

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

APRIL 22, 2025 MEETING

AGENDA PACKAGE

**CALL-IN #: 1-646-838-1601
PHONE CONFERENCE ID:95004013#**

Fleming Island Plantation Community Development District

Board of Supervisors

Mike Cella, Chairperson
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, April 22, 2025 at 6:00 p.m.

CALL-IN #: 1-646-838-1601

PHONE CONFERENCE ID: 95004013#

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. **Request for Lending Library (Page 5)**
6. **Approval of the Minutes of the March 25, 2025 Regular Meeting (Page 7)**
7. **Pond Maintenance Update – The Lake Doctors, Inc. (Page 17)**
8. **Lifeguard Services Report – Elite Amenities (Page 24)**
9. **Landscaping Update – Ruppert Landscape (Page 26)**
10. **Attorney’s Report**
11. **Engineer’s Report (Page 37)**
 - A. Capital Improvement Projects Update (Page 39)
 - B. Capital Improvement Project Details by Requisition (Page 45)
 - C. Hoffman Commercial Construction, LLC Tennis Restroom Pavilion Value Engineering (VE) Items (To Be Sent Under Separate Cover)

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

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

- 12. Consideration of S&J West Indian Cuisine Pool Concession Vendor Renewal (Page 49)**
 - 13. Security Report – Tri-County Safety & Security (Page 57)**
 - 14. General Manager’s Report (Page 59)**
 - A. FIP CDD Amenities Policies (Tabled) (Page 62)
 - B. FIP CDD General Policies (Page 71)
 - 15. Field Operations Manager’s Report (Page 81)**
 - 16. Amenity Manager’s Report (Page 85)**
 - 17. Manager’s Report**
 - A. Acceptance of the Fiscal Year 2024 Audit Prepared by Independent Auditors Grau & Associates (Page 89)
 - B. Update on Reserve Study – Walk Through on May 7, 2025 with Mr. Sheppard
 - 18. Discussion of District Management Services (Tabled Item)**
 - 19. Acceptance of the March 2025 Financial Report and Approval of March 2025 Payment Register & Invoices (Page 120)**
 - 20. Supervisors’ Requests**
 - 21. Adjournment**
- *The full agenda package is available upon request via email. Please send requests for the agenda package to Kareen.Baker@Inframark.com.**

The next regular meeting is Tuesday, May 27, 2025 at 6:00 p.m.

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

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

Fifth Order of Business

Clay County Change Makers, Inc. (CCCM)
1134 Blanding Blvd.
Orange Park, FL 32065

April 9, 2025

Dear Fleming Island Plantation CDD Board of Supervisors,

Thank you for this opportunity to present our idea and hopes to you. Our goal / mission at CCCM, Inc. / Self-Advocacy Group that is united by adults with DIFFERENT abilities. Our mission statement is as follows:

The purpose of the CCAM is to provide opportunities for people with intellectual and developmental disabilities to educate others and raise awareness about their abilities. The group will share their knowledge and resources on self-advocacy and help empower others to speak up for themselves and make decisions about their lives. The CCCM will develop and participate in a diversity of events to assist the people in need and give back to their community, especially first responders. The group will partner with other community organizations to promote their purpose.

At this time, we would like to request that our organization is permitted to install and maintain a Lending Library at your Amenity facility located at 2300 Town Center Blvd., Fleming Island, FL. 32003. The library would look like the one installed at the Clay County Sheriff's Office and is pictured below.

We look forward to discussing this opportunity at your April 22, 2025, meeting.

We appreciate the opportunity,

On behalf of DeAnn Burgess / CCCM



Sixth Order of Business

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

The regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held Tuesday, March 25, 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
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
Gianna Gardner	Elite Amenities
William Bonney	Tri-County Public Safety and Training
Mike Chesser	Ruppert Landscape
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 Mr. Glickman seconded by Mr. Ashford, with all in favor, the agenda was approved as presented.

FOURTH ORDR OF BUSINESS

Audience Comments (Limited to 3 Minutes Per Speaker)

- Mr. Joseph Sellix requested an update on River Hills sign. He expressed how proud he is to be a member of the FIP community. He proposed creating a dog park. Mr. Ashford noted that per the County, the area is not large enough to add a dog park.
- Mr. Jeff Daniels moved to the community in 2023 and has attended several meetings where other residents discussed their issues. He is seeking a solution to the water issue with the ponds. Mr. Cella recommended finding out who pulled the permit for the previous repair, as the water company should know. Mr. Nelson stated as a CDD they need more residents to share Mr. Daniels concerns. Mr. Cella has had Public Works visit and they had the FIP engineer looked into the issue and it was determined that it is not CDD property. Mr. Ashford stated the CDD can provide next steps, but since this is occurring on private property in a Sub-HOA, there is nothing that can be done by the CDD Board. The Board suggested Mr. Daniel’s neighbors join him on this and start attending the HOA meetings.
- Ms. Donna Langone addressed fishing in the ponds, noting that the covenants state there is no fishing allowed. She has spoken with staff at the Amenity Center several times, who informed her the policy allows fishing in any pond as long as it is not on private property. Ms. Langone requested the Board to consider going back to the previous policy of fishing only in designated ponds. Mr. Ashford explained that changes were made a year and a half ago, and since the community pays to maintain the ponds; residents should be allowed to fish. Homeowners do not have ownership of the ponds. The Board agreed that no signage should be placed around the ponds,
- Ms. Buchanan clarified the easement does not mean free-for- all; it is public access. The Board needs to come up with a revised policy. Mr. Nelson stated the property lines are definitive and outline public and personal property. Mr. Cella asked Ms. Buchanan to review all policies and come up with a clear policy and procedure which needs to be posted.

- Ms. Christina Highsmith reported a washout issue that Blue Water Erosion previously addressed; however, this is still an issue with the yard erosion and the grate falling in. This is off Chatham Village Drive and affects three homes currently. Mr. Atwood and Mr. Stilwell will look into this.
- Dr. Holsey emailed two concerns: the landscaping at the entryway of Southern Links where there are too many weeds and grass in the flower beds, and the safety concerns for landscapers working in the streets on Town Center and Fleming Plantation Boulevards. There is no adequate signage, and she is concerned about the risk of accidents. This was addressed with the Board and the landscapers. She also mentioned returning her tablet to the office staff.

FIFTH ORDER OF BUSINESS

Review of the Minutes of the January 28, 2025 Regular Meeting

- The Board reviewed the updated changes to the minutes which were approved at the February 25, 2025 meeting.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the February 25, 2025 Regular Meeting

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the Minutes of the February 25, 2025 Regular Meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Pond Maintenance Update – The Lake Doctors, Inc.

- The Pond Maintenance Report which was included in the agenda package was reviewed by the Board.

EIGHTH ORDER OF BUSINESS

Lifeguard Services Report – Elite Amenities

- Ms. Gardner, the pool supervisor, stated Adin will be attending the meetings moving forward. Mr. Atwood advised them there is a wheelbarrow for trash so that it is not dragged across the deck. Ms. Alfano reviewed the contract language changes. Mr. Nelson inquired if there is a system in place for charging Elite Amenities hours accurately. Ms. Alfano stated there is a budgeted amount to operate within and that hourly reports are turned in. Mr. Nelson requested they be

reviewed for accuracy. Ms. Alfano will be checking the invoices monthly to confirm hours worked.

A. Discussion of Elite Amenities Agreement for Aquatic Staffing Service

On MOTION by Mr. Glickman seconded by Mr. Ashford, with all in favor, the Elite Amenities Agreement for Aquatic Staffing Service was approved.

NINTH ORDER OF BUSINESS

Landscaping Update – Ruppert Landscape

The Landscape Report was presented, a copy of which was included in the agenda package. Mr. Chesser reported irrigation is up and running 3-5 days per week. He recommends yearly topsoil replenishment for the berms in all affected areas and inquired how the Board would like to proceed with this project. Mr. Nelson suggested a diversity of plant materials and proposed inviting a landscape enhancement professional to provide some recommendations. Mr. Cella provided Mr. Chesser with the information for Mr. Wayne Hobbs, Director of Agriculture. Mr. Ashford mentioned the flowers are low and dark, recommending brighter colors for future plantings.

Ms. Buchanan to follow up with Ruppert Landscape on the contract.

Mr. Atwood stated that topsoil should be included in the contract, not under separate cover.

Mr. Chesser addressed Dr. Holsey’s concerns, noting the wrong grass was planted and will be replaced with new plant material.

Mr. Atwood addressed employee safety with Ruppert Landscape and requested they use proper signage while working along the roadways.

TENTH ORDER OF BUSINESS

Attorney’s Report

- Comcast has submitted a settlement offer of \$96,977 on March 21, 2025. Atlantic Pipe Services (APS) contract valued at \$109,000 were not aware of the additional cost from the collapsed pipe. The Board rejected the offer and countered a demand for the full contract amount of \$109,000.
- Mr. Ashford wants homeowners to sign off on the driveway repairs to ensure the CDD is not held liable as the driveways are located on the drainage easement.

ELEVENTH ORDER OF BUSINESS **Engineer’s Report**

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

A. Capital Improvement Projects Update

On MOTION by Mr. Nelson seconded by Mr. Glickman, with all in favor, to repair driveway at 1900-1904 Sentry Oak Court in an amount not to exceed \$4,600 was approved.

