Spring Break and there are several areas of concern on the stair/metal structure. We will be working with the District Engineer on the history of work performed on the slide and formulating a plan from there. Stay tuned.

**UTILITY VEHICLE UPDATE / No Board action required:**

We completed the preventative maintenance on both carts this month. Cart #1 (older cart) needed additional carburetor work, so the vendor did return and completed that work separately. While that additional repair was in progress it was discovered that the intake was worn, and the cart will continue to backfire even after this repair. This month we also replaced two tires on Cart #1 and four tires on Court #2. As a note to the Board Cart #1 is at 3,800 hours of operation and is nearing the end of its life expectancy. We do not request replacement at this time but did want to inform the Board of their status.

**PROJECTS PENDING COMPLETION / No Board action required:**

- Covington Fence
- Amenity Center Shed
- Amenity Center Splash Pad
- Village Square Fountain

**FIELD OPERATIONS UPDATES PART 1 / No Board action required:**

- Old grout was removed at the Amenity Center pools from between the tiles and coping, new grout was installed.
- New polymeric sand was installed around the lap and family pool edges where it has been washed out over time.
- We had the time clocks for pathway lights near tennis removed and changed over to a photocell.
- Took apart and cleaned all fixtures on the Splash Park Breezeway. Also changed bulbs so they are all functioning and the same color/hue.
- The electrician removed light fixture from in front of gazebo restroom and put it on the pole where the light fixture has been missing, since we cannot find an exact match. We will find a fixture to replace the one near the restroom that it different from the others.
- Clean all sidewalk light fixtures at gazebo and installed new bulbs in all as they were breaking when removed. All colors will be the same.

**FIELD OPERATIONS UPDATES PART 2 / No Board action required:**

- To stop restoring the same white fencing rails throughout the community we have added brackets to those that are too short and repeat offenders.
- Found extensive damage to the decorative stone portion at the bottom of one of the columns at the Splash Park. We are rebuilding that section, with no structural damage. Began replacing missing stones

in and around Splash Park grounds. Also will investigate all other column bottoms to see if built the same way and put together a plan to repair if needed.

- Cleaned all trash and debris from family pool pit and sprayed weed killer.
- Cleaned all trash and debris from lap pool pit and sprayed weed killer.
- Cleaned all trash and debris from Splash Park pool pit and sprayed weed killer.
- Sprayed weed killer on all visible weeds on pool deck and AC and SP.
- Repaired bollard lights at Gazebo.
- Soft washed playground equipment at the Amenity Center.
- Installed new top and pressure gauge on Splash Pad filter – old top was broken, and gauge did not work.
- Repaired leaks at all auto fill valves at all pool tanks.
- Repaired loose #4 tile at Splash Park pool.
- Splash Pad shade fabric was installed.
- Raised spotlight for LRN sign to help clear annual flowers.
- Removed the temporary fencing at Pickleball area and cleaned up all left-over lumber and such.
- Brushed Amenity Center office and pool building for cobwebs, spider eggs and dust.
- Pressure washed Amenity Center pavilions to clean up before rental.
- Lowered flag for 30 days to honor the passing of President Carter. Raised for Jan 20 and dropped back down as directed.
- Placed a trash can, we removed from old volleyball area, at our end of the cart bridge to see if it helps to cut down on cups being thrown over bridge and into woods.
- Repaired lights at Autumn Glen entry.
- Repaired the pump inside the drain by Amenity Center Pavillion 1.
- Found leak between pump and motor on the filter pump for the Splash Pad. The vendor replaced the seals.
- Organized and stored all Christmas décor in designated storage areas.
- Repaired hinge on safe door.
- Splash Park Pavillion cleaned for rental.
- Our new full-time Maintenance Tech started on 2/3/25.
- Tightened all handrails around Splash Park Pool.
- The vendor is scheduled to replace all main drain covers in all pools on 2/18/25.
- The pump portion of our biggest pressure washer went out. We ordered replacement pump and will replace ourselves when it comes in.
- Repaired drain line for ice maker in the Splash Park Snack Bar.
- Found water filter for Snack Bar ice machine is leaking. Turned off water and ordered a new filter. We will install it when it comes in, at no additional costs to the District.
- Ground down lifted areas of the sidewalk near the Tennis Courts. Found a few sections broken and/or lifted so bad they will need to be replaced. We will have to hire a vendor for these repairs.
- Added eye wash stations to Amenity Center and Splash Park chemical use areas.

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



# **Fourteenth Order of Business**



## Amenity Manager's Report

Meeting date: 2-25-2025

Submitted by: **Stephanie Taylor**

**\*Highlighted items require Board action.**

### **CDD POOL POLICIES DRAFT/ Board action required to approve the Swimming Facility Policies:**

We continue our process of editing and formatting the entire Fleming Island Plantation CDD policies and procedures. This is a longer process than you might imagine as we like to review multiple locations' policies and procedures to ensure we are providing the most comprehensive document for the residents. With the swimming season right around the corner, we did focus on the swimming facilities policies first. Attached is the DRAFT of Swimming Facility policies for your review. We would like to thank Supervisor Ashford for taking the time to review the current version of the pool policies and procedures and discussing the edits and suggestions for this updated version.

Our first objective was to create a more uniform and organized document. We have consolidated all pool rules into a single section versus per facility. Any facility specific rules are highlighted and included under their own subheading, under the Swim Policy section.

However, we would like to highlight the few discussion items with the entire Board. The rest of the changes were grammatical, formatting, and ensuring that all previous rules are included in this main document.

- Recommended name change from SAOR, Swim At Own Risk, to Before and After-Hours Access.
- We would like to adjust the Before and After-Hours Swimming to end at 10pm. This policy change would align this program with the closing times of all other Amenities and the Clay County Noise Ordinance as well.
- We are proposing that the Nanny Pass costs be lowered from \$100 to \$ 60 per swim season – \$60 equates to a Splash Pass card.
- Pool designated eating areas.
- We would also like to add the approved visual swimwear options listed as Exhibit A.
- Before and After-Hours Swimming: Automatic amenity access or have it available on a requested basis.
- Inclusion of inclement weather policies (they were not included previously).
- Pool Party rental fees regarding inclement weather.

### **PROJECTS PENDING COMPLETION / No Board action required:**

- Printer leasing contract update: meeting with Xerox representative once the balance is paid in full.
- Waiver update: working with District Counsel.
- General policies update: completing final edits from onsite Staff and will meet with Co-Chair Szafranski for guidance before submitting that draft to the March CDD meeting.

### **ACCESS CONTROL SYSTEM TRANSITION / No Board action required:**

We continue to move through the PDK access control system transition. The agreement was drafted by District Counsel and has been executed. The hardware and cards have been ordered and are expected to arrive prior to our meeting. Once the hardware comes in, the vendor will issue our software credentials where we will create access groups and train staff on how to issue credentials. The vendor will be starting with our readers at the Pickleball courts and then completing the Swimming Facilities. We will continue to update both

the Board and the residents about the new ID system and the transition to the new credentials. Please be sure to look out for resident credentials on neighborhood nights and interesting facts about our new system on our website and in our e-communications!

We would also like to request additional hours to aid in assisting and processing our residents during this transition period. We would like to ask for 250 hours over two months, March and April. This would allow a maximum of approximately 30 hours a week for extra hands-on deck. We would be able to utilize some of our seasonal Pool Attendants to assist as well as share Staff with some of our other properties as they are amping up for Spring as well. This overage would be covered by our payroll variance surplus.

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

It is hard to believe that the first two months of 2025 are almost over! As stated in our last CDD meeting, the Polar Plunge and Music Bingo were a success! Between residents braving the chilly waters and warming up with some hot cocoa or moving and grooving to the beat of the music at Music Bingo, we started 2025 out with some chillingly good fun! The fun doesn't stop there though.

On Sunday, February 23rd, we are embarking on our first Casino Cruise Excursion where residents can try their luck out at sea! On Wednesday, February 26<sup>th</sup>, we are hosting a Comedy Improv night with our wonderful neighbors at the Hibernia Pub. Between the delicious food and great banter between our two comedians, this should be an unforgettable night, no joke!

With Spring right around the corner, we are hosting our Community Yard Sale on Saturday, March 1<sup>st</sup>. We are also hosting our very first Teddy Bear Sleepover. Residents are welcome to bring their favorite stuffed animal for some crafts and a teddy bear themed movie (Paddington). The residents will be leaving their stuffie with us for some good slumber party fun! They can pick up their stuffed animals the following Monday and will receive a cute little photo album showcasing all the fun their plushies had at their slumber party. On March 11<sup>th</sup>, we are showing our appreciation for the fantastic residents of Fleming Island Plantation with our Lucky to Have You Day. The residents are our pot of gold at the end of the rainbow so they can stop by the Amenity Center to receive their own "Pot of Gold"! For residents who would like to show their artistic side, we are hosting another Ancient City Painting Workshop on Saturday, March 29<sup>th</sup>. Please be sure to register online!



January Events Recap

*Should you have any comments or questions feel free to contact your Vesta team directly.*

**14A.**

# DRAFT

## Fleming Island Plantation Community Development District Amenities Policies and Procedures / Swimming Facilities

*\*Additional formatting will be completed\**

### Definitions:

1. **Splash Pass** – Shall refer to the guest passes that are required for all Patrons’ guests to be allowed access to both swimming facilities. These passes may be obtained at the Amenity Center Office.
2. **House Guest Pass** - Shall refer to the passes that are available for a fee at the Amenity Center Office for all Patrons’ guests, who live at least 40 miles outside District boundaries. This pass is valid for 7 consecutive days and allows access to District Property and Amenities. This is the only manner a non-Patron may use the Amenities without being accompanied by a Patron.
3. **Nanny Pass** – Shall refer to the passes that are available for our Patrons who have retained a nanny. This pass is valid for one (1) pool season only and can be purchased by a Patron for \$60 at the Amenity Center Office. Nanny must be at least sixteen (16) years of age.

### Swimming Facilities Rules:

Bathing Load Maximum for Splash Park Pool: 158 persons

Bathing Load Maximum for Amenity Center Lap Pool: 168 persons

Bathing Load Maximum for Amenity Center Family Pool: 96 persons

1. Patrons and guests utilizing the Swimming Facilities do so at their own risk.
2. Lifeguard and/or water slide attendants are on duty at the Splash Park and Amenity Center facilities on a seasonal basis as posted on the annual pool schedule.
3. Disregard for any District policies and procedures may result in a verbal warning, limitation of use, and/or expulsion from either Swimming Facility or any other District Property, based on severity. Disregard for District policies and procedures may also lead to suspension or termination of privileges as spelled out in Section VIII of this document.
4. Children twelve (12) years and younger must be accompanied and actively supervised by a parent or person sixteen (16) years of age or older to enter either Swimming Facility. Proof of age and/or FIP Photo ID Card may be required.
5. Children aged thirteen (13) through fifteen (15) are permitted to attend the Swimming Facilities unaccompanied with their FIP Photo ID Card. However, they are not permitted to bring any guests under the age of sixteen (16). Identification/proof of age may be required for both the Patron and their guest. A Splash Pass or House Guest Pass will also be required for that older guest should they not be a Patron.
6. The main job of the Lifeguard(s) on duty is to enforce the policies and procedures for the safety of all Patrons and their guests. Lifeguards shall have full authority to enforce the District’s policies and procedures. Patrons must actively supervise their minors while at the Swimming Facilities.