- Mr. Stilwell is still obtaining quotes on underwater problems for Margaret’s Walk and Cypress Hills.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, Mr. Ashford was authorized to spearhead and give direction to obtain bids for the next two weeks. If no other bids are received, move forward with the one quote received in an amount not to exceed \$10,250 for River Hills Drive, and a not to exceed amount of \$13,975 for Grand Oaks Way for a cap not to exceed \$25,000. The vendor would be ETV Services.

B. Capital Improvement Project Details by Requisition

On MOTION by Mr. Ashford seconded by Mr. Nelson, with all in favor, Vallencourt proposal to import fill and regrade Fleming Island Pond Berm in the amount of \$56,213.50 was approved.

- Mr. Stilwell reviewed the three bids for the tennis restrooms pavilion.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, the Board requested to work with Hoffman Commercial Construction, LLC tennis restrooms pavilion bid and work back the project scope. Mr. Stilwell will discuss with Mr. Paul Hoffman the percentage discount FIP can receive from the \$436,270 bid that was approved.

C. Approval of Requisitions 146, 147, and 149 Through 152

On MOTION by Mr. Nelson seconded by Mr. Ashford, with all in favor, Requisitions 146, 147, and 149 through 152 were approved.

D. Ratification of Requisition 148

On MOTION by Mr. Nelson seconded by Mr. Ashford, with all in favor, Requisition 148 in the amount of \$108,756 was ratified.

E. Consideration of Hoffman Commercial Construction, LLC Tennis Restroom Pavilion Proposal

F. Consideration of Bourre Construction Group Tennis Restroom Pavilion Proposal

G. Consideration of Brogdon Builders, LLC Tennis Restroom Pavilion Proposal

- The tennis restrooms pavilion bids were discussed earlier.

TWELFTH ORDER OF BUSINESS

Security Report – Tri-County Safety & Security Inc.

- There is nothing significant to report; it has been fairly quiet.
- Mr. Bonney stated he was told this was a good time to bring up that he has not been paid in three months. Although he has received checks, they are addressed to his name instead of the company’s name. Ms. Harvey stated that a new W9 was needed to re-issue checks in Tri-County’s name. She will have the checks re-issued and sent via FedEx to the Amenity Center. Mr. Cella noted missing and late checks have been discussed at the last three meetings. Mr. Glickman expressed frustration about the delayed payments, emphasizing the need to resolve the issue promptly. Mr. Nelson stated Inframark has been managing the District for 20 years and should be running like a well-oiled machine.
- Mr. Bonney suggested that the lifeguards could be added to the Geofencing system.

THIRTEENTH 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 requested the Board’s Hopes and Dreams for the budget workshop on April 9, 2025.

A. FIP CDD Amenities Policies

Tabled.

B. FIP CDD General Policies

- Ms. Alfano’s changes to the policies were reviewed.

- Ms. Alfano stated the structural engineering report for the slide will be received on Thursday, March 27, 2025, and she will review it with Mr. Nelson and make plans to review the repairs at the April meeting.
- Mr. Ashford is concerned about allowing pets, as it would technically turn the field into a dog park. Mr. Atwood stated that “No Pets” signs are often ignored. Mr. Nelson referenced curb your dog is what people are used to. Mr. Ashford pointed out that no one has ever been turned away and the rules are not being enforced. Mr. Atwood stated changing the policy is not going to make more or less pets in the area. Mr. Ashford emphasized the need for consistency with the policy and asked for this to be considered while writing them.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, Photo ID cards will cost \$5 for residents, \$10 for Tenants and \$15 for replacement cards, while children under 16 years of age will receive their cards for free was approved.

FOURTEENTH 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.

- Mr. Atwood discussed the repair and resurfacing of the basketball courts. He referenced the high demand for pickleball courts. Ms. Alfano and Mr. Belson stated the basketball courts receive heavy usage. Mr. Cella stated the growth is not in basketball or tennis. It is cheaper to do the pickleball lining now rather than waiting and paying triple the price later. The Board inquired what is the cost of the pickleball equipment and will it require to keep being purchased for replacement. Mr. Atwood will work with Mr. Ashford on whether or not the pickleball lines will be added if four courts are done, with a budget not to exceed \$2,800.

On MOTION by Mr. Ashford seconded by Mr. Nelson, with all in favor, to repair and resurface the courts in an amount not to exceed \$28,000 was approved.

On MOTION by Mr. Ashford seconded by Mr. Nelson, with all in favor, replacement of pergolas and posts at Village Square in the amount of \$4,500 was approved.

FIFTEENTH ORDER OF BUSINESS Amenity Manager’s Report

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

- Mr. Atwood walked around and showed the Board members a sample of what the pass would like.

SIXTEENTH OF ORDER BUSINESS Manager’s Report

- A. **Consideration of Capital Reserve Advisors Reserve Study Proposal**
- B. **Consideration of Community Advisors, LLC Reserve Study Proposal**
 - Ms. Goldyn provided an overview of both reserve study proposals.

On MOTION by Mr. Ashford seconded by Mr. Glickman, with all in favor, Community Advisors, LLC Reserve Study proposal in the amount of \$4,400 was approved.

SEVENTEENTH ORDER OF BUSINESS Discussion of District Management Services (Tabled Item)

- This item has been tabled.

EIGHTTEENTH ORDER OF BUSINESS Acceptance of the February 2025 Financial Report and Approval of February 2025 Payment Register & Invoices

On MOTION by Mr. Ashford seconded by Mr. Nelson, with all in favor, the February 2025 Financial Report was accepted, and the February 2025 Payment Register & Invoices were approved.

NINETEENTH ORDER OF BUSINESS Supervisors’ Requests

- A. **Discussion of Shading at the Pool on the Roundabout Area (Supervisor Cella)**
 - This item was tabled.
 - Mr. Ashford requested a policy to determine how long the Board should wait when there is an issue. He stated the Board is having to deal with too many people within Inframark to obtain information and suggested reporting to one person. Ms. Goldyn

instructed the Board to contact the District Manager, Ms. Harvey, as the point of contact.

TWENTIETH 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 11:08 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Seventh Order of Business



Dear Fleming Island Plantation Community Members,

4/11/2025

Please see the below summary of treatments completed to date since our March 14th report. The ponds are in good condition overall with some Springtime algae growth beginning to rear its ugly head with much warmer weather now. Pollen is also hanging around and as a result, some of the pond surfaces don't look as clean as we would like. We will continue to be diligent and proactive with treatments as best as possible. Please let us know if there are any questions or concerns and we will promptly respond. As always, we greatly appreciate the opportunity to work for the Fleming Island Plantation community.

March - April 2025 Treatments Completed to Date

Zone	Technician	Date	Pond #	Service Provided
1	Kory Kines	Mar. 20th	45, 50, 51, 52	Emergent, Terrestrial
2	Blake Shelton	Mar. 25th	44, 46, 47, 48	Algae, Emergent, Terrestrial
3	Luis Gallant	Mar. 20th	33, 43, 54, 55	Algae, Emergent, Underwater
4	Drew Lagenour	Mar. 28th	21	*Follow-up algae treatment
5	Alex Kastner	Mar. 21st	38, 39, 40, 41	Emergent, Terrestrial
9	Zachary Risher	Mar. 31st	31, 32, 53	Algae, Emergent, Terrestrial
10	Eric Wood	Mar. 26th	5, 8, 9, 24	Algae, Emergent, Terrestrial
11	Garrett Potter	Mar. 19th	6, 7, 14, 25	Algae
12	Jeremy Mashek	Mar. 20th	11, 12, 16, 17	Algae, Emergent, Terrestrial
13	Nicholas Zumwalt	Mar. 20th	10, 13, 15	Algae, Emergent, Terrestrial
--	Vitaly Astakhov	Apr. 10th	1	Quarterly fountain service
5	Alex Kastner	Apr. 10th	38, 39, 40, 41	Emergent, Terrestrial
7	Marc Thigpen	Apr. 9th	1, 2, 3, 30	Algae, Emergent, Underwater
8	Eric Walker	Apr. 11th	27, 34	Algae, Emergent, Terrestrial
11	Garrett Potter	Apr. 3rd	6, 7, 14, 25	Algae, Emergent, Terrestrial



Pond 7

Agenda Page 18

Apr 10, 2025 at 2:36:07 PM
1275 Fairway Village Dr
Fleming Island FL 32003
United States



Pond 22

Apr 10, 2025 at 2:52:16 PM
2260 Town Center Blvd
Fleming Island FL 32003
United States
The Golf Club at Fleming Island



Pond 23

Agenda Page 19

Apr 10, 2025 at 2:55:14 PM
2260 Town Center Blvd
Fleming Island FL 32003
United States



Pond 25

Apr 10, 2025 at 2:28:02 PM
2260 Town Center Blvd
Fleming Island FL 32003
United States



Pond 27

Agenda Page 20

Apr 10, 2025 at 2:13:58 PM
Fleming Island FL 32003
United States



Pond 34

Apr 10, 2025 at 2:58:12 PM
1985 Hickory Trace Dr
Fleming Island FL 32003
United States



Pond 35

Agenda Page 21



Apr 10, 2025 at 2:26:08 PM
2336 Links Dr
Fleming Island FL 32003
United States

Pond 50



Apr 10, 2025 at 3:33:59 PM
Black Creek Trail
Fleming Island FL 32003
United States

Pond 52

Agenda Page 22

Apr 10, 2025 at 3:23:04 PM
1159 Wild Ginger Ln
Fleming Island FL 32003
United States



Pond 54

Apr 10, 2025 at 3:03:57 PM
2070 Heritage Oaks Ct
Fleming Island FL 32003
United States



Eighth Order of Business



FIP Lifeguard Report for April of the 2025 season

Swim Tests:

Swim tests will continue to be conducted for all swimmers under 9, and those under 12 that did not pass in 2024. All swimmers are required to pass a swim test at the Amenity Center even if previously passed at Splash Park.