7. Swimming is permitted only during the designated hours, as posted at the pool(s). Such hours are subject to change at the discretion of the CDD Board of Supervisors and/or District Staff.
8. The Swimming Facilities are intended for use by all residents / annual pass holders. Please be considerate of others when utilizing the pools.
9. All Patrons and their guests must check in at the pool gates prior to entry. Improper access by a Patron or their guest(s) may result in the loss of Amenity privileges for that day or longer.
10. American Academy of Pediatrics Swim Policy is enforced at both Swimming Facilities. Their philosophy is to never leave a child alone in or near the pool without close supervision by a responsible adult. Swimmers who do not complete a swim test administered by a Lifeguard must remain within arm's length of their supervising adult.
  - a. \*Upon arrival at either Swimming Facility, all patrons and guests, ages eleven (11) and under, must complete a swim test. Patrons and guests who do not pass the swim test or choose not to take it are required to wear a Coast Guard approved life jacket or must be within arm's reach of their supervising adult.
  - b. Patrons and guests aged eight (8) and under will be swim tested by a Lifeguard once per pool season. Patrons and guests aged nine through eleven (9-11) are only required to pass a swim test once, no future testing would be required.
  - c. Upon arrival at either Swimming Facility, colored wristbands will be issued to patrons and guests ages eleven (11) and under based on their swim test status, allowing quick identification for Lifeguard safety protocols.
11. Patrons and their guests must shower before entering either pool(s), including Wading Pools, Splash Pad, or any water feature area.
12. No diving, jumping, pushing, running or any other horseplay is allowed in the pools or on the pool deck of either Swimming Facility.
13. Approved flotation devices such as infant safety floats with foot holes, water wings, life vests (US Coast Guard approved) and pool noodles are allowed in the pool.  
Not permitted are rafts, boogie boards, loungers, and/or inflatable tubes are allowed at any time in the pools or on the pool decks.
14. Approved play equipment such as soft foam balls, dive sticks, handheld non-motorized water guns intended for pool use only, and small swim training kickboards are permitted in the pools.  
Any regulation sports ball (ex. basketball, volleyball, football, softball, baseball, kickball, etc.), small toys i.e. Barbies, Hot Wheels etc., snorkels, scuba gear, radio-controlled watercrafts, flippers, mermaid tails are not permitted in the pools.  
District Staff reserves the right to prohibit the use of any play equipment, especially during times of peak or scheduled activity at the swimming pools or if the equipment provides a safety concern or nuisance as determined by the District Staff.
15. Fleming Island Plantation CDD and/or its Staff are not responsible for any lost or stolen items.
16. **All food items are permitted only in the designated eating areas of each Swimming Facility.** No food or beverages are allowed in the pools or on the pool wet deck area which is the 4-foot perimeter around the pools and water features.

17. No outside alcoholic beverages (beer, wine, liquor, etc.) are permitted at either Swimming Facility. Glass objects, sharp objects, open containers, and drinking glasses are NOT permitted at either Swimming Facility.
18. All personal coolers are subject to search prior to entering either Swimming Facility. Failure to adhere to this rule may result in loss of privileges for that day or longer.
19. Chemicals used in the pools or water features may affect certain hairs or fabric colors. The District is not responsible for these effects.
20. Persons with open cuts, wounds, or sores may not use the pool. No person with communicable disease should use either Swimming Facility/pool.
21. Out of consideration of others, radios, portable televisions, media devices, and the like may be listened to only if headphones are used except for District scheduled activities.
22. Proper family-friendly etiquette shall be always observed; profanity and/or disruptive behavior are strictly prohibited.
23. Proper, family-friendly, swimming attire while visiting either Swimming Facility is mandatory. Staff has the authority to deny access due to improper swimwear. **For reference of proper swim attire, please see exhibit A.**
24. Smoking, vaping, and use of smokeless tobacco products are prohibited on all District Property, including all Swimming Facilities.
25. Individuals who are not reliably toilet trained or are wearing diapers must wear an approved swim diaper, as well as a swimsuit over the swim diaper. This will help to reduce the risk associated with human waste in the swimming pool(s) and pool deck area(s).
26. \*Changing clothing or diapers is NOT ALLOWED on any portion of the swim deck or pool furniture at either Swimming Facility. There are changing stations located in the restrooms. Please be respectful of this health regulation for the health and safety of others.  
  
The open area of the Swimming Facility restrooms is not intended to be used as changing/locker rooms. Please use discretion when using the restroom facilities.
27. District Staff and Lifeguards have the right to administer an adult swim. During adult swim, all children eleven (11) years and younger must exit the pool. During this time, we are hopeful that Patrons and guests eleven (11) and younger will utilize the restroom, hydrate, and apply sunscreen to help prevent pool contamination and/or any disruption to the pool hours.
28. Pool entrances, including ADA chair lifts, stairs, and ladders must always be kept clear.
29. The chair lifts in the pool area are provided pursuant to the Americans with Disability Act. They are to be used only to facilitate usage of the pool by disabled individuals. Any use of the chair lift for other than its intended use is strictly prohibited. The safe operation of the chair lift while entering or exiting the pool is the sole responsibility of the user. District staff or Lifeguards are not permitted to provide assistance during this process.
30. District Staff reserves the right to control all programs and activities, including the number of participants, equipment, location, etc., conducted at the pools including swimming lessons, aquatic/recreational programs, and pool parties.

31. At the Amenity Center lap pool, there are designated lanes for lap swimmers only. They will be given the right of way. For your safety and to reduce maintenance costs, please refrain from hanging on the lap lane dividers.
32. Before and After-Hours swimming access is only permitted at the Amenity Center Pool during the Swim Season; these hours are designated on the seasonal pool schedule.
  - a. Patrons must be at least sixteen (16) years or older to participate in Before and After-Hours swimming access.
  - b. Patrons who would like to participate in Before and After-Hours swimming must contact the Amenity Center Office to request permission to add this option to your credentials.
  - c. Patrons utilizing Before and After-Hours swim access must have their FIP Photo ID Card at all times.
  - d. No guests are permitted during Before and After-Hours swimming.
  - e. When the Before and After-Hours swimming access period ends, all Patrons must exit the Swimming Facility.
  - f. All Fleming Island Plantation CDD policies and procedures, including mandatory pool rules, apply. Failure to adhere to the above rules may result in loss of privileges and/or Amenity usage.

**Inclement Weather Policies**

1. The pool and pool deck area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first audible sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting/sound. Everyone must leave the pool and pool deck immediately upon hearing thunder or seeing lightning or when instructed to do so by District Staff or Lifeguards. For heavy rains, the pool will reopen when lifeguards are able to clearly view all parts of the pool and pool bottom.

**Swimming Pool Feces Policy & Pool Contamination Fee**

1. If contamination occurs, the pool or water feature will be closed until the conditions are deemed safe and the water chemistry is within safe operating range. The contaminated pool or water feature will be cleaned and chemically treated to kill the bacteria.
2. In an effort to prevent contamination in the swimming facilities, we ask parents to take their children to the bathroom prior to entering the pool and frequently during your pool use.
3. Individuals who are not reliably toilet trained or are wearing diapers must wear an approved swim diaper, as well as a swimsuit over the swim diaper. This will help to reduce the risk associated with human waste in the swimming pool(s) and pool deck area(s).
4. Anyone who does pollute the pool may be held liable for any costs incurred in treating and re-opening the pool.

**Amenity Center Swimming Facility-Kid's Fountain / Splash Pad Rules**

Maximum capacity: 67 persons

1. No running, ball playing, horseplay, or toys on the Splash Pad deck.

2. No chairs or loungers are allowed in the Splash Pad area to prevent damage to its surface.
3. Patrons and guests aged eleven (11) and under are permitted in the Splash Pad area. Adults, sixteen (16) years of age or over, are allowed in as supervision for others. Children must have adult supervision of a parent or guardian.
4. Individuals who are not reliably toilet trained or are wearing diapers must wear an approved swimsuit diaper, as well as a swimsuit over the swim diaper. This will help reduce the risk associated with human waste in the Splash Pad area.
5. Changing of clothing or diapers is NOT ALLOWED on any portion of the swim deck or pool furniture at either Swimming Facility. There are changing stations located in the restrooms. Please be respectful of this health regulation for the health and safety of others.

The open area of the Swimming Facility restrooms are not intended to be used as changing/locker rooms. Please use discretion when using the restroom facilities.

6. No food, drinks, or glass containers are allowed on the Splash Pad or on its deck.

### **Splash Park Swimming Facility - Slide Rules**

WARNING: Failure to follow rules can result in serious injury.

1. Only one rider allowed at a time. No trains or chains of riders are permitted.
2. Slides are only for going down. NO climbing or walking up the slide.
3. All riders must ride with their feet first with their arms at their sides.
4. All riders must be forty (40) inches tall or taller, must have passed their swim test, and be able to swim independently to the side of the pool to ride the slide.
5. No flotation devices, including water wings, lifejackets, tubes, etc., are allowed on the slide.
6. Patrons and guests are NOT permitted to catch riders at the bottom of the slide. The landing area of the water slide must be clear at all times.
7. The water slide is only available for use during the presence of a Lifeguard. All waterslide riders shall obey Lifeguard instructions or may be restricted from use of the slide/pool facilities.
8. Riding a dry slide is strictly prohibited.
9. Stopping, standing, kneeling, and tumbling at any point during the ride is prohibited.
10. Remove all loose items i.e. jewelry, goggles, and sunglasses prior to your ride. Approved swimwear only while riding the water slide.
11. No pushing in line or horseplay is permitted on the stairs or water slide feature.
12. Pregnant women or individuals with heart or back conditions should not use the slide.

### **Splash Park Swimming Facility - Thunder Bucket Area Rules**

WARNING: Failure to follow rules can result in serious injury.

1. You must NOT be taller than five (5) feet to play on the Thunder Bucket feature.
2. The slide is one-way only, DOWN; NO going up the slide.
3. Patrons and guests must slide sitting up, feet first, and on their bottom.

4. A maximum of three (3) participants can slide at once sitting side by side, feet first.
5. No running, pushing, ball playing, horseplay, or toys are allowed in the Thunder Bucket feature area.
6. No items can be thrown into the Thunder Bucket or any additional features.
7. Please use caution as the water pressure and volume of the Thunder Bucket may vary.
8. Children must have adult supervision of a parent or guardian at all times.

**Splash Park Swimming Facility- Kids Wading Pool**

Maximum: TBD

1. No running, ball playing, horseplay, or prohibited toys in the wading pool area.
2. Patrons and guests aged eleven (11) and under are not permitted into the wading pool without adult supervision.
3. Individuals who are not reliably toilet trained, or wear diapers, must wear an approved swim diaper, as well as a swimsuit over the swim diaper.
4. Changing of clothing or diapers is NOT ALLOWED on any portion of the swim deck or pool furniture at either swimming facility. There are changing stations located in the restrooms. Please be respectful of this health regulation for the health and safety of others. The open area of the swimming facility restrooms is not intended to be used as changing/locker rooms. Please use discretion when using the restroom facilities.
5. No food, drinks, or glass containers are permitted in the wading pool area.

**Hours of Operation**

1. The Amenity Center Office hours are Monday through Saturday 10 am – 5:30 pm and Sundays from 12 pm through 5 pm during Spring Break through Labor Day. After Labor Day, the Amenity Center will be closed on Sundays.
2. Amenity Center Pool Office and Splash Park Pool Office hours will coincide with the posted seasonal pool schedule. Refer to the seasonal schedule. All hours are weather permitting and subject to change as deemed by the CDD Board of Supervisors and/or the District Staff.

**Amenity Card and Passes Policies**

1. House Guest Pass shall refer to the passes that are available for a fee at the Amenity Center Office for all Patrons’ guests, who live at least forty (40) miles outside District boundaries. This pass is valid for seven (7) consecutive days and allows access to District Property and Amenities. This is the only manner a non-Patron may use the Amenities without being accompanied by a Patron. House Guest Individual Passes may be purchased for a fee of \$35 per pass. A House Guest Family Pass is for up to four (4) people and may be purchased for a fee of \$120 per pass. The House Guest Passes may only be sold to Patrons with an active FIP Photo ID Card, and House Guests must provide official photo identification at the time of purchase and at each use of the pass.
2. Splash Passes are used to bring in non-Patron pool guests whether they are swimmers or non-swimmers. There will be one free Splash Pass punch card issued per property per swim season and must be picked up at the Amenity Center Office.

a. Each household may bring up to six (6) non-Patron guests per day to the swimming facilities. The Splash Pass cards will be punched once for each guest upon entry to either swimming facility. Patrons must accompany their non-Patrons guests for the entire duration of their visit.

b. During swim season holidays (ex. Memorial Day, Labor Day, etc.), only four (4) guests per household will be permitted.

c. Grandparents and grandchildren are permitted access to both swimming facilities without the use of the Splash Pass; however, the Patron must accompany and remain with the grandparent/grandchild. Grandparents and grandchildren still count towards the limitation to 6 guests per household.

d. At the Splash Park Swimming Facility during the swim season, Patrons must use their Splash Pass card every day for guest use. As a reminder, a Patron must accompany and remain with the guest(s), and there is still the limitation of (six) 6 guests per household.

e. At the Amenity Center Pool Monday through Thursday, unless a swim season holiday, Patrons are permitted to bring guests to the pool without the use of the Splash Pass. As a reminder, a Patron must accompany and remain with the guest(s), and there is still the limitation of six (6) guests per household.

f. During the last hour daily that the Swimming Facilities are open, Patrons are permitted to bring guests to either pool without the use of the Splash Pass. However, a Patron must attend and remain with the guest(s), and there is still the limitation of six (6) guests per household.

g. Additional Splash Pass punch cards may be purchased at the Amenity Center Office for the fee of \$60 per card (twelve (12) guest punches per card). If the Splash Pass card has any punches left over at the end of the swim season, they can be rolled over to the following season as they do not expire.