Management

Aiden Taggart is Fleming Islands' new on-site supervisor and is working closely with Gianna and Elite Management to ensure a smooth transition.

Incidents:

- No incidents to report at this time

Swim Lessons:

- Private and semi-private lessons sign up began April 1st with a start date of May 1st

Confirmed Staff:

- As of April, we have over 35 active employees with new staff on the way

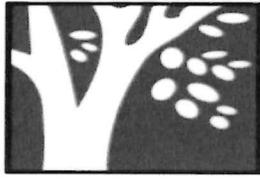
Other:

- The slide will continue to be monitored over the season until fixed

Questions:

Please reach out to Elite Amenities at (904) 710-0172 or fipsupervisor@eliteamenities.com

Ninth Order of Business



RUPPERT
L A N D S C A P E

April 2025

Maintenance Team: The Maintenance team is back to mowing weekly. The team also performed Oak tree maintenance which entails lifting canopy, de-mossing and checking health of trees.

Irrigation Team: The irrigation is running per schedule. Techs are continuing as normal with inspection and repairs. During the drought season we're in right now we will adjust the irrigation up to 1 or 2 more days a week to balance out due to lack of rain.

Agrow-Pro: The Agrow-Pro team has recently applied 24-0-11 granular fertilizer through all of Fleming Island Plantation.

Annuals: Our Spring Annual Change out went well. We now have Big Rose Begonia's paired with Antigua Yellow Marigolds, along with Mixed Cocktail Begonias.

Tree Tech -We have identified more dead pines that will need to be removed. I've shown Fred and made him aware of all the dead trees that have been spotted.

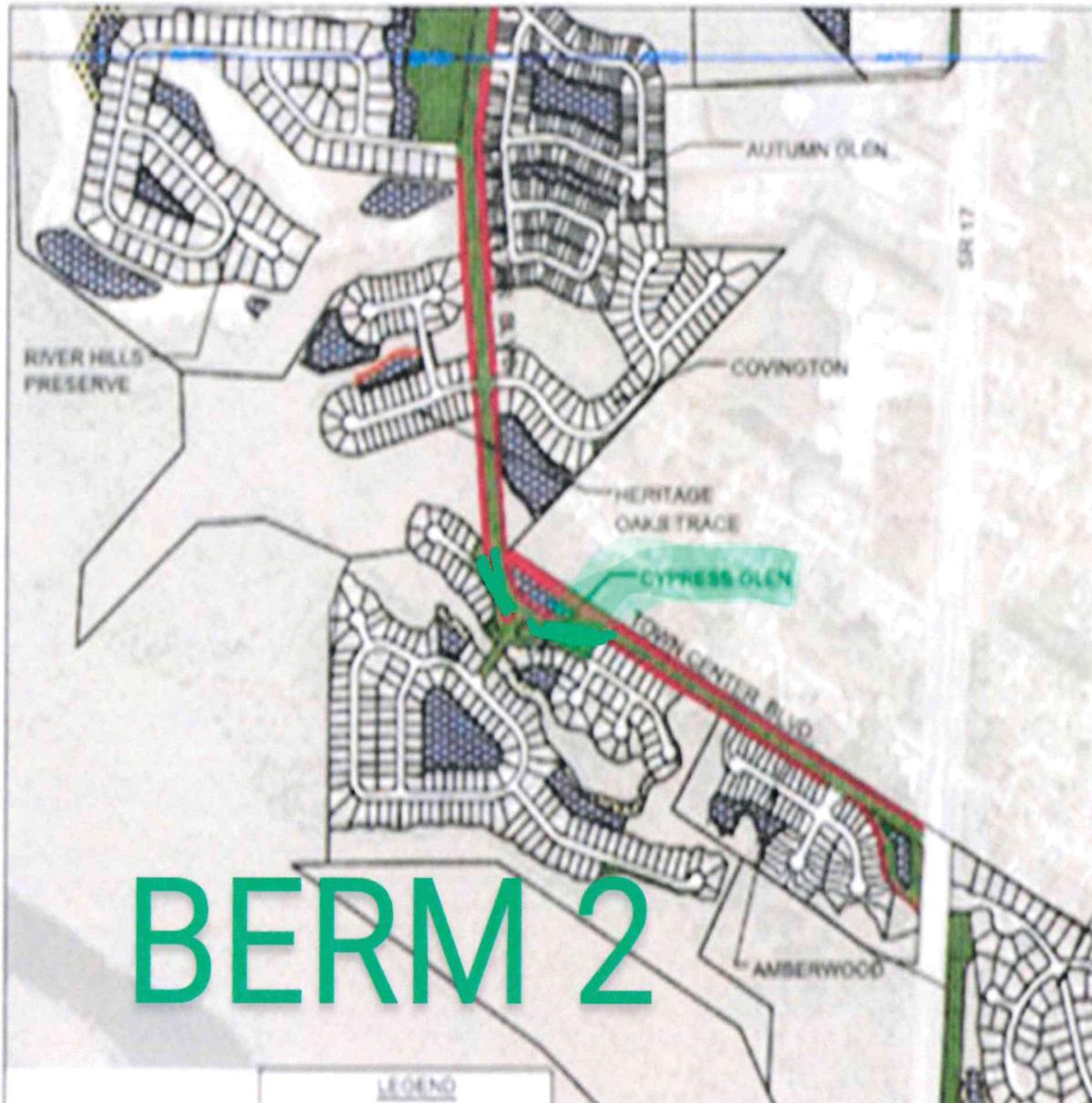
Notes: Discuss Berm phases presentation that has been provided.

ALL BERM PHASES





PHASE TWO



BERM 2



PHASE THREE





Phase Four





Eleventh Order of Business

PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: PRIME AE Group, Inc. - Ryan Stilwell, PE
DATE: April 15, 2025
RE: April 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 – APS completed the repairs for pipe and residents' driveways and we are awaiting TV report of repair. Punchlist being compiled including sod damage reported by residents. Total cost for the project being compiled.
- 1713 Margarets Walk Road – Repairs for the underdrain failure at the sidewalk/inlet needed. Management has contacted a contractor for proposal to repair the issue. Engineer is seeking additional bids. Anticipate 2 bids for Board review at meeting.
- 2862 Grande Oaks Way – Repairs for the underdrain failure at the sidewalk/inlet needed. Moving forward with HEB Services per Board approval at last meeting.
- 750 River Hills Drive – Moving forward with HEB Services per Board approval at last meeting.

Cypress Glen –

- Cypress Glen Pond #45 – Pond berm deteriorating due to a variety of factors. It was determined that additional renovations were needed for the pond berm. Board approved Vallencourt, Inc.'s proposal at the March meeting. We are working with the legal team for contract for the work to commence.

Lake Ridge North –

- Lake Ridge North – Working with Fred on exhibit per last month's meeting or limits of responsibility for landscaping. Update will be provided at meeting.

Chatham Village –

- Chatham Village – Pond erosion behind 1710 and 1714 Chatham Village Drive. Site visit to be performed ahead of meeting.

End of Report

11A.



VENDOR PRICING FOR SELECTED 2021 FIP CDD CAPITAL IMPROVEMENT PROJECTS

PREPARED FOR BOARD OF SUPERVISORS
FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
April 15, 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** - Board approved. Waiting on contract. VE list to be reviewed at the April meeting.
- ~~PICKLEBALL COURT EXPANSION- Moving forward with construction~~
- ~~FITNESS STATION RESURFACING - Waiting on Board approval~~
- ~~SPLASH PARK VOLLEYBALL COURTS- Work Completed~~
- ~~BLISS PRODUCTS FITNESS STATION EQUIPMENT- Tree Amigos installed drainage system and was successful during rain event. Bliss to add mulch.~~
- ~~SPLASH PARK FILTER TANKS - Work completed.~~
- ~~IAS SOUND SYSTEM AND TV'S FOR AMENITY CENTER AND SPLASH PAD~~
- ~~BLISS WADING POOL SHADE SAIL- Work Completed~~
- ~~KOMPAN PLAYGROUND- Installation finalized and final walk through and punch list completed 1.9.23. Requisition for final payment submitted.~~
- ~~BLISS SPLASH PAD SHADE SAIL- Vendor to complete work week of 2.13.23~~
- ~~SLIDE EXPERTS WATER SLIDE RESTORATION- Work complete. Final walk through and punch list completed on 11.4.22.~~
- ~~AMENITY CENTER BASKETBALL BACKBOARDS/NETS~~
- ~~BAB TENNIS COURT RESURFACING- Contract signed. Work scheduled for week of 1.23.23~~
- ~~LAP POOL ADA LIFT CHAIR- Installation finalized. Final payment requisition submitted.~~
- ~~AMENITY CENTER SPLASH PAD RESURFACING - Work to begin this month.~~
- ~~TENNIS COURT RESURFACING~~
- ~~AMENITY CENTER BACKBOARDS AND NETS- Installation scheduled for 1.13.23~~