3. Fleming Island Plantation CDD Board of Supervisors and/or District staff are not responsible for any lost or stolen Splash Passes.

### **Swimming Pool Reservation Policies**

1. Patrons and guests should abide by all Fleming Island Plantation CDD policies and procedures. Failure to do so can result in loss of amenity privileges and forfeiture of all rental fees and deposits.

2. Swimming pool party reservations are available at both swimming facilities. This pool rental will grant Patrons and their guests access to the designated rental areas and pool use at either swimming facility. Other Patrons can still utilize the swimming facilities during swimming pool party reservations.

3. The Amenity Center Pool and Splash Park Pool are available for Patron private events during regular pool hours in two (2) hour increments of the Patron's choice except for the first and last hour of swimming facility operations. The two (2) hour rental block does include set up time, party, and break down time. Please note that only one (1) two (2) hour Patron pool party reservation will be permitted and only up to two (2) pool party rental reservations total per day. Also, note that there will be no pool parties permitted on any swim season holidays or when the pool season is over.

4. The Amenity Center Pool reservation allows Patrons a maximum of twenty (20) attendees total. This includes Patrons, non-Patrons, swimmers, and non-swimmers. Failure to adhere to the maximum capacity guidelines will cause complete forfeiture of all fees and deposits. There is a \$85 non-refundable rental fee for the use of the Amenity Center Pool and designated party area. There is also a \$300 refundable deposit (check only) required for this pool party reservation. This reservation does not prohibit usage of the pool by other Patrons during your scheduled reservation.
5. The Amenity Center Pool reservation includes tables in the designated party area (area across from the pool gate at the picnic pavilion). Food and non-alcoholic beverages are permitted in this area only. Failure to adhere to the food and beverage policy will cause full forfeiture of all fees and deposits.
6. The Splash Park Pool reservation allows Patrons a maximum of thirty (30) attendees total. This includes Patrons, non-Patrons, swimmers, and non-swimmers. Failure to adhere to the maximum capacity guidelines will cause complete forfeiture of all fees and deposits. There is a \$100 non-refundable rental fee for the use of the Splash Park Pool and designated pool party area. There is also a \$300 refundable deposit (check only) required for this pool party reservation. This reservation does not prohibit usage of the pool by other Patrons during your scheduled reservation.
7. The Splash Park Pool reservation includes tables in the designated party area (area left of the eating pavilion). Food and non-alcoholic beverages are permitted in this area only. Failure to adhere to the food and beverage policy will cause full forfeiture of all fees and deposits.
8. The Patron must be present during the entire duration of the pool party reservation. Patrons must check in and check out with the attendant.
9. Once the pool party reservation is completed, Patrons and guests must vacate the swimming facility. Patrons wanting to bring guests must re-enter and abide by FIP CDD guest policies and procedures.
10. Pool party reservations must comply with the Fleming Island Plantation CDD inclement weather policies and procedures.
11. Any non-compliance with any of the pool reservation policies or pool rules can cause full forfeiture of fees and deposits and loss of Amenity privileges.

**14B.**



# FLEMING ISLAND PLANTATION SWIM ATTIRE GUIDELINES

**FIP strives to be a safe environment for all. To ensure safety, only the following items of clothing are permitted at pool facilities:**



Swim/Surf Shirt



2 Piece Bathing Suit



2 Piece Tankini



1 Piece Bathing Suit



Swim Trunks



Swimmers Diapers



Religious Swimwear

**\*FIP STAFF & LIFEGUARDS RESERVE THE RIGHT TO ENFORCE THE SWIM ATTIRE POLICY IF ARTICLES OF CLOTHING ARE CONSIDERED INAPPROPRIATE.**

# **Seventeenth Order of Business**

**FLEMING ISLAND PLANTATION  
Community Development District**

*Financial Report*

*January 31, 2025*



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**FLEMING ISLAND PLANTATION**

**Financial Statements**

**(Unaudited)**

**January 31, 2025**

**Balance Sheet**  
January 31, 2025

<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	\$ 3,251,597	\$ -	\$ -	\$ 3,251,597
Accounts Receivable	1,762	-	-	1,762
Due From Other Funds	-	33,257	-	33,257
Investments:				
Money Market Account	1,342,246	-	-	1,342,246
Construction Fund	-	-	801,745	801,745
Interest Account	-	12	-	12
Prepayment Account	-	16	-	16
Rebate	-	21,193	-	21,193
Revenue Fund	-	1,687,094	-	1,687,094
Sinking fund	-	212	-	212
Prepaid Items	2,379	-	-	2,379
Deposits	10,397	-	-	10,397
<b>TOTAL ASSETS</b>	<b>\$ 4,608,381</b>	<b>\$ 1,741,784</b>	<b>\$ 801,745</b>	<b>\$ 7,151,910</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 183,246	\$ -	\$ -	\$ 183,246
Accrued Expenses	77,067	-	-	77,067
Due To Other Funds	33,257	-	-	33,257
<b>TOTAL LIABILITIES</b>	<b>293,570</b>	<b>-</b>	<b>-</b>	<b>293,570</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	2,379	-	-	2,379
Deposits	10,397	-	-	10,397
<b>Restricted for:</b>				
Debt Service	-	1,741,784	-	1,741,784
Capital Projects	-	-	801,745	801,745
<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>2,504,854</b>	<b>-</b>	<b>-</b>	<b>2,504,854</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 4,314,811</b>	<b>\$ 1,741,784</b>	<b>\$ 801,745</b>	<b>\$ 6,858,340</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 4,608,381</b>	<b>\$ 1,741,784</b>	<b>\$ 801,745</b>	<b>\$ 7,151,910</b>

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

For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 60,000	\$ 20,000	\$ 58,148	\$ 38,148
Room Rentals	7,000	2,333	1,769	(564)
Swimming Program Fee	1,000	300	-	(300)
Tennis Membership	2,000	1,200	1,500	300
Tennis Program Fees	200	200	-	(200)
Special Events	5,000	2,500	5,058	2,558
Special Assmnts- Tax Collector	3,330,990	2,664,792	3,100,083	435,291
Special Assmnts- Discounts	(133,240)	(106,592)	(123,203)	(16,611)
Other Miscellaneous Revenues	3,000	1,000	-	(1,000)
Access Cards	6,000	2,000	195	(1,805)
Insurance Reimbursements	-	-	6,438	6,438
<b>TOTAL REVENUES</b>	<b>3,281,950</b>	<b>2,587,733</b>	<b>3,049,988</b>	<b>462,255</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	16,000	4,000	4,000	-
FICA Taxes	1,224	308	306	2
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,200	-	-	-
ProfServ-Engineering	30,000	10,000	11,027	(1,027)
ProfServ-Legal Services	45,000	15,000	7,618	7,382
ProfServ-Mgmt Consulting	62,339	20,780	20,936	(156)
ProfServ-Special Assessment	9,360	9,360	9,360	-
ProfServ-Trustee Fees	4,000	-	-	-
Auditing Services	4,100	-	-	-
Postage and Freight	3,400	1,133	195	938
Insurance - General Liability	55,556	55,556	52,925	2,631
Printing and Binding	500	167	47	120
Legal Advertising	3,000	1,000	288	712
Misc-Assessment Collection Cost	66,620	53,296	59,538	(6,242)
Misc-Credit Card Fees	500	167	272	(105)
Misc-Contingency	5,000	1,667	1,305	362
Office Supplies	200	67	174	(107)
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>308,774</b>	<b>173,276</b>	<b>168,166</b>	<b>5,110</b>

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

For the Period Ending January 31, 2025

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	264,614	227,877	36,737
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	11,000	9,855	1,145
Contracts-Security Services	57,750	19,250	14,488	4,762
Contracts-Landscape	678,150	226,050	219,467	6,583
Electricity - General	78,000	26,000	23,966	2,034
Utility - Water	86,000	28,667	27,168	1,499
R&M-Aquascaping	66,214	22,072	19,125	2,947
R&M-Common Area	34,000	11,333	21,602	(10,269)
R&M-Electrical	30,000	10,000	7,699	2,301
R&M-Other Landscape	90,000	30,000	17,583	12,417
R&M-Irrigation	32,000	10,667	7,185	3,482
Holiday Decoration	10,000	3,333	10,027	(6,694)
Op Supplies - General	15,000	5,000	3,718	1,282
<b>Total Field</b>	<b>2,277,756</b>	<b>703,786</b>	<b>614,093</b>	<b>89,693</b>
<b><u>Parks and Recreation</u></b>				
Communication - Teleph - Field	12,253	4,084	3,748	336
Internet/WiFi - Gazebo	1,580	527	520	7
Electricity - General	34,000	11,333	10,596	737
Utility - Refuse Removal	5,500	1,833	2,384	(551)
Utility - Water & Sewer	30,000	10,000	8,649	1,351
Lease - Copier	8,000	2,667	2,536	131
R&M-Air Conditioning	2,250	1,125	1,017	108
R&M-Fire Suppression System	500	-	-	-
R&M-Grounds	16,000	5,333	133	5,200
R&M-Pest Control	660	220	407	(187)
R&M-Tennis Courts	6,500	2,000	8,307	(6,307)
Misc-Event Expense	38,000	14,675	21,198	(6,523)
Misc-Termite Bond	684	342	421	(79)
Misc-Licenses & Permits	700	233	-	233
Misc-Amenity Center Equipment	5,000	1,667	170	1,497
Misc-Contingency	10,000	3,333	1,453	1,880
Office Supplies	4,500	1,500	694	806
Cleaning Supplies	2,000	667	26	641
Op Supplies - General	7,000	2,333	2,397	(64)
Op Supplies - Pool Chemicals	22,000	7,333	9,339	(2,006)
Op Supplies-Pool and Splash Pad	4,000	1,125	1,530	(405)