TABLE OF CONTENTS:

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

FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 04.15.25		
TOTAL BOND ISSUANCE FUNDS	\$1,949,935	
APPROVED PROJECTS		
KOMPAN PLAYGROUND	\$328,428.00	COMPLETED
BLISS WADING POOL SHADE SAIL	\$22,550.00	COMPLETED
BLISS SPLASH PAD SHADE SAIL	\$24,477.50	COMPLETED
SLIDE EXPERTS SLIDE RESTORATION	\$55,850.00	COMPLETED
TENNIS COURT RESURFACING	\$31,500.00	COMPLETED
FITNESS STATIONS	\$37,671.00	COMPLETED
AMENITY CENTER ADA CHAIR LIFT	\$8,836.84	COMPLETED
SPLAH PAD ADA CHAIR LIFT	\$11,216.15	COMPLETED
AMENITY CENTER SPLASH PAD RESURFACING	\$39,270.00	COMPLETED
SPLASH PARK FILTER TANKS	\$130,039.72	COMPLETED
AMENITY CENTER BASKETBALL BACKBOARD/NETS	\$8,324.00	COMPLETED
IAS AMENITY CENTER AND SPLASH PAD SOUND SYSTEM AND TV'S	\$58,978.76	COMPLETED
TREE AMIGOS FITNESS STATION DRAINAGE	\$1,400.00	COMPLETED
SPLASH PARK DOUBLE VOLLEYBALL COURT	\$64,010.00	COMPLETED
PICKLEBALL COURTS	\$382,480.00	COMPLETED
REMAINING AFTER APPROVED PROJECTS:	\$744,903.03	
PROSSER REQUISITIONS		
REQUISTIONS 1-153	\$247,971.30	
APPROVED PROJECTS PENDING FINAL PRICING		
TENNIS COURT RESTROOM/PAVILION (BUDGETARY OPINION)	\$436,270.00	
REMAINING LUMP SUM SERVICES		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)		
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS)		
TOTAL REMAINING:	\$60,661.73	

FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 04.15.25		
TOTAL BOND ISSUANCE FUNDS	\$1,949,935	
APPROVED PROJECTS		
KOMPAN PLAYGROUND	\$328,428.00	COMPLETED
BLISS WADING POOL SHADE SAIL	\$22,550.00	COMPLETED
BLISS SPLASH PAD SHADE SAIL	\$24,477.50	COMPLETED
SLIDE EXPERTS SLIDE RESTORATION	\$55,850.00	COMPLETED
TENNIS COURT RESURFACING	\$31,500.00	COMPLETED
FITNESS STATIONS	\$37,671.00	COMPLETED
AMENITY CENTER ADA CHAIR LIFT	\$8,836.84	COMPLETED
SPLASH PAD ADA CHAIR LIFT	\$11,216.15	COMPLETED
AMENITY CENTER SPLASH PAD RESURFACING	\$39,270.00	COMPLETED
SPLASH PARK FILTER TANKS	\$130,039.72	COMPLETED
AMENITY CENTER BASKETBALL BACKBOARD/NETS	\$8,324.00	COMPLETED
IAS AMENITY CENTER AND SPLASH PAD SOUND SYSTEM AND TV'S	\$58,978.76	COMPLETED
TREE AMIGOS FITNESS STATION DRAINAGE	\$1,400.00	COMPLETED
SPLASH PARK DOUBLE VOLLEYBALL COURT	\$64,010.00	COMPLETED
PICKLEBALL COURTS	\$382,480.00	COMPLETED
REMAINING AFTER APPROVED PROJECTS:	\$744,903.03	
PROSSER REQUISITIONS		
REQUISITIONS 1-153	\$247,971.30	
APPROVED PROJECTS PENDING FINAL PRICING		
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REMAINING LUMP SUM SERVICES		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)		
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS)		
TOTAL REMAINING:	\$60,661.73	

11B.

FIPCDD 2021 Requisition Break Down				
Date:	4/15/2025			
Prossor No.	109064.04			
Companies/Payee	Project	Contract Amount	Total Invoices	
Construction				
Kompan	Splash Park Playground	\$328,428.00	\$328,428.01	
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	
Brogdon Builders	FIPCDD Pickleball	\$382,480.00	\$382,480.00	
		OVERALL TOTAL :	\$1,190,332.44	
Design/Permitting				
Prosser	*1	FIPCDD Pickleball	\$29,650.00	\$37,402.61
	*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	\$52,746.44
			Other Engineering Services (Since Oct. 2021) (monthly reports, coordination w/vendors & staff)	
		OVERALL TOTAL :		\$247,971.30

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

11C

TO BE SENT UNDER SEPARATE COVER

Twelfth Order of Business

**LICENSE AGREEMENT BY AND BETWEEN FLEMING
ISLAND PLANTATION COMMUNITY DEVELOPMENT
DISTRICT AND S & J WEST INDIAN CUISINE**

THIS LEASE AGREEMENT ("Agreement") is made effective the 18th day of May, 2024, by and between:

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes as amended (the "Licensor") with a mailing address of 12574 Flagler Center Boulevard, Suite 101, Jacksonville, Florida 32258; and

S & J WEST INDIAN CUISINE, a Florida limited liability company (the "Licensee") with an address for notice at 630 Kingsley Avenue PMB 3014, Orange Park Fl. 32073.

Licensor grants access and use of, and Licensee accepts access and use from Licensor, the poolside concession facility located at the "Splash Park" located at 1510 Calming Water Drive, Fleming Island, Florida, in Clay County, Florida (the "Concession Area") upon the following terms and conditions:

1. Term. This Agreement shall commence on My 18, 2024 and continue until September 8, 2024, terminated by either Party in accordance with the terms of this Agreement (the "Term").

2. Fees. The monthly fee payable by Licensee to Licensor during the Term shall be three-hundred and fifty dollars (\$350.00), payable on the first day of each month for months that the Splash Park pool facilities are open. Licensee shall pay to Licensor three-hundred and fifty dollars (\$350.00) as a security deposit upon execution of this Agreement. The security deposit will be returned to Licensee at the expiration or termination of this Agreement, minus any amounts retained by Licensor for unpaid rent, damage to Concession Area, or other valid reason. Licensee is entitled to any and all proceeds derived from the provision of food and beverage services by Licensee. Licensee likewise shall assume any and all losses derived from the provision of food and beverage services by Licensee.

3. General Conditions and Use. Licensee's use of the Concession Area shall be for the sole purpose of managing and operating food and beverage services at the Splash Park and upon the following conditions:

(a) Licensee agrees to provide food and beverage services, including the offering of items similar to those listed on the attached **Exhibit A**, at prices similar to those listed therein.

(b) There shall be no use or act by Licensee, or by Licensee's guests or invitees, which is in violation of any law, rule, or ordinance established by any federal, state, municipal or local governmental or regulatory agency, or covenant running with the Concession Area.

Licensee shall maintain in good standing, and at all times, any and all licenses and permits required by law to provide food and beverage services at the Concession Area.

(c) Licensee shall provide the food and beverage services contemplated by this Agreement during normal operating hours of the pool. The hours of operation will be adjusted as the pool hours adjust. In any event, Licensee shall take all reasonable steps to ensure that the hours of operation are clearly displayed for patrons at the Concession Area during operating hours and shall update any changes in hours of operation as necessary.

(d) Licensor and Licensee shall not, by virtue of this Agreement, be construed as joint venturers or partners of each other and neither shall have the power to bind or obligate the other. Licensor and Licensee acknowledge and agree that any employees of Licensee shall only be employees of Licensee. In furtherance thereof, Licensee shall be responsible for the payment of all compensation, taxes and employee benefits and other charges payable with respect to its operations, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation and any other taxes or charges imposed by law with respect to its operations.

4. **Default.** In the event Licensee shall fail to perform any covenant, term, or provision of this Agreement within five (5) days after written notice, then Licensor shall have every remedy available at law or in equity under the law, provided however, any action by Licensee which shall endanger the public health, safety, or welfare shall be grounds for immediate termination of this Agreement and Licensee shall immediately cease all operations, remove all Concession Area belonging to Licensee, and immediately vacate the Concession Area.

5. **Maintenance of Concession Area.** Licensee shall, at its expense and at all times, maintain the Concession Area and its improvements thereon, in a clean, neat, and sanitary condition in accordance with all applicable laws, rules, ordinances and covenants. Licensee agrees to exercise all due care to protect Licensor's Concession Area during the term of this Agreement including, but not limited to, maintaining the facilities as described above, securing the facilities upon closing each day, and notifying Licensor of any conditions which may result in damage or loss of Licensor's Concession Area at the Concession Area.

6. **Equipment.** Licensee is responsible for providing and maintaining all equipment necessary at the Concession Area. Licensee is accepting and leasing the Concession Area as it is presently equipped and Licensor has no responsibility to provide any additional equipment at the Concession Area. Licensee agrees to exercise all due care with respect to the equipment owned by Licensor, and shall promptly notify Licensor of any problems associated with any equipment owned by Licensor. Licensee is authorized to install at its own expense a microwave, which shall remain property of the Licensee.

7. **Indemnification; Limitation on Liability.** Licensee agrees to indemnify, defend and hold harmless Licensor and its officers, employees, trustees, agents, supervisors and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) Licensee's occupation or use of the premises and b) Licensee's operations, negligence or willful conduct occurring in or on any part of the

Concession Area, including but not limited to food poisoning, food contamination, and product defects. The Licensee hereby assumes all risk with respect to its use of the Concession Area. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Licensor 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, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

8. Insurance. Licensee shall maintain and keep in force with an insurance company licensed or authorized to do business in the State of Florida and throughout the entire term of this Agreement, a policy or policies of general comprehensive liability insurance with limits of at least \$1,000,000.00, with a broad form comprehensive general liability endorsement, which shall name Licensor as an additional insured and which insurance coverage shall be primary, regardless of whether Licensor shall maintain other insurance or self insured limits. Licensee shall be required to include Licensor, its officers, employees, supervisors and agents as additional insureds only for the term of this Agreement. Upon Licensor's request, Licensee shall furnish Licensor with written evidence that such insurance coverage is in force and effect.

9. Waiver. No failure of Licensor to enforce any term hereof shall be deemed a waiver of said term, nor shall any acceptance of a partial payment of rent be deemed a waiver of Licensor's right to the payment of the full amount of rent. The rights and remedies of Licensor as contained in this Agreement and as permitted by law or equity shall be cumulative.

10. Notices. Any notice which either party may or is required to give may be by personal delivery or by mail, postage prepaid, to Licensee at the Concession Area or to Licensor at the addresses first above written, or to such other place(s) as either party may inform the other in writing.

11. Time. TIME IS OF THE ESSENCE with respect to the Licensee's obligations to timely and faithfully perform all of Licensee's obligations under this Agreement.

12. Miscellaneous.

(a) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, unconscionable, or unenforceable in any respect, such invalidity, illegality, unconscionability, or unenforceability shall not affect any other provision of this Agreement but this Agreement shall be construed as if such invalid, illegal, unconscionable, or unenforceable provision had never been contained herein.

(b) The acceptance by Licensor of rent after it falls due or after knowledge of any breach of this Agreement by Licensee or the giving of any notice or making of any demand or any other act or waiver by Licensor, other than a specific written waiver or election, shall not be construed as a waiver of any rights of Licensor under this Agreement or as an election not to proceed under the provisions of this Agreement.

13. No 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.

14. Termination. This Agreement shall terminate at the end of its term as stated above. Failure of Licensee to comply with the terms and conditions of this Agreement shall constitute grounds for termination, upon five (5) days written notice, except any action by Licensee which shall endanger the public health, safety, or welfare shall be grounds for immediate termination. Notwithstanding the foregoing, the District shall have the right to terminate this Agreement upon 30 days written notice for any convenience. Upon termination of this Agreement for any reason, Licensee shall restore the Concession Area to the condition it was in as of the effective date of the Agreement. Should Licensee fail to restore the Concession Area, Licensor may undertake to restore the Concession Area and Licensee shall be required to reimburse Licensor for said expenses.

15. Entire Agreement. The terms and conditions of this Agreement are the entire agreement and understanding of the parties. Licensee acknowledges that it has read this Agreement and understands its provisions and agrees to occupy the Concession Area under the terms of this Agreement. No change in the terms of this Agreement may be made unless it is in writing and signed by both Licensor and Licensee.

[remainder of page left intentionally blank]

5

IN WITNESS WHEREOF, Licensor and Licensee have caused this Agreement to be executed as of the day and year first above written.

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:

By: Rick Nelson
Name: Rick Nelson
Title: Chairman

S & J WEST INDIAN CUISINE

By: [Signature]
Name: Karine Williams
Title: Owner

By: [Signature]
Name: Jenel Woodard
Title: Owner

“Exhibit A”

Sample Menu & Price List

S & J WEST INDIAN CUISINE

Main menu served with a fries, chips or side of the day

Hot dogs	\$5.00
Hamburger	\$6.00
Cheeseburger	\$6.00
Chicken sandwich	\$7.00
Chicken wrap	\$8.00
Buffalo chicken wrap	\$8.00
Nachos	\$5.00
Loaded Nachos	\$8.00
Fries	\$5.00
Cheese Fries	\$6.00
Loaded Fries	\$7.00
Chips	\$1.00
Bake Beans**	
Potato salad**	
Soda	
Kids Soda 10 and under	
Pineapple Lemonade**	
Water	
Icee	
Ice cream	

4th of July

- BBQ chicken
- Jerk chicken
- Peas and rice
- Mac & Cheese
- Bakes Beans

Caribbean Night

- Jerk Chicken
- Curry Chicken
- Peas and rice
- MAC & CHEESE

*WITH FRIES OR OTHER SIDE

** WEEKEND ITEM



S & J Eats LLC
630 Kingsley Ave
Orange Park Fl. 32073
904-524-1656
sandjweats@gmail.com

Marcia Weeks
2300 Town Center Blvd,
Fleming Island, FL 32003

Dear Marcia Weeks,

For the 2023 pool season S and J Eats had the pleasure of serving the Fleming Island community as the Splash Park Food and Beverage vendor. Thus, I am writing to express our interest to serve our community as the Splash Park vendor for the 2024 open pool season.

I would be grateful for your consideration and would find it an honor to provide this service to our beautiful community. Providing great meals on the go for our residence is our goal.

Thank you in advance for your consideration. Any questions or concerns, please do not hesitate to contact Karine Williams or Janel Woodard at (904)-524-1656, sandjweats@gmail.com.

Respectfully,
Karine Williams, Owner
Janel Woodard, Owner
S & J WEST INDIAN CUISINE

Thirteenth Order of Business



Tri-County Public Safety and Training

Tri-County Safety and Security

Multi Agency Private Enforcement Radio Network



Fleming Island Plantation CDD Security Report

March-April 2025

1. Criminal Offences – No Reports
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 6 Reports
 - A. Ejections (No FIP Identification) – 4 Incidents
 - B. Parking Issues - 2
5. Maintenance Reports – 6 Reports
 - A. Lighting – 4
 - B. Signage – 1
 - C. Electrical - 1
6. Other FIP Policy Violations – No Reports

Respectfully Submitted,

Billy Bonney

William "Billy" Bonney

Chief

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



William "Billy" Bonney
Chief of Service

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

Fourteenth Order of Business



General Manager's Report

Meeting date: 4-22-2025

Submitted by: **Margaret Alfano**

***Highlighted items require Board action.**

PICKLEBALL NEWS / No Board action required:

As reported to the Board and the residents we have an underlying water issue under the pickleball courts, specifically court 3. The District Engineer contacted the vendor immediately and they had a representative on property within two hours of the incident. We will continue to keep all parties informed as they work towards scheduling the repair.

REMAINING CDD POLICIES DRAFT / Board approval required / Rates and Fees Discussion:

We are proud to announce that we have finished the review (editing and formatting) of the CDD Policies and Procedures. At February's CDD meeting, we focused on the Pickleball Courts and Swimming Facility policies. At the March meeting we came close to completing this task. However, the remaining items are outlined below that still need to be addressed.

Attached are the updated DRAFT copies of the remaining Amenities and general CDD Policies for your review. We would like to thank Co-Chair Szafranski once again for reviewing the current version of the CDD policies and procedures and meeting with us to discuss the edits and suggestions for these updated versions. Once again, majority of our edits were strictly formatting or grammatical changes; we did not add in a lot of new CDD policies. All the policies listed are new policy suggestions or points for Board discussion.

Pending Board and District Counsel direction a rates and fees hearing may be required.

- Leashed pets at the Splash Park grassy field and walking path
- Fishing catch and release policy

PROPOSED FEE CHANGES:

- Tennis membership fees/amenity privileges and Tennis league requirements
- Rental and staffing fees

Once final approval has been granted the website, app, and all social media will be updated. However, please note that we will be bringing back recommendations for signage updates as needed. This will also be an action item as this can be a costly yet timely conversion. With the change in policies, it will allow us a chance to enhance aesthetics as well.

MARQUIS SIGN UPDATE / Project Completed:

GOLF COURSE SUMMER CAMPS / Board approval requested to enter into agreement with the Golf Club for their Summer Camps of 2025:

The Golf Club is asking if they can use the swimming pool as an addition to their Summer Camps as they did last year. This was a very successful program for them and caused minimal to no disruption on our side. Their students signed the needed waivers and completed the required swim test evaluations. We would like to partner with them on this project. In return for the use of the Amenity Center pool they would like to maintain their payment amount from last year of \$300.00. Please advise. We are also currently verifying that their Camps will still be a go. Board discussion required.

GRADUATION SPOTLIGHT / No Board action required:

We are excited to announce that we will have a graduation spotlight section in our May e-newsletter. This will give residents a chance to brag about their students whether graduating from Kindergarten or Fleming Island High School and MORE. We will also have a photo op set up at the Amenity Center for our graduates to take advantage of. Take pride in how far you have come. Have faith in how far you can go. Don't forget to enjoy the journey! YOU DID IT!

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



JBE / NG

14A.