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

For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Subscriptions and Memberships	2,100	356	525	(169)
Capital Outlay	-	-	29,905	(29,905)
<b>Total Parks and Recreation</b>	<b>213,227</b>	<b>72,686</b>	<b>105,955</b>	<b>(33,269)</b>
<b><u>Community Center</u></b>				
Communication - Teleph - Field	6,384	2,128	2,141	(13)
Electricity - General	20,000	6,667	5,442	1,225
Utility - Refuse Removal	4,320	1,440	1,282	158
Utility - Water & Sewer	26,100	8,700	5,986	2,714
R&M-Air Conditioning	1,000	500	-	500
R&M-Fire Suppression System	1,400	467	-	467
R&M-Grounds	10,000	3,333	54	3,279
R&M-Pest Control	466	233	128	105
Misc-Rec Center Equipment	2,500	833	294	539
Misc-Termite Bond	375	188	300	(112)
Misc-Licenses & Permits	500	167	-	167
Misc-Contingency	8,500	2,833	345	2,488
Office Supplies	500	167	-	167
Cleaning Supplies	2,000	667	51	616
Op Supplies - General	2,650	883	561	322
Op Supplies - Pool Chemicals	20,000	6,667	5,995	672
Op Supplies-Pool and Wading Pool	3,000	1,000	789	211
<b>Total Community Center</b>	<b>109,695</b>	<b>36,873</b>	<b>23,368</b>	<b>13,505</b>
<b><u>Reserves</u></b>				
Reserve - CDD Amenity	322,498	107,499	91,511	15,988
Reserves-Splash Park	50,000	16,667	-	16,667
<b>Total Reserves</b>	<b>372,498</b>	<b>124,166</b>	<b>91,511</b>	<b>32,655</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>3,281,950</b>	<b>1,110,787</b>	<b>1,003,093</b>	<b>107,694</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,476,946	2,046,895	569,949
Net change in fund balance	\$ -	\$ 1,476,946	\$ 2,046,895	\$ 569,949
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>2,267,916</b>	<b>2,267,916</b>	<b>2,267,916</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,267,916</b>	<b>\$ 3,744,862</b>	<b>\$ 4,314,811</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 3,873	\$ 3,873
Special Assmnts- Tax Collector	1,797,727	1,438,182	1,672,505	234,323
Special Assmnts- Discounts	(71,909)	(57,527)	(66,468)	(8,941)
<b>TOTAL REVENUES</b>	<b>1,725,818</b>	<b>1,380,655</b>	<b>1,609,910</b>	<b>229,255</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	35,955	11,985	32,121	(20,136)
<b>Total Administration</b>	<b>35,955</b>	<b>11,985</b>	<b>32,121</b>	<b>(20,136)</b>
<b>Debt Service</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>109,635</b>	<b>134,027</b>	<b>(24,392)</b>
Excess (deficiency) of revenues Over (under) expenditures	(20,437)	1,271,020	1,475,883	204,863
<b>OTHER FINANCING SOURCES (USES)</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)	\$ 1,271,020	\$ 1,475,883	\$ 204,863
<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>\$ 1,536,921</b>	<b>\$ 1,741,784</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 16,542	\$ 16,542
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>16,542</b>	<b>16,542</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	-	222,966	(222,966)
<b>Total Construction In Progress</b>	<b>-</b>	<b>-</b>	<b>222,966</b>	<b>(222,966)</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>222,966</b>	<b>(222,966)</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	(206,424)	(206,424)
Net change in fund balance	\$ -	\$ -	\$ (206,424)	\$ (206,424)
<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>\$ 801,745</b>	

**Notes to the Financial Statements**  
*January 31, 2025*

**General Fund**

► **Assets**

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

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

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

■ **Prepaid Items \$2,379** - Expenditures paid in advance.

TRUIST CC January payment.	\$	2,379
Total Prepaid Items	\$	<u>2,379</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 \$183,246** - Invoices that were posted but not paid until February.

■ **Accrued Expenses \$77,067** - Expenses not yet billed or pending approval.

	<b>General Fund</b>	
Ruppert - January landscape services	\$	54,867
Clay Electric - Utilities		10,000
Clay County Utilities - Water & Reclaimed Water		11,000
Inframark - FY24 Dissemination services		1,200
Total Accrued Expenses	\$	<u>77,067</u>

■ **Due To Other Funds \$33,257** - Debt service assessments. Transfer funds requested 2/6/25.

► **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><u>1,797,181</u></u>	

**Notes to the Financial Statements**

*January 31, 2025*

**Financial Overview / Highlights**

- ▶ The Non-Ad Valorem assessments are 93% collected as of 1/31/25.
- ▶ Insurance Reimbursements - State Farm (\$6,438) for 9/23/24 loss date.
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 91% of the YTD budget. Significant variances are explained below.

**Variance Analysis**

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Engineering	\$ 10,000	\$ 11,027	110%	Prosser - Billed thru Nov 2024. Jackson Geotech-Cypress Glen pond berm \$3,990.
ProfServ-Legal Services	\$ 15,000	\$ 7,618	51%	KUTAK - Billed thru Nov 2024.
Insurance - General Liability	\$ 55,556	\$ 52,925	95%	EGIS insurance paid in full.
Misc-Contingency	\$ 1,667	\$ 1,305	78%	Hancock bank fees; Record storage fee is \$135/mo; ADP payroll fees; Vesta purchases.
Office Supplies	\$ 67	\$ 174	260%	Amazon-Tablet for board member.
<b><u>Field</u></b>				
ProfServ-Field Management	\$ 264,614	\$ 227,877	86%	Vesta amenity management services thru Jan 2025.
ProfServ-Web Site Development	\$ 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.
R&M-Aquascaping	\$ 22,072	\$ 19,125	87%	The Lake Doctor \$5,125/mo water mgmt and \$200/qtrly for fountain cleaning; \$3,200 One-time fee for stocking various ponds with Grass Carp.
R&M-Common Area	\$ 11,333	\$ 21,602	191%	Florida Concrete Co \$5,454-Monument repair; Mark Burdetsky \$8,700-Reairs to columns, walls and fence.
Holiday Decoration	\$ 3,333	\$ 10,027	301%	Holiday decor for Halloween and Christmas.
<b><u>Parks and Recreation - General (Amenity Center)</u></b>				
Communication - Telephone	\$ 4,084	\$ 3,748	92%	Comcast #9952 \$660/mo; Comcast #3753 \$208/mo; AT&T Internet #0567 \$134/mo.
Utility - Refuse Removal	\$ 1,833	\$ 2,384	130%	GFL Solid Waste with extra pick-ups.
R&M-Tennis Courts	\$ 2,000	\$ 8,307	415%	Ruppert \$5,324 - Tennis cour repairs; 10-S Tennis Supply \$2,413 - Court supplies.
Op Supplies - General	\$ 2,333	\$ 2,397	103%	Primarily credit card purchases.
Op Supplies - Pool Chemicals	\$ 7,333	\$ 9,339	127%	PoolSure fees.
Op Supplies - Pool & Splash Pad	\$ 1,125	\$ 1,530	136%	Credit Card purchases.
Subscriptions & Memberships	\$ 356	\$ 525	147%	ASCAP fee \$445. Credit card charge \$80.
Capital Outlay	\$ -	\$ 29,905	n/a	Integrated Access Solution - 50% deposit for new badge system.
<b><u>Reserves</u></b>				
Reserve - CDD Amenity	\$ 107,499	\$ 91,511	85%	HEB Svcs \$36,525 - Injected foaming grout, plugged line at 1713 Margaret's Walk; Atlantic Pipe Service \$54,986 - 50% deposit for pipe services.

## **FLEMING ISLAND PLANTATION**

### **Supporting Schedules**

**January 31, 2025**

**FLEMING ISLAND PLANTATION**

**Community Development District**

**Series 2021 Special Assessment Bonds**

**1. Recap of Capital Project Fund Activity Through 01/31/25**

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 \$133,871

Use of Funds:

Disbursements: <u>Amenity Center Grounds</u>	
*Pickleball Courts	(\$290,340)
*Tennis Courts & Tennis Restroom Pavilion	(\$83,654)
*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	(\$72,827)
<b>Adjusted Balance in Construction Account at January 31, 2025</b>	<b><u><u>\$802,475</u></u></b>

**2. Funds Available For Construction at 01/31/25**

Book Balance of Construction Fund at January 31, 2025	\$802,475
Construction Funds available at January 31, 2025	<u><u>\$802,475</u></u>

**3. Investments - Hancock Whitney**

<u>January 31, 2025</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	4.01%	N/A	\$801,745	\$801,745
				Prosser to reimburse	\$730
				Adjusted Balance at 1/31/25	<b><u><u>\$802,475</u></u></b>

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

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	PLAYGROUND EQUIPMENT	SPLASH PARK SLIDE TOWER	PICKLEBALL COURTS	OUTDOOR FITNESS STATIONS	BASKETBALL COURTS	TENNIS COURTS/RESTROOM	SWIMMING POOL	SPLASH PAD	FITNESS PAVILION	VOLLEYBALL COURT	FILTRATION EQUIP RENOVATION	Splash Park Pool Improvements	PROFESSIONAL FEES
<b>FY 2022</b>																
COI	PLACEMENT AGENT FEE - MBS	\$233,850.00	\$233,850.00													
COI	TRUSTEE COUNSEL-BLALOCK WALTERS	\$6,500.00	\$6,500.00													
COI	BANK COUNSEL-BLALOCK WALTERS	\$6,500.00	\$6,500.00													
COI	BOND COUNSEL-BRYANT MILLER OLIVE	\$35,000.00	\$35,000.00													
COI	DISTRICT COUNSEL-HOPPING, GREEN & SAM	\$37,266.74	\$37,266.74													
COI	DISTRICT ENGINEER - PROSSER	\$10,500.00	\$10,500.00													
COI	DISTRICT MANAGER/ASSESSMENT CONSULTAN	\$22,000.00	\$22,000.00													
COI	BANK COMMITMENT FEE - HANCOCK BANK	\$15,590.00	\$15,590.00													
COI	TRUSTEE FEE - HANCOCK BANK	\$4,000.00	\$4,000.00													
COI	VERIFICATION AGENT-CAUSEY DEMGEN MOOR	\$2,000.00	\$2,000.00													
COI	ADVERTISING REIMBURSEMENT	\$4,692.90	\$4,692.90													
1	PROSSER, INC (Engineer)	\$2,671.70														\$2,671.70
2	PROSSER, INC (Engineer)	\$4,774.58														\$4,774.58
3	PROSSER, INC (Engineer)	\$5,754.06														\$5,754.06
4	PROSSER, INC (Engineer)	\$3,507.10														\$3,507.10
5	PROSSER, INC (Engineer)	\$16,523.69														\$16,523.69
6	PROSSER, INC (Engineer)	\$2,988.43														\$2,988.43
7	PROSSER, INC (Engineer)	\$325.00														
8	PROSSER, INC (Engineer)	\$1,142.50			\$1,142.50											
9	PROSSER, INC (Engineer)	\$1,653.41														\$1,653.41
10	KOMPAN-50% Downpayment	\$164,214.01		\$164,214.01												
11	PROSSER, INC (Engineer)	\$829.65														
12	PROSSER, INC (Engineer)	\$2,333.60					\$1,425.00									\$1.10
13	PROSSER, INC (Engineer)	\$2,062.50														\$2,062.50
14	PROSSER, INC (Engineer)	\$328.45														
15	PROSSER, INC (Engineer)	\$1,335.10					\$1,335.10									
16	PROSSER, INC (Engineer)	\$907.50														\$907.50
17	PROSSER, INC (Engineer)	\$325.00														
18	PROSSER, INC (Engineer)	\$695.00								\$165.00						
19	PROSSER, INC (Engineer)	\$470.00								\$470.00						
<b>TOTAL FY 2022</b>		<b>\$590,740.92</b>	<b>\$377,899.64</b>	<b>\$164,214.01</b>	<b>\$3,915.10</b>	<b>\$1,808.10</b>	<b>\$2,060.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$40,844.07</b>
20	BAB Tennis Courts - 50% Deposit	\$15,750.00							\$15,750.00							
21	PROSSER, INC (Engineer)	\$1,142.50					\$577.50									
22	PROSSER, INC (Engineer)	\$1,137.50				\$1,137.50										
23	PROSSER, INC (Engineer)	\$1,485.00														\$1,485.00
24	PROSSER, INC (Engineer)	\$2,475.00														\$2,475.00
25	PROSSER, INC (Engineer)	\$3,631.25				\$3,631.25										
26	The Slide Experts (Deposit)	\$27,925.00			\$27,925.00											
27	Mobility Plus Lap Pool Chair Lift (50'	\$4,418.42							\$4,418.42							
28	The Slide Experts (Final)	\$27,925.00			\$27,925.00											
29	Aquaseal Resurfacing LLC (60% Demo Sp.	\$3,765.00									\$3,765.00					
30	Aquaseal Resurfacing LLC (60% CombiTi.	\$19,797.00									\$19,797.00					
31	PROSSER, INC (Engineer)	\$1,142.45				\$1,142.45										
32	PROSSER, INC (Engineer)	\$143.50					\$83.30									
33	PROSSER, INC (Engineer)	\$285.03									\$285.03					
34	PROSSER, INC (Engineer)	\$1,897.50									\$1,897.50					
35	PROSSER, INC (Engineer)	\$1,511.45														\$1,511.45
36	Count Surfaces (50% Downpymt) VOIDED SEE 5.9.23	\$0.00											\$0.00			
37	Vak Pak, Inc (25% Downpymt)	\$40,488.00												\$40,488.00		
38	PROSSER, INC (Engineer)	\$247.50									\$247.50					
39	PROSSER, INC (Engineer)	\$4,562.25				\$4,562.25										
40	PROSSER, INC (Engineer)	\$14,852.50										\$14,852.50				
41	PROSSER, INC (Engineer)	\$1,072.50														\$1,072.50
42	Mobility Plus Lap Pool Chair Lift (50% Final Pymt)	\$4,418.42							\$4,418.42							
43	Kompan, Inc (50% FINAL Pymt)	\$164,214.00		\$164,214.00												
44	AquaSeal Resurfacing, LLC	\$15,708.00									\$15,708.00					
45	PROSSER, INC (Engineer)	\$1,147.15				\$1,147.15										
46	PROSSER, INC (Engineer)	\$82.50									\$82.50					
47	PROSSER, INC (Engineer)	\$3,055.00									\$3,055.00					
48	PROSSER, INC (Engineer)	\$577.50														
49	Bliss Products & Svcs	\$8,324.00						\$8,324.00								\$577.50
50	Bliss Products & Svcs	\$37,670.96					\$37,670.96									
51	BAB Tennis Courts - 50% FINAL	\$15,750.00							\$15,750.00							
52	PROSSER, INC (Engineer)	\$82.50							\$82.50							
53	PROSSER, INC (Engineer)	\$200.00										\$200.00				
54	PROSSER, INC (Engineer)	\$1,638.01									\$1,638.01					
55	PROSSER, INC (Engineer)	\$3,139.65														\$3,139.65
56	Mobility Plus AC Family Pool Chair Li:	\$11,216.15								\$11,216.15						
57	Integrated Access Solutions (Dep AC S:	\$7,838.75								\$7,838.75						
58	Integrated Access Solutions (Dep AC O:	\$5,756.05								\$5,756.05						
59	Integrated Access Solutions (Dep SP S:	\$12,015.56													\$12,015.56	
60	Integrated Access Solutions (Dep SP O:	\$3,879.03													\$3,879.03	
61	Bliss Products & Svcs-2 Pool Shade St:	\$47,027.50									\$24,477.50				\$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 (PIF-AC S:	\$7,838.75								\$7,838.75						
67	Integrated Access Solutions (PIF-SP S:	\$12,015.55													\$12,015.55	