Fleming Island Plantation
Community Development District Amenities
Policies and Procedures

Revised May 2023
Version 05.25.23

Tennis Court Rules

1. Please note that the Tennis 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 Tennis 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 Tennis courts equipment may result in the suspension or termination of the Tennis courts or Amenity privileges.
4. Security personnel and District staff can request to see a Patron's FIP resident credentials and their reservation on their phone, if applicable, 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. Tennis courts are for Patrons only. Patrons may invite guests for 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 Tennis courts unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
7. The Tennis courts are available for Patron use during normal operating hours, **8:30 AM - 10 PM**. The Tennis courts in this facility may not be rented.
8. Online reservations are required for tennis court use. All court reservations must be made on the Reserve My Courts reservation system once approved by onsite property management. Only Patrons may make a court reservation. Court reservation must include all players names (resident, tennis member, guest) in the note section of the reservation.
9. Play is limited to two (2) two (2)-hour time slot reservations per day. If no one is waiting, Patrons may stay and play. If 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 Amenity privileges.
10. Players must clean up after play. This includes "dead" balls, cups, plastic bottles, etc. Patrons MUST brush and line courts when play has finished unless the court is being water, maintained, or is wet. The goal is to show common courtesy by leaving the court ready to play for other Patrons.

11. Tennis courts are not to be played on when they are being maintained, being watered, and when wet. Courts are considered wet when puddles and standing water are visible. If foot indentations are present when walking, courts are too wet to be played on.
12. Tennis 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 Tennis courts including recreational programs and Fleming Island Plantation District events.
13. Patrons and their guests using the Tennis courts must supply their own tennis equipment.
14. Proper tennis attire is required at all times 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 Tennis courts.
15. 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.).
16. Out of courtesy for others, speakers are not permitted on the Tennis courts with the exception of District events and programs.
17. Tennis courts are for tennis only. Equipment such as skateboards, roller blades, bikes, scooters, Heely's, etc., are not allowed on the courts at any time. No chairs are permitted on the Tennis courts.
18. Non-alcoholic beverages are permitted at the Tennis courts if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the Tennis courts.
19. Chewing gum is prohibited on the Tennis courts.
20. No smoking or vaping on the Tennis courts.
21. Court hazards or damages need to be reported to the District staff for repairs.

Tennis Team Memberships and Leagues

1. The tennis team membership fee is an opportunity for non-Patrons to have rights and access to ONLY the tennis courts facilities for tennis leagues. This membership does not include pools, parks, events, recreation, etc. This is strictly for tennis league court usage. The cost for this membership for three (3) months is \$70-80. Please note that this membership is good for three (3) months and only for the individual card holder. This membership strictly allows the tennis member the ability to play on a Fleming Island Plantation tennis team and to come to the courts to play with other Patrons. All Fleming Island Plantation team members listed on a team roster are required to have a FIP tennis membership. Once a membership has been purchased, a tennis membership card will be issued and must be with the tennis member at all times while on the tennis courts.
2. At least 51% of the Fleming Island Plantation tennis league team members playing on the Tennis courts must be Patrons. All other Fleming Island Plantation team members must have a valid FIP Tennis Team Membership.
3. Fleming Island Plantation tennis team captains must be a Patron. The captain must submit the official USTA document containing the captain's information, the team roster, and their practice and match dates to the Amenity Center Office staff prior to league season for approval. Once approved, any new team members added after season begins must be reported immediately to the Amenity Center Office staff.

Only Amenity Center Office staff is permitted to book court reservations for league matches. Team Captains cannot reserve courts for matches. **An end of the season review will be conducted by the District staff to ensure that all CDD policies and procedures were abided.** Failure to adhere to these policies will result in suspension of Amenity privileges.

Basketball Courts Rules

1. Please note that the Basketball 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 Basketball 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 Basketball courts equipment may result in the suspension or termination of the Basketball courts or Amenity privileges.
4. Security personnel and District staff can request to see your FIP resident credentials to verify identification. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
5. Basketball courts are for Patrons only. Patrons may invite guests for 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 Basketball courts unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
7. The Basketball courts are available for Patron use during normal operating hours, 30 minutes after sunrise - 10 PM. The Basketball courts in this facility may not be rented.
8. Basketball 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 Basketball courts including recreational programs and Fleming Island Plantation District events.
9. Patrons and their guests using the Basketball courts must supply their own Basketball equipment.
10. Proper basketball attire is required at all times while on the courts. No flip flops, cutoffs, swimsuits, or jeans are allowed. Black sole sneakers or bare feet are not allowed on the courts at any time. A shirt and proper shoes must be worn during the entire duration of utilizing the Basketball courts.
11. 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 through the court, disrupting games, etc.). Be respectful of others, giving others their allotted time to use courts. If others are waiting, please limit play to one (1) hour from the time you begin use.
12. Out of courtesy for others, speakers are not permitted on the Basketball courts with the exception of District events and programs.

13. 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.
14. Basketball courts are for basketball only. Equipment such as skateboards, roller blades, bikes, scooters, Heely's, etc., are not allowed on the courts at any time. No chairs are permitted on the Basketball courts.
15. Hanging on the basketball rims is prohibited.
16. Non-alcoholic beverages are permitted at the Basketball courts if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the Basketball courts.
17. Chewing gum is prohibited on the Basketball courts.
18. No smoking or vaping on the Basketball courts.
19. Court hazards or damages need to be reported to the District staff for repairs.

E. Volleyball Rules

1. Please note that the Volleyball court is 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 Volleyball court 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 the Volleyball court equipment may result in the suspension or termination of the Volleyball court or Amenity privileges.
4. Security personnel and District staff can request to see your FIP resident credentials to verify identification. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
5. The Volleyball court is for Patrons only. Patrons may invite guests for 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.
6. Children under the age of thirteen (13) are not allowed to use the Volleyball court unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
7. The Volleyball court is available for Patron use during normal operating hours, 30 minutes after sunrise to 30 minutes before sunset. The Volleyball court in this facility may not be rented.
8. Organized sporting activities not approved by the CDD Board of Supervisors are prohibited from any District Property. Failure to adhere to this rule may result in loss of privileges. In order to be an authorized instructor on CDD Property, an interested vendor must apply with the CDD Board of Supervisors. The vendor must provide proper credentials, insurance, revenue share agreement, and execute a contract with the District.

9. Volleyball 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 Volleyball court including recreational programs and Fleming Island Plantation District events.
10. Patrons and their guests using the Volleyball court must supply their own Volleyball equipment.
11. Proper volleyball attire is required at all times while on the court. No flip flops, cutoffs, swimsuits, or jeans are allowed. A shirt must be worn during the entire duration of utilizing the Volleyball court.
12. 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 through the court, hanging on the volleyball net, etc.). Be respectful of others, giving others their allotted time to use courts. If others are waiting, please limit play to one (1) hour from the time you begin use.
13. Out of courtesy for others, speakers are not permitted on the Volleyball court with the exception of District events and programs.
14. 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.
15. The Volleyball court is for volleyball only. Equipment such as skateboards, roller blades, bikes, scooters, etc., are not allowed on the court at any time.
16. The sand is for volleyball use only. No kicking, throwing, or eating of sand. Also no sandcastle making or removing the sand from the premises.
17. No chairs are permitted on the Volleyball court.
18. Non-alcoholic beverages are permitted at the Volleyball court if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the Volleyball court.
19. Chewing gum is prohibited on the Volleyball court.
20. No smoking or vaping on the Volleyball court.
21. Court hazards or damages need to be reported to the District staff for repairs.

Playground Rules- Amenity Center AND Splash Park

1. Please note that the Amenity Center Playground and Splash Park Playground 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 Amenity Center Playground and Splash Park Playground 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 the playground equipment may result in the suspension or termination of Amenity privileges.

4. Security personnel and District staff can request to see your FIP resident credentials to verify identification. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
5. The Amenity Center Playground and Splash Park Playground are for Patrons only. Patrons may invite guests for 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.
6. Children under the age of thirteen (13) are not allowed to use the playgrounds unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to “drop off” under age children without adult or guardian supervision.
7. The Splash Park Playground is intended for children ages two (2) - twelve (12).
8. The Amenity Center Playground and Splash Park Playground are available for Patron use during normal operating hours, 30 minutes after sunrise and 30 minutes before sunset. The playgrounds may not be rented.
9. Playground 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 or near the Amenity Center Playground or Splash Park Playground including recreational programs and Fleming Island Plantation District events.
10. Proper attire is required at all times while on the playgrounds. Shoes must be worn at all times.
11. Out of courtesy for others, speakers are not permitted on the playgrounds with the exception of District events and programs.
12. Proper playground etiquette shall be observed during all times; profanity and/or disruptive behavior is strictly prohibited. All Patrons and their guests are expected to interact well with others while using the playgrounds.
13. No horseplay is permitted on the Amenity Center Playground or Splash Park Playground. Climbing up the playground structures, including the slide, and jumping from play structures is strictly prohibited.
14. The Amenity Center Playground and Splash Park Playground slides are only for going down. NO climbing or walking up the slide. All slide riders must ride feet first on their bottoms.
15. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, kicked, or eaten for any reason.
16. Patrons must clean up after play. This includes balls, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the playgrounds ready for other Patrons.
17. The Amenity Center Playground and Splash Pass Playground are for playground use only. Equipment such as skateboards, roller blades, bikes, scooters, etc., are not allowed on the playgrounds at any time.
18. Non-alcoholic beverages are permitted at the playgrounds if they are contained in non-breakable containers with screw tops or sealed lids. No food or glass containers are permitted on the playgrounds.
19. Chewing gum is prohibited on the Amenity Center Playground and Splash Park Playground.
20. No smoking or vaping on the playgrounds.

21. Playground hazards or damages need to be reported to the District staff for repairs.

Activity Grass Field and Walk Path Areas- Splash Park

1. Please note that the Splash Park Activity Grass Field, including the outdoor fitness stations, and Walking Path Areas 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 Splash Park Activity Grass Field and Walking Path Areas 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 the outdoor fitness station equipment may result in the suspension or termination of Amenity privileges.
4. All Patrons are encouraged to consult with their physician before beginning an exercise program that incorporates the outdoor fitness stations.
5. Security personnel and District staff can request to see your FIP resident credentials to verify identification. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
6. The Splash Park Activity Grass Field and Walking Path Areas are for Patrons only. Patrons may invite guests for 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.
7. Children under the age of thirteen (13) are not allowed to use the activity field and walking paths unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
8. The Splash Park Activity Grass Field and Walking Path Areas are available for Patron use during normal operating hours, 30 minutes after sunrise to 30 minutes before sunset.
9. Patrons are able to rent the two pavilions closest to the playground in the Splash Park Activity Grass Field and Walking Path Areas. All additional pavilions along the walking path in this area are non-reservable areas.
10. The Splash Park Activity Grass Field and Walking Path Areas 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 this area including recreational programs and Fleming Island Plantation District events.
11. Proper attire is required at all times while on the activity field and walking paths. Shoes and a shirt must be worn at all times.
12. Out of courtesy for others, speakers are not permitted on the Splash Park Activity Grass Field and Walking Path Areas with the exception of District events and programs.
13. Proper etiquette shall be observed during all times; profanity and/or disruptive behavior is strictly prohibited.
14. While using the outdoor fitness station, please limit your time to 15 minutes per station if another Patron is waiting.

15. No bags, gear, or additional equipment should be placed or used at the outdoor fitness stations. Please refrain from using hand chalk.
16. No stepping or climbing on the benches or machines in the Splash Park Activity Grass Field and Walking Path Areas.
17. No motorized vehicles are allowed past the parking lot, including but not limited to golf carts, scooters, dirt bikes, hoverboards, etc except for District authorized vehicles.
18. Biking, skateboarding, rollerblading, or any similar activities are prohibited in the Splash Park Activity Grass Field and Walking Path Areas.
19. Patrons must clean up after utilizing this area. This includes balls, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the area ready for other Patrons.
20. Non-alcoholic beverages are permitted at the Splash Park Activity Grass Field and Walking Path Areas if they are contained in non-breakable containers with screw tops or sealed lids. No glass containers are permitted in this area.
21. No smoking, vaping, or open flames on District Property.
22. All hazards or damages need to be reported to the District staff for repairs.
23. Leashed pets are permitted on the Splash Park Field and Walking Path. Patrons must clean up after their pets.

14B.

Fleming Island Plantation
Community Development District Amenities
Policies and Procedures

Revised May 2023
Version 05.25.23

I Definitions

1. **District or CDD** – Shall refer to the Fleming Island Plantation Community Development District.
2. **Manager / Management** – Shall refer to the person(s) or entity legally charged with the daily onsite operation(s) of The Fleming Island Plantation District Property and Amenities.
3. **Amenity Center** – Shall refer to the tennis courts, pickleball courts, basketball courts, playground, pavilions, and swimming facility, including the splash pad, all located at 2300 Town Center Blvd.
4. **Plantation Splash Park** — Shall refer to the playground, pavilions, volleyball court, activity grass field, walking path with outdoor fitness stations, and swimming facility, including the water slide, wading pool, and water bucket feature, all located at 1510 Calming Water Drive.
5. **Fleming Island Plantation Amphitheater** - shall refer to the gazebo and surrounding grassy area located at 2327 Market Drive
6. **Margaret's Walk Park and Pier** - shall refer to the park, pier, and walking path located in Margaret's Walk
7. **Patron** — Shall refer to the property owners of Fleming Island Plantation Community Development District and those persons permanently residing in the same dwelling unit as the property owner. Patrons also refer to non-property owners, who have paid the Annual User Fee for the use of the Fleming Island Plantation Amenities and those persons permanently residing in the same dwelling unit as the non-property owner. Lastly, Patrons shall refer to tenants residing in Fleming Island Plantation with a completed amenity release form from the homeowner and a copy of the current lease at the Amenity Center Office.
8. **Guest** - shall refer to any person or persons who are invited by a Patron to participate in the use of the Amenity facilities and/or while on District Property
9. **Annual User Fee** — Shall refer to a fee established by the CDD Board of Supervisors for the use of the Fleming Island Plantation Amenities without the ownership of property within the CDD District. Currently the fee is \$3,000.
10. **FIP Resident Credentials** — Shall refer to the magnetic Photo ID Card or Mobile Access that grants entry to both swimming facilities, pickleball courts, and District restrooms. These credentials are also used as a form of ID and must be with the Patron while utilizing District Property; such as the tennis courts, basketball courts, volleyball court, parks, gazebo, or playgrounds, etc. These credentials are required for every Patron that is 3 years old or older and may be obtained at the Amenity Center Office.
11. **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. Patrons must abide by CDD guest policies when using their Splash Pass.
12. **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.

13. **Tennis Team Membership Fee** — Shall refer to a three (3) month fee established by the CDD Board of Supervisors for the use of the Fleming Island Plantation District tennis courts ONLY by one (1) individual without the ownership of property within the District for tennis leagues. The Tennis Team Membership is valid for a three (3) month period from the date of purchase. Currently the fee is \$70-80.
14. **Nanny Pass** – Shall refer to the passes that are available for Patrons who have secured the services of a nanny. This pass is valid for one (1) pool season only and can only be used when the Patron’s registered children are accompanying the nanny. This pass can be purchased by a Patron for \$60 at the Amenity Center Office. Nannies must be at least sixteen (16) years of age.

II. General

A. Purpose:

To adopt uniform policies and procedures for the use of all Amenities and to ensure the uniform application of said policies on a non-discriminatory, fair and equitable basis.

B. Necessity:

To establish uniform and comprehensive policies and procedures for the Fleming Island Plantation District properties and all Amenities.

C. General Provisions:

1. Patrons must have their resident or approved guest credentials while on District Property. Resident or guest credentials include but are not limited to: Resident Photo ID Card, Resident Mobile Access, Tennis Team Membership Pass, Nanny Pass, and/or House Guest Pass. These credentials allow residents and approved guests to enter the amenities with credential scanners and act as proof of authorization to access District Property and Amenities. When on any District Property or Amenity, Patrons may be asked to show proper ID; failure to produce the proper ID will result in immediate dismissal from ALL Amenities until proper credentials can be presented.
2. The CDD Board of Supervisors reserves the right to amend or modify these rules when necessary.
3. Disregard for any District rules may result in expulsion from the Amenity Center, Splash Park facilities, and any other District Property, which may in turn lead to suspension or termination of privileges as spelled out in Section VIII of this document.
4. Alcoholic beverages shall NOT be served or sold, nor are permitted to be consumed on ANY District Property or Amenity facilities, except for through approved CDD vendors.
5. **No animals (with the exception of service animals) are permitted on or at any Amenity facilities.**
6. Fireworks of any kind are not permitted anywhere on any District Property or Amenity facilities.
7. **Firearms are not permitted in any of the Amenities or on any District Property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District’s Board of Supervisors.**
8. Members of the CDD Board of Supervisors, the District Manager, all onsite District Management staff, and Security Personnel shall have full authority to enforce these rules and regulations.
9. Smoking, vaping, and use of smokeless tobacco products are prohibited on any and all District Property.
10. **No drones are allowed to be utilized on any District Property without prior authorization from the onsite District Management staff.**

11. No Patron should allow anyone else to use their FIP resident credentials, i.e. any family member, resident, or guest. This ID card is to only be used by the Patron to whom it was issued. Failure to adhere to this rule may result in loss of privileges for that day or longer.
12. Patrons must stay with their guests for their entire duration while on District Property unless their guests are using the House Guest Pass. Patrons are responsible for their guests and their actions. Patrons are limited to a certain number of guests per household per Amenity. The allotted number of guests per household are posted per Amenity. Failure to follow CDD guest policies and procedures may lead to a loss of Amenity privileges.
13. Organized sporting activities (i.e. coached tennis, basketball lessons, swimming lessons, physical training, etc.) not approved by the CDD Board of Supervisors are prohibited from any District Property. Failure to adhere to this rule may result in loss of privileges. In order to be an authorized instructor on CDD Property, an interested vendor must apply with the CDD Board of Supervisors. The vendor must provide proper credentials, insurance, revenue share agreement, and execute a contract with the District.
14. Fleming Island Plantation CDD Board of Supervisors and/or its staff are not responsible for any lost or stolen items.
15. Barbecue gas grills, charcoal grills, or any open flames are not permitted on any District property at any time.
16. Loud, profane, and/or abusive language is prohibited on District Property.
17. Please refrain from public displays of affection at any time while on District Property.
18. No swimming or recreational boating of any kind is allowed in any of the District retention ponds.
19. Fishing with proper licenses and resident credentials is permitted in the following District areas ONLY:
 - A. Margaret's Walk Pier
 - B. All District ponds that are accessible without trespassing on private property

All fishing is at your own risk and each Patron must have a state official fishing license. Catch and release policy is applied to the District ponds. Patrons may keep their catch when fishing at Margaret's Walk Pier; however, Patrons may not clean their fish at the Pier.