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

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	PLAYGROUND EQUIPMENT	SPLASH PARK SLIDE TOWER	PICKLEBALL COURTS	OUTDOOR FITNESS STATIONS	BASKETBALL COURTS	TENNIS COURTS/RESTROOM	SWIMMING POOL	SPLASH PAD	FITNESS PAVILION	VOLLEYBALL COURT	FILTRATION EQUIP RENOVATION	Splash Park Pool Improvements	PROFESSIONAL FEES
68	Tree Amigos - Drainage under SP work	\$1,450.00					\$1,450.00									
69	PROSSER, INC (Engineer)	\$2,233.21														\$2,233.21
70	PROSSER, INC (Engineer)	\$1,140.00				\$1,140.00										
71	PROSSER, INC (Engineer)	\$235.00										\$235.00				
72	PROSSER, INC (Engineer)	\$305.00									\$305.00					
73	PROSSER, INC (Engineer)	\$618.75														\$618.75
74	PROSSER, INC (Engineer)	\$2,297.60				\$2,297.60										
75	PROSSER, INC (Engineer)	\$82.50					\$82.50									
76	PROSSER, INC (Engineer)	\$370.06										\$370.06				
77	PROSSER, INC (Engineer)	\$1,362.89									\$1,362.89					
78	Vak Pak, Inc (Pool Filtration equipment)	\$114,339.72												\$114,339.72		
79	Vak Pak, Inc (C/O for Demo, Rmv)	\$8,700.00												\$8,700.00		
80	Vak Pak, Inc (Final-Pool Filtration equipment)	\$7,000.00												\$7,000.00		
81	PROSSER, INC (Engineer)	\$742.50														\$742.50
82	PROSSER, INC (Engineer)	\$613.05				\$613.05										
83	PROSSER, INC (Engineer)	\$905.00					\$905.00									
84	Integrated Access Solutions (Final AC	\$5,756.04								\$5,756.04						
85	Integrated Access Solutions (Final SP	\$3,879.03													\$3,879.03	
86	PROSSER, INC (Engineer)	\$2,809.35				\$2,809.35										
87	PROSSER, INC (Engineer)	\$125.00					\$125.00									
88	PROSSER, INC (Engineer)	\$900.00														\$900.00
89	PROSSER, INC (Engineer)	\$41.25							\$41.25							
90	PROSSER, INC (Engineer)	\$450.00														\$450.00
91	PROSSER, INC (Engineer)	\$1,818.75				\$1,818.75										
92	PROSSER, INC (Engineer)	\$422.50										\$422.50				
<b>TOTAL FY 2023</b>		<b>\$699,465.33</b>	<b>\$0.00</b>	<b>\$164,214.00</b>	<b>\$56,475.20</b>	<b>\$20,869.35</b>	<b>\$41,059.26</b>	<b>\$8,324.00</b>	<b>\$31,541.25</b>	<b>\$47,242.58</b>	<b>\$69,339.65</b>	<b>\$19,420.09</b>	<b>\$0.00</b>	<b>\$170,527.72</b>	<b>\$54,339.17</b>	<b>\$16,113.06</b>
93	PROSSER, INC (Engineer)	\$805.00														\$805.00
94	PROSSER, INC (Engineer)	\$1,410.40				\$1,410.40										
95	PROSSER, INC (Engineer)	\$375.00														\$375.00
96	PROSSER, INC (Engineer)	\$180.00					\$180.00									
97	PROSSER, INC (Engineer)	\$1,530.00														\$1,530.00
98	PROSSER, INC (Engineer)	\$3,150.00				\$3,150.00										
99	PROSSER, INC (Engineer)	\$379.20					\$379.20									
100	PROSSER, INC (Engineer)	\$270.00					\$270.00									
101	PROSSER, INC (Engineer)	\$765.00														\$765.00
102	PROSSER, INC (Engineer)	\$467.71										\$467.71				
103	PROSSER, INC (Engineer)	\$630.00														\$630.00
104	PROSSER, INC (Engineer)	\$255.65				\$255.65										
105	PROSSER, INC (Engineer)	\$3,522.77										\$3,522.77				
106	PROSSER, INC (Engineer)	\$215.00										\$215.00				
107	PROSSER, INC (Engineer)	\$4,402.50						\$4,402.50								
108	PROSSER, INC (Engineer)	\$395.00														\$395.00
109	PROSSER, INC (Engineer)	\$485.00										\$485.00				
110	PROSSER, INC (Engineer)	\$1,838.75						\$1,838.75								
111	PROSSER, INC (Engineer)	\$1,040.00														\$1,040.00
112	PROSSER, INC (Engineer)	\$187.35				\$187.35										\$187.35
	Trustee overpaid Prosser 4/1/24	\$300.00														\$300.00
113	PROSSER, INC (Engineer) VOID PER JD	\$0.00														
114	PROSSER, INC (Engineer)	\$180.00										\$180.00				
115	PROSSER, INC (Engineer)	\$2,345.90						\$2,345.90								
116	PROSSER, INC (Engineer)	\$172.95				\$172.95										
117	PROSSER, INC (Engineer)	\$3,697.50														\$3,697.50
118	PROSSER, INC (Engineer)	\$1,130.00														\$1,130.00
119	PROSSER, INC (Engineer)	\$2,359.25				\$2,359.25										
120	PROSSER, INC (Engineer)	\$342.00										\$342.00				
121	PROSSER, INC (Engineer)	\$6,966.51						\$6,966.51								
122	PROSSER, INC (Engineer)	\$1,517.50														\$1,517.50
123	PROSSER, INC (Engineer)	\$11,893.57						\$11,893.57								
124	PROSSER, INC (Engineer)	\$1,950.75				\$1,950.75										
125	PROSSER, INC (Engineer)	\$14,001.73										\$14,001.73				
126	PROSSER, INC (Engineer)	\$3,942.50						\$3,942.50								
127	PROSSER, INC (Engineer)	\$1,240.00														\$1,240.00
128	PROSSER, INC (Engineer)	\$610.00														\$610.00
129	PROSSER, INC (Engineer)	\$720.50				\$720.50										
130	PROSSER, INC (Engineer)	\$575.00														\$575.00
131	PROSSER, INC (Engineer)	\$13,975.45										\$13,975.45				
132	PROSSER, INC (Engineer) PAID 2x	\$430.00														\$430.00
133	PROSSER, INC (Engineer)	\$15,297.56						\$15,297.56								
134	PROSSER, INC (Engineer)	\$180.00														\$180.00
135	PROSSER, INC (Engineer)	\$581.20				\$581.20										
136	PROSSER, INC (Engineer)	\$750.00							\$750.00							
137	PROSSER, INC (Engineer)	\$2,427.20							\$2,427.20							
141	Brogdon Builders, LLC	\$36,708.00				\$36,708.00										
<b>TOTAL FY 2024</b>		<b>\$146,299.40</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>\$14,920.00</b>
138	PROSSER, INC (Engineer)	\$645.00														\$645.00
139	PROSSER, INC (Engineer)	\$461.00				\$461.00										
140	PROSSER, INC (Engineer)	\$1,113.04						\$1,113.04								
142	PROSSER, INC (Engineer)	\$1,135.00						\$1,135.00								
143	PROSSER, INC (Engineer)	\$984.07				\$984.07										
144	PROSSER, INC (Engineer)	\$305.00														\$305.00
145	Brogdon Builders, LLC	\$217,892.00				\$217,892.00										
<b>TOTAL FY 2025</b>		<b>\$222,535.11</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$219,337.07</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,248.04</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>\$950.00</b>
<b>GRAND TOTAL</b>		<b>\$1,659,040.76</b>	<b>\$377,899.64</b>	<b>\$328,428.01</b>	<b>\$60,390.30</b>	<b>\$290,339.77</b>	<b>\$43,119.26</b>	<b>\$8,324.00</b>	<b>\$83,653.78</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>\$72,827.13</b>

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2021 Debt Service Fund
Assessments Levied				\$ 5,128,071	\$ 3,330,990	\$ 1,797,081
Allocation %				100%	65%	35%
11/08/24	\$ 46,401	\$ 2,630	\$ 947	\$ 49,978	\$ 32,464	\$ 17,514
11/14/23	\$ 224,800	\$ 9,558	\$ 4,588	\$ 238,946	\$ 155,210	\$ 83,736
11/27/24	\$ 1,064,796	\$ 45,272	\$ 21,731	\$ 1,131,799	\$ 735,171	\$ 396,627
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
01/28/25	\$ 94,900	\$ 2,982	\$ 1,937	\$ 99,819	\$ 64,838	\$ 34,981
<b>TOTAL</b>	<b>\$ 4,491,259</b>	<b>\$ 189,671</b>	<b>\$ 91,658</b>	<b>\$ 4,772,588</b>	<b>\$ 3,100,083</b>	<b>\$ 1,672,505</b>
<b>% COLLECTED</b>				93%	93%	93%
<b>TOTAL OUTSTANDING</b>				<b>\$ 355,483</b>	<b>\$ 230,907</b>	<b>\$ 124,576</b>

**Cash and Investment Report**

*January 31, 2025*

**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%	\$ 31,720
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.34%	3,219,876 (1)
				<b>Subtotal</b>	<b>\$ 3,251,597</b>
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.06%	\$ 1,342,246
				<b>Total GF</b>	<b>\$ 4,593,843</b>

**DEBT SERVICE FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Interest Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.01%	\$ 12
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.01%	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	4.01%	1,687,094
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.01%	212
				<b>Total DS</b>	<b>\$ 1,708,527</b>

**CONSTRUCTION FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	4.01%	\$ 801,745
				<b>Total CP</b>	<b>\$ 801,745</b>
				<b>Total All Funds</b>	<b>\$ 7,104,115</b>

(1) 2/6/25: \$51,223 transfer request submitted for January & February receipts.

# Bank Account Statement

Fleming Island Plantation CDD

**Bank Account No.** 3330  
**Statement No.** 01-2025

**Statement Date** 01/31/2025

<b>G/L Account No. 101005 Balance</b>	31,720.29	<b>Statement Balance</b>	31,720.29
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	31,720.29
<b>Subtotal</b>	31,720.29	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	31,720.29
<b>Ending G/L Balance</b>	31,720.29		

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



Statements Dates  
 01/01/2025 - 01/31/2025

**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	32,628.75	AVERAGE BALANCE	
+ 0 CREDITS	.00	32,306.21	
- 1 DEBITS	794.22	YTD INTEREST PAID	
- SERVICE CHARGES	114.24	.00	
+ INTEREST PAID	.00		
ENDING BALANCE	31,720.29		

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
01/14	114.24	ANALYSIS SERVICE CHG			025022008956748TEL
01/22	794.22	AUTO PYMT HOME DEPOT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
12/31	32,628.75	01/14	32,514.51	01/22	31,720.29



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# Bank Account Statement

Fleming Island Plantation CDD

**Bank Account No.** 7798  
**Statement No.** 01-2025

**Statement Date** 01/31/2025

<b>G/L Account No. 101006 Balance</b>	3,219,876.37	<b>Statement Balance</b>	4,351,103.38
		<b>Outstanding Deposits</b>	158.94
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	4,351,262.32
<b>Subtotal</b>	3,219,876.37	<b>Outstanding Checks</b>	-1,131,385.95
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	3,219,876.37
<b>Ending G/L Balance</b>	3,219,876.37		

Posting Date	Document Type	Doc No.	Vendor	Description	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 SYSTEMS	Check for Vendor 178	-146.19
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	-207.57
10/16/2024	Payment	DD212	COMCAST	Payment of Invoice	-659.52
12/29/2024	Payment	DD234	COMCAST	Payment of Invoice	-129.85
01/17/2025	Payment	100039	WILLIAM LAWRENCE BONNEY	Inv: B-1089	-4,978.73
01/17/2025	Payment	100050	INTEGRATED ACCESS SOLUTIONS	Inv: 2072, Inv: 2110, Inv:	-4,713.86
01/22/2025	Payment	100054	WILLIAM LAWRENCE BONNEY	Inv: B-1111	-2,354.95
01/22/2025	Payment	1507	EPIC POOLS & HARDSCAPE	Check for Vendor V00555	-907.00
01/29/2025	Payment	100056	COMCAST	Inv: 010225-9952 CHECK,	-843.72
01/29/2025	Payment	100059	CRYSTAL SPRINGS	Inv: 23150591 011725	-36.02
01/29/2025	Payment	100060	RUPPERT LANDSCAPE	Inv: 681350	-1,150.00
01/29/2025	Payment	100061	TREE AMIGOS OUTDOOR SVCS,	Inv: 201986	-1,991.00
01/30/2025	Payment	1509	HANCOCK BANK TRUST & ASSET	Check for Vendor V00430	-1,072,473.05
01/30/2025	Payment	1510	MARK A BURDETSKY	Check for Vendor V00493	-3,600.00
01/30/2025	Payment	1512	THE LAKE DOCTOR	Check for Vendor V00669	-5,125.00
01/30/2025	Payment	1513	VESTA PROPERTY SERVICES, INC	Check for Vendor V00435	-1,357.44
01/31/2025	Payment	1514	INTEGRATED ACCESS SOLUTIONS	Check for Vendor V00629	-29,905.22
01/31/2025	Payment	1515	ROSS RUBEN	Check for Vendor V00730	-300.00
<b>Total Outstanding Checks</b>					<u>-1,131,385.95</u>
<b>Outstanding Deposits</b>					
01/31/2025			SQUARE	SQUARE SALES DTD	158.94
<b>Total Outstanding Deposits</b>					<u>158.94</u>



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

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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: 01/01/25 - 01/31/25

FLEMING ISLAND PLANTATION COMMUNITY

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$4,413,942.00		\$113,514.09		\$176,352.71		\$4,351,103.38

### TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$4,413,942.00
01/06	ACH CREDIT Square Inc SQ250106 250106		\$342.45	\$4,414,284.45
01/06	ACH CREDIT Square Inc SQ250106 250106		\$398.61	\$4,414,683.06
01/06	ACH DEBIT ADP PAYROLL FEES ADP FEES 250106 927036294027	-\$10.40		\$4,414,672.66
01/07	ACH DEBIT COMCAST 8495741 440345886 250107	-\$533.34		\$4,414,139.32
01/07	CHECK 100033	-\$2,675.83		\$4,411,463.49
01/08	ACH CREDIT Square Inc SQ250108 250108		\$68.08	\$4,411,531.57
01/08	ACH DEBIT GFL ENV. FIRSTECH 250108	-\$345.78		\$4,411,185.79
01/08	ACH DEBIT GFL ENV. FIRSTECH 250108	-\$430.08		\$4,410,755.71
01/10	ACH CREDIT Square Inc SQ250110 250110		\$4.55	\$4,410,760.26
01/10	ACH DEBIT CLAY ELECTRIC ELECTRIC 250109	-\$40.00		\$4,410,720.26
01/10	CHECK 100036	-\$3,990.00		\$4,406,730.26
01/13	ACH CREDIT Square Inc SQ250113 250113		\$292.10	\$4,407,022.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$40.00		\$4,406,982.36





Statement Date:

01/31/2025

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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$40.00		\$4,406,942.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$40.00		\$4,406,902.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$44.00		\$4,406,858.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$45.00		\$4,406,813.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$45.00		\$4,406,768.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$52.00		\$4,406,716.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$159.00		\$4,406,557.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$340.00		\$4,406,217.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$662.00		\$4,405,555.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$1,321.00		\$4,404,234.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$40.00		\$4,404,194.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$40.00		\$4,404,154.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$40.00		\$4,404,114.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$41.00		\$4,404,073.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$43.00		\$4,404,030.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$44.00		\$4,403,986.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$45.00		\$4,403,941.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$46.00		\$4,403,895.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$49.00		\$4,403,846.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$51.00		\$4,403,795.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$71.00		\$4,403,724.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$1,227.00		\$4,402,497.36
01/13	ACH DEBIT CLAY ELECTRIC ELECTRIC 250110	-\$45.00		\$4,402,452.36
01/13	ACH DEBIT COMCAST 8495741 441793753 250113	-\$214.72		\$4,402,237.64
01/13	CHECK 100035	-\$669.47		\$4,401,568.17
01/14	ACH CREDIT Square Inc SQ250114 250114		\$9.64	\$4,401,577.81
01/14	ACH DEBIT	-\$86.00		\$4,401,491.81





Statement Date:

01/31/2025

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TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
01/14	CLAY ELECTRIC ELECTRIC 250113 ACH DEBIT	-\$701.00		\$4,400,790.81
01/14	CLAY ELECTRIC ELECTRIC 250113 ACH DEBIT	-\$2,995.00		\$4,397,795.81
01/14	CLAY ELECTRIC ELECTRIC 250113 ACH DEBIT	-\$44.00		\$4,397,751.81
01/14	CLAY ELECTRIC ELECTRIC 250113 ACH DEBIT	-\$46.00		\$4,397,705.81
01/14	CLAY ELECTRIC ELECTRIC 250113 ACH DEBIT	-\$48.00		\$4,397,657.81
01/16	ACH CREDIT Square Inc SQ250116 250116		\$292.10	\$4,397,949.91
01/16	CHECK 100038	-\$87.00		\$4,397,862.91
01/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250116	-\$615.00		\$4,397,247.91
01/17	CHECK 100037	-\$1,350.15		\$4,395,897.76
01/21	ACH CREDIT Square Inc SQ250121 250121		\$106.51	\$4,396,004.27
01/21	ACH CREDIT Square Inc SQ250120 250121		\$130.35	\$4,396,134.62
01/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100051*2501 17*AIRGAS USA LLC\ 165712062\11752770 6\165712062	-\$104.05		\$4,396,030.57
01/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100048*2501 17*FEDEX\165712047 \117561988\1657120 47	-\$115.30		\$4,395,915.27
01/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100044*2501 17*THE LAKE DOCTOR \165712079\1175277 09\165712079	-\$200.00		\$4,395,715.27
01/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100041*2501 17*INFRAMARK LLC\ 65712087\117527710 \165712087	-\$5,485.75		\$4,390,229.52
01/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100045*2501 17*HOMETEAM PEST D EFENSE\165712082\1 17596324\165712082	-\$220.68		\$4,390,008.84
01/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100043*2501 17*ASCAP\165712077 \117561990\1657120 77	-\$445.00		\$4,389,563.84
01/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100047*2501 17*TREE TECH\16571 2085\117596325\165 712085	-\$2,200.00		\$4,387,363.84
01/21	ACH DEBIT	-\$2,463.75		\$4,384,900.09





Statement Date:

01/31/2025

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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
01/21	AVIDPAY SERVICE AVIDPAY REF*CK*100046*2501 17*NORTH FLORIDA B LDG MAINT\16571208 6\117561991\165712	-\$3,467.00		\$4,381,433.09
01/22	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100049*2501 17*PICKETT ELECTRI C INC\165712051\11 7561989\165712051		\$106.51	\$4,381,539.60
01/22	ACH CREDIT Square Inc SQ250122 250122	-\$2,379.08		\$4,379,160.52
01/23	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 250121 80000332358	-\$3,344.37		\$4,375,816.15
01/24	ACH CREDIT AVIDPAY SERVICE AVIDPAY REF*CK*100052*2501 22*POOLSURE\165997 990\117904295\1659 97990		\$168.42	\$4,375,984.57
01/27	ACH CREDIT Square Inc SQ250124 250124		\$8.67	\$4,375,993.24
01/27	ACH CREDIT Square Inc SQ250127 250127		\$111.55	\$4,376,104.79
01/28	ACH CREDIT Square Inc SQ250127 250127		\$94,900.37	\$4,471,005.16
01/28	ACH DEBIT CLAY CTY TAX COL TAX DIST INVOICE GS20250127 -001	-\$71.20		\$4,470,933.96
01/28	ACH DEBIT ADP Tax ADP Tax 250128 19CZI 012805A01	-\$359.40		\$4,470,574.56
01/28	ACH DEBIT ADP WAGE PAY WAGE PAY 250128 605091264350CZI	-\$747.98		\$4,469,826.58
01/28	CHECK 100055	-\$8,373.00		\$4,461,453.58
01/29	CHECK 1508	-\$595.00		\$4,460,858.58
01/30	ACH CREDIT Square Inc SQ250130 250130		\$96.83	\$4,460,955.41
01/30	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100058*2501 29*ATT MOBILITY\16 6639122\118583598\ 166639122	-\$133.75		\$4,460,821.66
01/30	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100057*2501 29*DOLPHIN BACKFLO W INC\166639109\11 8583597\166639109	-\$585.00		\$4,460,236.66
01/30	CHECK 100042	-\$2,159.92		\$4,458,076.74
01/30	CHECK 100053	-\$112,991.97		\$4,345,084.77
01/31	ACH CREDIT Square Inc SQ250131 250131		\$569.70	\$4,345,654.47
01/31	ACH DEBIT CLAY COUNTY UTILITY 250131 5605036	-\$116.39		\$4,345,538.08
01/31	ACH DEBIT CLAY COUNTY UTILITY 250131 5604966	-\$218.97		\$4,345,319.11
01/31	ACH DEBIT	-\$248.41		\$4,345,070.70





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

Statement Date:

01/31/2025

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
01/31	CLAY COUNTY UTILITY 250131 5605036			
01/31	ACH DEBIT	-\$345.05		\$4,344,725.65
01/31	CLAY COUNTY UTILITY 250131 5604969			
01/31	ACH DEBIT	-\$811.21		\$4,343,914.44
01/31	CLAY COUNTY UTILITY 250131 5605030			
01/31	ACH DEBIT	-\$22.89		\$4,343,891.55
01/31	CLAY COUNTY UTILITY 250131 5605049			
01/31	ACH DEBIT	-\$34.01		\$4,343,857.54
01/31	CLAY COUNTY UTILITY 250131 5605040			
01/31	ACH DEBIT	-\$49.47		\$4,343,808.07
01/31	CLAY COUNTY UTILITY 250131 5607869			
01/31	ACH DEBIT	-\$103.97		\$4,343,704.10
01/31	CLAY COUNTY UTILITY 250131 5607788			
01/31	ACH DEBIT	-\$104.40		\$4,343,599.70
01/31	CLAY COUNTY UTILITY 250131 5607891			
01/31	ACH DEBIT	-\$158.30		\$4,343,441.40
01/31	CLAY COUNTY UTILITY 250131 5605139			
01/31	ACH DEBIT	-\$316.60		\$4,343,124.80
01/31	CLAY COUNTY UTILITY 250131 5605134			
01/31	ACH DEBIT	-\$316.60		\$4,342,808.20
01/31	CLAY COUNTY UTILITY 250131 5607681			
01/31	ACH DEBIT	-\$316.60		\$4,342,491.60
01/31	CLAY COUNTY UTILITY 250131 5607817			
01/31	ACH DEBIT	-\$360.97		\$4,342,130.63
01/31	CLAY COUNTY UTILITY 250131 5607898			
01/31	ACH DEBIT	-\$540.66		\$4,341,589.97
01/31	CLAY COUNTY UTILITY 250131 5607936			
01/31	ACH DEBIT	-\$673.37		\$4,340,916.60
01/31	CLAY COUNTY UTILITY 250131 5607906			
01/31	ACH DEBIT	-\$848.68		\$4,340,067.92
01/31	CLAY COUNTY UTILITY 250131 5607947			
01/31	ACH DEBIT	-\$19.79		\$4,340,048.13
01/31	CLAY COUNTY UTILITY 250131			
01/31	ACH DEBIT	-\$28.75		\$4,340,019.38
01/31	CLAY COUNTY UTILITY 250131 5608085			
01/31	ACH DEBIT	-\$53.48		\$4,339,965.90
01/31	CLAY COUNTY UTILITY 250131 5661965			
01/31	ACH DEBIT	-\$106.05		\$4,339,859.85
01/31	CLAY COUNTY UTILITY 250131 5608049			
01/31	ACH DEBIT	-\$106.09		\$4,339,753.76
01/31	CLAY COUNTY UTILITY 250131 5607971			
01/31	ACH DEBIT	-\$108.54		\$4,339,645.22
01/31	CLAY COUNTY UTILITY 250131 5608005			
01/31	ACH DEBIT	-\$158.30		\$4,339,486.92
01/31	CLAY COUNTY UTILITY 250131 5608109			
01/31	ACH DEBIT	-\$316.60		\$4,339,170.32
01/31	CLAY COUNTY UTILITY 250131 5607971			
01/31	ACH DEBIT	-\$340.80		\$4,338,829.52
01/31	CLAY COUNTY UTILITY 250131 5608063			
01/31	ACH DEBIT	-\$377.97		\$4,338,451.55
01/31	CLAY COUNTY UTILITY 250131 5607961			
01/31	ACH DEBIT	-\$1,184.33		\$4,337,267.22





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

**Account Number:**  
**Statement Date:**  
**Page :**

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**TRANSACTIONS (continued)**

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
01/31	CLAY COUNTY UTILITY 250131 5661953			
01/31	ACH DEBIT	-\$2,071.49		\$4,335,195.73
01/31	CLAY COUNTY UTILITY 250131 5662008			
01/31	INTEREST CREDIT		\$15,907.65	\$4,351,103.38
<b>Ending Balance</b>				<b>\$4,351,103.38</b>

**CHECKS IN ORDER**

Date	Number	Amount	Date	Number	Amount
01/29	1506	\$595.00	01/17	100037	\$1,350.15
01/28	1508*	\$8,373.00	01/16	100038	\$87.00
01/07	100033*	\$2,675.83	01/30	100042*	\$2,159.92
01/13	100035*	\$669.47	01/30	100053*	\$112,991.97
01/10	100036	\$3,990.00	01/28	100055*	\$747.98

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

**INTEREST RATE CALCULATIONS**

Avg. Stmt. Collected Balance	\$4,398,675.00	Annual % Yield Earned	4.34%
Year-to-Date Interest Paid	\$15,907.65	Interest Paid	\$15,907.65

**OVERDRAFT FEES**

	Total This Period:	Total Year-To-Date:
<b>Total Overdraft Fees:</b>	\$0.00	\$0.00



FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
 For the Period from 1/1/25 to 1/31/25  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100037</b>								
001	01/07/25	PROSSER INC	53858	NOV 2024 ENG'G SVCS	ProfServ-Engineering	531013-51501	\$1,350.15	
							<b>Check Total</b>	<b>\$1,350.15</b>
<b>CHECK # 100038</b>								
001	01/07/25	CLAY ELECTRIC COOPERATIVE, INC	122024-6001 CHECK	10/18-12/19/24 Acct 9226001 (2 months)	Electricity-General	543006-53901	\$87.00	
							<b>Check Total</b>	<b>\$87.00</b>
<b>CHECK # 100039</b>								
001	01/17/25	WILLIAM LAWRENCE BONNEY	B-1089	12/2024 SECURITY	SECURTY SERVICE 12/2024	534037-53901	\$4,978.73	
							<b>Check Total</b>	<b>\$4,978.73</b>
<b>CHECK # 100041</b>								
001	01/17/25	INFRAMARK LLC	141044	1/2025 ADMIN FEES	ADMIN FEES	531027-51201	\$5,350.75	
001	01/17/25	INFRAMARK LLC	141044	1/2025 ADMIN FEES	RECORD STORAGE FEE	549900-51301	\$135.00	
							<b>Check Total</b>	<b>\$5,485.75</b>
<b>CHECK # 100042</b>								
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/13 AVERY SPECIAL EVENTS	549022-57201	\$115.53	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/7 AMAZON HOLIDAY DECOR	549027-53901	\$25.99	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	11/28 HOME DEPOT HOLIDAY DECOR	549027-53901	\$229.41	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/6 AMAZON HOLIDAY DECOR	549027-53901	\$445.99	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/12 AMAZON SPECIAL EVENTS	549022-57201	\$129.67	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/28 FLEMING ISLAND GOLF SPECIAL EVENTS	549022-57201	\$225.29	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/11 CIRCLE K GAS FOR TORO	552001-53901	\$82.28	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/11 AMAZON OFFICE SUPPLIES	551002-57201	\$18.26	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	11/28-12/28/24 Vesta Purch Reimb	549027-53901	\$31.99	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/18 CANVA SPECIAL EVENTS	549022-57201	\$211.00	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/11 WALMART HOLIDAY DECOR	549027-53901	\$148.82	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	CROWN TROPHY-AC OPERATING SUPPLIES	552001-57201	\$18.50	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/17 LOGO EXPRESS-SP OPERATING SUPPLIES	552001-57204	\$21.97	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/23 CUSTOM GRAPHICS MAINT PROJECT SUPPLIES	546016-53901	\$207.95	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	12/14 WALMART SPECIAL EVENTS	549022-57201	\$91.46	
001	01/17/25	VESTA PROPERTY SERVICES, INC	424180	11/28-12/28/24 Vesta Purch Reimb	11/30 BIG LOTS HOLIDAY DECOR	549027-53901	\$155.81	
							<b>Check Total</b>	<b>\$2,159.92</b>
<b>CHECK # 100043</b>								
001	01/17/25	ASCAP	122024-4452	1/1-12/31/25 Ref# 100006504904 License Fee	Subscription and Memberships	554001-57201	\$445.00	
							<b>Check Total</b>	<b>\$445.00</b>
<b>CHECK # 100044</b>								
001	01/17/25	THE LAKE DOCTOR	1962730	01/2025 QRTL FOUNTAIN CLEANING	R&M-Aquascaping	546006-53901	\$200.00	
							<b>Check Total</b>	<b>\$200.00</b>
<b>CHECK # 100045</b>								
001	01/17/25	HOMETEAM PEST DEFENSE	106317597	QTRLY SENTRICON 1/5/2025 AC 1335883	Misc-Termite Bond	549057-57201	\$98.08	
001	01/17/25	HOMETEAM PEST DEFENSE	106317596	1/5/25 Termite Sentricon Monitoring #673255	Misc-Termite Bond	549057-57201	\$122.60	
							<b>Check Total</b>	<b>\$220.68</b>
<b>CHECK # 100046</b>								
001	01/17/25	NORTH FLORIDA BLDG MAINT	32013027246	1/2025 JANITORIAL SERVICE	JANITORIAL SERVICE	534026-53901	\$2,463.75	
							<b>Check Total</b>	<b>\$2,463.75</b>
<b>CHECK # 100047</b>								
001	01/17/25	TREE TECH	13270	TREE, STUMP & DEBRIS REMOVAL	R&M Other Landscape	546036-53901	\$2,200.00	
							<b>Check Total</b>	<b>\$2,200.00</b>
<b>CHECK # 100048</b>								
001	01/17/25	FEDEX	8-713-72450	12/10/2024 FEDEX	Postage and Freight	541006-51301	\$19.48	
001	01/17/25	FEDEX	8-706-83346	12/5/2024 FEDEX	Postage and Freight	541006-51301	\$95.82	
							<b>Check Total</b>	<b>\$115.30</b>

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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 For the Period from 1/1/25 to 1/31/25  
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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 100049</b>							
001	01/17/25	PICKETT ELECTRIC INC	257	REPLACED 20 WATT LED FLOOD LIGHT	R&M-Electrical	546020-53901	\$560.00
001	01/17/25	PICKETT ELECTRIC INC	240	AC & SP Electrical Svcs	R&M-Electrical	546020-53901	\$2,907.00
<b>Check Total</b>							<b>\$3,467.00</b>
<b>CHECK # 100050</b>							
001	01/17/25	INTEGRATED ACCESS SOLUTIONS	2072	6/19/24 TEST NETWORK CONNECTION	Misc-Amenity Center Equipment	549077-57201	\$600.00
001	01/17/25	INTEGRATED ACCESS SOLUTIONS	2110	6/26/24 2-DOOR CONTROL PANEL	Misc-Amenity Center Equipment	549077-57201	\$3,138.86
001	01/17/25	INTEGRATED ACCESS SOLUTIONS	2234	7/10/24 SPLASH PAD POOL SEATING	Misc- Amenity Center Equipment	549077-57201	\$150.00
001	01/17/25	INTEGRATED ACCESS SOLUTIONS	2169	7/1/24 SYNCING USER CARDS SPLASH PAD AND POOL GATES	Misc-Amenity Center Equipment	549077-57201	\$675.00
001	01/17/25	INTEGRATED ACCESS SOLUTIONS	2221	7/11/24 CONTROL4 NOT PLAYING MUSIC IN POOL	Misc-Amenity Center Equipment	549077-57201	\$150.00
<b>Check Total</b>							<b>\$4,713.86</b>
<b>CHECK # 100051</b>							
001	01/17/25	AIRGAS USA, LLC	5513351182	HELIUM RENTAL 12/31/2024	Misc-Rec Center Equipment	549049-57204	\$104.05
<b>Check Total</b>							<b>\$104.05</b>
<b>CHECK # 100052</b>							
001	01/22/25	POOLSURE	131295626403	WATER MANAGEMENT	Op Supplies-Pool Chemicals	552009-57201	\$3,344.37
<b>Check Total</b>							<b>\$3,344.37</b>
<b>CHECK # 100053</b>							
001	01/22/25	VESTA PROPERTY SERVICES, INC	424179	12/2024 AMENITY MGMT SERVICE	ProfServ-Field Managment	531016-53901	\$57,367.43
001	01/22/25	VESTA PROPERTY SERVICES, INC	423579	11/2024 AMENITY MGMT SERVICE	ProfServ-Field Managment	531016-53901	\$55,624.54
<b>Check Total</b>							<b>\$112,991.97</b>
<b>CHECK # 100054</b>							
001	01/22/25	WILLIAM LAWRENCE BONNEY	B-1111	SECURITY 1/2-1/15/2025	SECURITY SERVICE 1/2025	534037-53901	\$2,354.95
<b>Check Total</b>							<b>\$2,354.95</b>
<b>CHECK # 100055</b>							
001	01/22/25	XEROX FINANCIAL SERVICES	6642303	12/15-1/14/25 COPIER LEASE	Lease-Copier	544008-57201	\$747.98
<b>Check Total</b>							<b>\$747.98</b>
<b>CHECK # 100056</b>							
001	01/29/25	COMCAST	010225-9952 CHECK	1/12-2/11/25 ACCT# 8495741440199952	Communication-Telep-Field	541005-57201	\$702.92
001	01/29/25	COMCAST	010825-6618 CHECK	1/12-2/11/25 Gazebo Acct# 8495741441696618	Internet/WiFi-Gazebo	541041-57201	\$140.80
<b>Check Total</b>							<b>\$843.72</b>
<b>CHECK # 100057</b>							
001	01/29/25	DOLPHIN BACKFLOW INC.	43356	Backflow preventer inspections & certifications	R&M Common Area (Field)	546016-53901	\$585.00
<b>Check Total</b>							<b>\$585.00</b>
<b>CHECK # 100058</b>							
001	01/29/25	AT&T MOBILITY	010525-0567	12/2024 AT&T ACCT# 904-269-5449 0010567	Communication-Telep-Field	541005-57201	\$133.75
<b>Check Total</b>							<b>\$133.75</b>
<b>CHECK # 100059</b>							
001	01/29/25	CRYSTAL SPRINGS	23150591 011725	1/10/25 Bottled Water	Op Supplies-General	552001-57201	\$36.02
<b>Check Total</b>							<b>\$36.02</b>
<b>CHECK # 100060</b>							
001	01/29/25	RUPPERT LANDSCAPE	681350	REPAIRED MAINLINES	R&M-Irrigation	546041-53901	\$1,150.00
<b>Check Total</b>							<b>\$1,150.00</b>
<b>CHECK # 100061</b>							
001	01/29/25	TREE AMIGOS OUTDOOR SVCS, INC	201986	Lanscape Enhancement in center island	R&M-Other Landscape	546036-53901	\$1,991.00
<b>Check Total</b>							<b>\$1,991.00</b>
<b>CHECK # 1506</b>							
001	01/22/25	CLAY ELECTRIC COOPERATIVE, INC	112224 CHECK	10/18-11/18/2024 Electric	Electricity-General	543006-53901	\$595.00
<b>Check Total</b>							<b>\$595.00</b>
<b>CHECK # 1507</b>							
001	01/22/25	EPIC POOLS & HARDSCAPE	44064	AC POOL CHEMICALS	Op Supplies - Pool Chemicals	552009-57201	\$607.00
001	01/22/25	EPIC POOLS & HARDSCAPE	44057	AC POOL SPLASH POOL VALVES REPAIRS	R&M-Grounds	546037-57201	\$300.00
<b>Check Total</b>							<b>\$907.00</b>

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 1508</b>							
001	01/22/25	RUPPERT LANDSCAPE	674095	10/7/24 FIX CONTROLLER	R&M-Irrigation	546041-53901	\$510.00
001	01/22/25	RUPPERT LANDSCAPE	681338	11/8/24 RMV AUTUMN GLEN BERM DEAD TREE	R&M Other Landscape	546036-53901	\$2,100.00
001	01/22/25	RUPPERT LANDSCAPE	681345	11/8/24 RMV MAPLE TREE IN RESERVE AREA	R&M Other Landscape	546036-53901	\$1,200.00
001	01/22/25	RUPPERT LANDSCAPE	681354	11/8/24 RMV SWEET GUM TREE LIMB	R&M Other Landscape	546036-53901	\$600.00
001	01/22/25	RUPPERT LANDSCAPE	681356	11/8/24 IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$1,380.00
001	01/22/25	RUPPERT LANDSCAPE	691620	12/31/24 Irrigation rprs post inspection	R&M-Irrigation	546041-53901	\$2,083.00
001	01/22/25	RUPPERT LANDSCAPE	683551	11/8/24 Rpr 4 inch Mainline on TCB by HS	R&M-Irrigation	546041-53901	\$500.00
<b>Check Total</b>							<b>\$8,373.00</b>
<b>CHECK # 1509</b>							
001	01/30/25	HANCOCK BANK TRUST & ASSET MGM	011625-SER 2021	TRANSFER FY24 DS ASSMNTS	Due to Other Funds	131000-51301	\$1,072,473.05
<b>Check Total</b>							<b>\$1,072,473.05</b>
<b>CHECK # 1510</b>							
001	01/30/25	MARK A BURDETSKY	2024-006	RPR DAMAGED WALL AT TC BLVD	R&M Common Area (Field)	546016-53901	\$1,500.00
001	01/30/25	MARK A BURDETSKY	005	GAZEBO COLUMNS REPAIR & REPAINTED	R&M Common Area (Field)	546016-53901	\$2,100.00
<b>Check Total</b>							<b>\$3,600.00</b>
<b>CHECK # 1512</b>							
001	01/30/25	THE LAKE DOCTOR	240275B	1/2025 WATER MANAGEMENT	R&M-Aquascaping	546006-53901	\$5,125.00
<b>Check Total</b>							<b>\$5,125.00</b>
<b>CHECK # 1513</b>							
001	01/30/25	VESTA PROPERTY SERVICES, INC	424267	MISC SUPPLIES FOR EVENT AND HOLIDAY DECOR	AMAZON HOLIDAY DECOR	549027-53901	\$104.14
001	01/30/25	VESTA PROPERTY SERVICES, INC	424267	MISC SUPPLIES FOR EVENT AND HOLIDAY DECOR	AMAZON SPECIAL EVENT	549022-57201	\$67.68
001	01/30/25	VESTA PROPERTY SERVICES, INC	424267	MISC SUPPLIES FOR EVENT AND HOLIDAY DECOR	AMAZON SPECIAL EVENT	549022-57201	\$233.61
001	01/30/25	VESTA PROPERTY SERVICES, INC	424267	MISC SUPPLIES FOR EVENT AND HOLIDAY DECOR	DOLLAR TREE HOLIDAY DECOR	549027-53901	\$33.59
001	01/30/25	VESTA PROPERTY SERVICES, INC	424267	MISC SUPPLIES FOR EVENT AND HOLIDAY DECOR	WALMART SPECIAL EVENT	549022-57201	\$18.49
001	01/30/25	VESTA PROPERTY SERVICES, INC	424267	MISC SUPPLIES FOR EVENT AND HOLIDAY DECOR	WALMART HOLIDAY DECOR	549027-53901	\$85.34
001	01/30/25	VESTA PROPERTY SERVICES, INC	424267	MISC SUPPLIES FOR EVENT AND HOLIDAY DECOR	WALMART HOLIDAY DECOR	549027-53901	\$335.12
001	01/30/25	VESTA PROPERTY SERVICES, INC	424267	MISC SUPPLIES FOR EVENT AND HOLIDAY DECOR	SHEIN HOLIDAY DECOR	549027-53901	\$323.12
001	01/30/25	VESTA PROPERTY SERVICES, INC	424267	MISC SUPPLIES FOR EVENT AND HOLIDAY DECOR	WALMART SPECIAL EVENT	549022-57201	\$156.35
<b>Check Total</b>							<b>\$1,357.44</b>
<b>CHECK # 1514</b>							
001	01/31/25	INTEGRATED ACCESS SOLUTIONS	3487	50% DEP NEW BADGE SYSTEM	Capital Outlay	564043-57201	\$29,905.22
<b>Check Total</b>							<b>\$29,905.22</b>
<b>CHECK # 1515</b>							
001	01/31/25	ROSS RUBEN	049934	DJ FOR MUSIC BINGO	Misc-Event Expense	549022-57201	\$300.00
<b>Check Total</b>							<b>\$300.00</b>
<b>CHECK # 300000</b>							
001	01/06/25	COMCAST	121324-5886 ACH	12/21/24-1/20/25 SP ACCT# 8495741440345886	Communication-Teleph-Field	541005-57204	\$533.34
<b>Check Total</b>							<b>\$533.34</b>
<b>CHECK # 300001</b>							
001	01/21/25	HOME DEPOT CREDIT SERVICES	122624-5807 ACH	HD: 12/3-12/20/2024 CC Purchases	12/3/24 FIELD GENERAL MAINTENANCE SUPPLIES	552001-53901	\$140.82
001	01/21/25	HOME DEPOT CREDIT SERVICES	122624-5807 ACH	HD: 12/3-12/20/2024 CC Purchases	12/6/24 HOLIDAY DECOR	549027-53901	\$23.96
001	01/21/25	HOME DEPOT CREDIT SERVICES	122624-5807 ACH	HD: 12/3-12/20/2024 CC Purchases	12/6/24 TENNIS COURT REPAIR	546097-57201	\$4.97
001	01/21/25	HOME DEPOT CREDIT SERVICES	122624-5807 ACH	HD: 12/3-12/20/2024 CC Purchases	12/6/24 OPERATING SUPPLIES FOR AMENITY CENTER	552001-57201	\$179.00
001	01/21/25	HOME DEPOT CREDIT SERVICES	122624-5807 ACH	HD: 12/3-12/20/2024 CC Purchases	12/10/24 HOLIDAY DECOR	549027-53901	\$44.92
001	01/21/25	HOME DEPOT CREDIT SERVICES	122624-5807 ACH	HD: 12/3-12/20/2024 CC Purchases	12/10/24 FIELD GENERAL MAINTENANCE SUPPLIES	552001-53901	\$60.00
001	01/21/25	HOME DEPOT CREDIT SERVICES	122624-5807 ACH	HD: 12/3-12/20/2024 CC Purchases	12/12/24 EVENT SUPPLIES	549022-57201	\$147.46
001	01/21/25	HOME DEPOT CREDIT SERVICES	122624-5807 ACH	HD: 12/3-12/20/2024 CC Purchases	12/13/24 FIELD GENERAL MAINTENANCE SUPPLIES	552001-53901	\$21.94
001	01/21/25	HOME DEPOT CREDIT SERVICES	122624-5807 ACH	HD: 12/3-12/20/2024 CC Purchases	12/20/24 MAINTENANCE PROJECT SUPPLIES	546016-53901	\$171.15
<b>Check Total</b>							<b>\$794.22</b>
<b>CHECK # DD235</b>							
001	01/08/25	GFL SOLID WASTE LLC ACH	UG0000156340 ACH	JAN 2025 AC CUST# UG103548	Utility - Refuse Removal	543020-57201	\$345.78
<b>Check Total</b>							<b>\$345.78</b>
<b>CHECK # DD236</b>							
001	01/08/25	GFL SOLID WASTE LLC ACH	UG0000156519 ACH	JAN 2025 SP TRASH SVC (UG103920)	Utility - Refuse Removal	543020-57204	\$430.08
<b>Check Total</b>							<b>\$430.08</b>

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<b>CHECK # DD237</b>							
001	01/29/25	CLAY COUNTY UTILITY AUTHORITY	1.29.2025 ACH	Utilities-Water PRD 11/27-1/3	Common Area 11/27-1/3	543018-53901	\$7,777.72
001	01/29/25	CLAY COUNTY UTILITY AUTHORITY	1.29.2025 ACH	Utilities-Water PRD 11/27-1/3	Amenity Center 11/27-1/3	543006-57201	\$1,763.72
001	01/29/25	CLAY COUNTY UTILITY AUTHORITY	1.29.2025 ACH	Utilities-Water PRD 11/27-1/3	Splash Park 11/27-1/3	543018-57204	\$917.30
<b>Check Total</b>							<b>\$10,458.74</b>
<b>CHECK # DD238</b>							
001	01/09/25	COMCAST	121924-3753 ACH	12/22-1/21/25 ACCT# 8495741441793753	Communication-Telep-Field	541005-57201	\$214.72
<b>Check Total</b>							<b>\$214.72</b>
<b>CHECK # DD239</b>							
001	01/13/25	CLAY ELECTRIC COOPERATIVE, INC	122024 ACH	11/18-12/20/24 Clay Electric	Electricity-General SP	543006-57204	\$1,227.00
001	01/13/25	CLAY ELECTRIC COOPERATIVE, INC	122024 ACH	11/18-12/20/24 Clay Electric	Electricity-General Field	543006-53901	\$4,776.00
001	01/13/25	CLAY ELECTRIC COOPERATIVE, INC	122024 ACH	11/18-12/20/24 Clay Electric	Electricity-General	543006-57201	\$2,527.00
<b>Check Total</b>							<b>\$8,530.00</b>
<b>CHECK # DD240</b>							
001	01/24/25	CLAY ELECTRIC COOPERATIVE, INC	12.26.24 ACH	SERVICE FOR 11/22-12/23/24	Electricity - General	543006-53901	\$615.00
<b>Check Total</b>							<b>\$615.00</b>
<b>Fund Total</b>							<b>\$1,296,727.54</b>

<b>Total Payments</b>	<b>\$1,296,727.54</b>
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