G. Resident Credentials and Guest Passes Policies

1. Resident credentials are the magnetic Photo ID Card or Mobile Access that grants entry to both swimming facilities, pickleball courts, and District restrooms. These credentials are also used as a form of ID and must be with the Patron while utilizing District Property; such as the tennis courts, basketball courts, volleyball court, parks, gazebo, or playgrounds, etc. These credentials are required for every Patron that is 3 years old or older and may be obtained at the Amenity Center Office.

Photo ID Cards are \$5 per homeowner for those sixteen (16) and older and \$10 per tenant for those sixteen (16) and older. All Patrons ages 15 and under will receive their initial Photo ID Card at no charge, regardless of if they are homeowners or tenants. If these cards are lost, damaged, deactivated, or need to be replaced for any reason, they may be purchased for a fee of \$15 per card.

Mobile Access is complimentary to all qualifying Patrons whether they are homeowners or tenants.

2. If property owning Patrons are renting out their property and want their tenants to have access to District Amenities, the property owner needs to complete and sign an Amenity Release Form relinquishing their access rights and provide a copy of the lease. Please note that only the property owner or their registered tenants will be granted amenity access; amenity access cannot be granted to both parties simultaneously. Their tenants will then need to set up an appointment to receive their FIP resident credentials and go

through a New Resident Welcome orientation. FIP Photo ID cards are issued at a fee of \$10 per card for tenants 16 or older and at no charge for tenants 15 and under.

3. Splash Passes are 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. 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.
4. Nanny passes are the passes that are available for Patrons who have secured the services of a nanny. This pass is valid for one (1) pool season only and can only be used when the Patron's registered children are accompanying the nanny. This pass can be purchased by a Patron for \$60 at the Amenity Center Office. Nannies must be at least sixteen (16) years of age.
5. House Guest Passes 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 seven (7) consecutive days and allows access to District Property and Amenities. Also, 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 proper FIP resident credentials, and House Guests must provide an official Photo ID at the time of purchase and at each use of the pass.

V. Margaret's Walk Park and Pier — located inside Margaret's Walk Community

1. Please note that the Margaret's Walk Park and Pier 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 Margaret's Walk Park and Pier 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 District Property may result in the suspension or termination of Amenity privileges.
4. The Margaret's Walk Park and Pier are available for Patron use during normal operating hours, 30 minutes after sunrise to 30 minutes before sunset. This District Property may not be rented.
5. Patrons not residing in the Margaret's Walk community may obtain a daily pass code for access through the Margaret's Walk gate from the Amenity Center Office, during regular business hours. This will be a one day code for access to the Park. Proper FIP Photo ID is required to obtain this code.
6. Children under the age of thirteen (13) are not allowed to utilize Margaret's Walk Park and Pier unless actively supervised by a Patron sixteen (16) years of age or older. Patrons are not permitted to "drop off" under age children without adult or guardian supervision.
7. The Margaret's Walk Pier is not a docking or launching station for Patrons. Patrons may not dock or launch their canoes, kayaks, boats, or any other aquatic vessels at the Pier.
8. Patrons may not tie anything to the Pier, i.e. canoes, boats, crab traps, fishing line etc.
9. Fishing is permitted off the Margaret's Walk Park Pier. A state official fishing license and FIP resident credentials are required. No cleaning of fish is permitted on the Pier.
10. No jumping or diving from the Pier as swimming is prohibited.
11. Motorized vehicles, including but not limited to golf carts, scooters, etc. are not permitted at Margaret's Walk Park and Pier except for District vehicles. Skateboarding and rollerblading are also not permitted on District Property.
12. Appropriate attire, including shoes, must be worn all the time.
13. Patrons are not permitted to climb the walls, structures, or railings in Margaret's Walk Park and Pier.
14. Barbecue grills, charcoal grills, fireworks, or any open flames are not permitted on any District Property at any time.
15. No food, drinks, or glass containers are allowed at this District Amenity. Please help to keep the Park and Pier clean. The goal is to show common courtesy by leaving the Amenities ready for use for other Patrons.

VII. Fleming Island Amenities and Building Reservations

1. Patrons will need to obtain and complete a rental reservation form at the Amenity Center Office. No potential rental date or time can be held unless proper paperwork, deposits, and fees have been submitted to the onsite District staff. The facility will be reserved on a first come, first serve basis.
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. Patrons must be present during the entire function, including the initial inspection of the premises and the final walk-through when applicable.
4. Rental applicants must be a Fleming Island Plantation CDD Patron and in good standing.
5. Two-week prior reservations are required for any rental of facilities.
6. Patrons renting the facilities are requested to notify the Amenity Center staff if the requested rental time is not needed at least seven (7) days prior to the rental for a full fee refund. If less than seven (7) day notice is given, return of fees are subject to management approval. Deposits shall be refundable regardless of the cancellation date.
7. Patrons that miss three consecutive rentals without notifying the Amenity Center staff may forfeit their rights to rent the facilities.
8. CDD Board of Supervisors or District staff cannot be held responsible for damage or loss of items.
9. Smoking, vaping, and use of smokeless tobacco products are prohibited on any and all District Property.
10. Barbecue gas grills, charcoal grills, or any open flames are not permitted on any District Property at any time.
11. Patrons are able to bring food and non-alcoholic drinks to the rental facilities, but they are solely responsible for any damages that may incur.
12. No alcoholic beverages, including but not limited to beer, wine, hard spirits, etc. are permitted at Patron rental reservations excluding the Splash Park Gathering Room. In order to have alcohol at the Splash Park Gathering Room, Patrons must have the proper certificate of insurance and a licensed bartender in order to serve alcohol to attendees (certificate of insurance and bartender license must be provided two weeks prior to requested date).
13. Patrons are responsible for presenting FIP resident credentials when asked to do so by District staff or District Security Personnel. Failure to produce the proper ID will result in immediate dismissal from ALL Amenities.
14. Any non-compliance with the terms agreed to on the reservation forms and/or CDD policies and procedures can cause full or partial forfeiture of deposits and possible loss of a portion or all Amenity privileges.

A. Amphitheater and Pavilion Reservation Policies

1. **Amphitheater:** The Gazebo at 2327 Market Drive is available to rent for \$250 for a (4)four-hour time frame or \$500 for an (8)eight-hour timeframe. Additional time slots may be purchased if available. All time frames include set-up and clean up. There is a required \$300 deposit. If electricity is required, there is a \$25 fee. These checks should be made payable to FIP CDD. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed, deposit checks will be returned to the Patron or shredded in the Amenity Center Office. MAXIMUM
2. **Amenity Center Pavilions:** The pavilions at the Amenity Center Grounds are available for rental and are located between the pickleball courts and children's playground. Pavilion 1 and Pavilion 2 can be rented for \$35 each for up to four (4) hours maximum time. No Additional time slots may be purchased. The four (4)-hour time frame includes set-up and clean up. There is a \$300 deposit required. These checks should be made payable to FIP CDD. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office. If more than (20) twenty attendees, Patrons are required to rent both Pavilions. There is a maximum capacity of twenty (20) attendees per pavilion for a maximum of forty (40) attendees at both pavilions. Disregard for this capacity may cause the full forfeiture of fees and deposits. Dry inflatables and bounce houses are permitted at the Amenity Center Pavilions with the proper documentation. Patrons or their

vendor must submit a certificate of insurance to the Amenity Center Office at least two weeks prior to the rental date for approval. Failure to submit proper documentation will lead to dismissal from District Property. Patrons or vendors must provide their own electricity as the Amenity Center Pavilions electricity is not available for Patron use.

3. **Splash Park Pavilions:** The pavilions at the Splash Park Activity lawn, located behind the pool, are available to be rented for \$35 each for up to (4)four hours. The (4)four-hour time frame includes set-up and clean up. There is a \$300 deposit required. These checks should be made payable to FIP CDD. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office. If more than (20) twenty attendees, Patrons are required to rent both Pavilions. There is a maximum capacity of twenty (20) attendees per pavilion for a maximum of forty (40) attendees at both pavilions. Disregard for this capacity may cause the full forfeiture of fees and deposits. Inflatables and bounce houses are prohibited at the Splash Park Grounds.
4. **Splash Park Field:** The Splash Park Field is available to be rented for \$70 for a (2)two hour period on its own and \$50 for a (2)two hour period when added on to a Pavilion rental. There is a \$300 deposit required. These checks should be made payable to FIP CDD. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office. Inflatables and bounce houses are prohibited at the Splash Park Grounds.
5. At all outdoor facilities, if more than forty (40) persons will be attending a function, the Patron renting the facility is required to obtain the services of an off-duty or retired police officer. Written notification of the Officer hired must be submitted to the Amenity Center Office at least seven (7) days prior to the rental.
6. Please refrain from attaching or sticking anything on the stucco or painted columns for decorations. This could result in partial or full loss of security deposit.

C. Amenity Center Conference Room or Splash Park Gathering Room Reservation Policies and Procedures:

1. **The Amenity Center Conference Room** is available for rent at \$50 for a (2) two-hour time frame or \$100 for a (4) four-hour time frame, not to exceed 8 hours, that includes set-up and clean up. There is a \$375 deposit required. These checks should be made payable to FIP CDD. The Conference Room is available for meetings, classes, game clubs, and events. Rentals for ages twelve (12) and under are not permitted at this facility. The maximum number of people allowed in the conference room is twenty-nine (29). Disregard for this capacity may cause the full forfeiture of fees and deposits. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office.
2. **The Splash Park Gathering Room** is available for rent at \$185 for a (2) two-hour time frame or \$325 for a (4) four-hour time frame, not to exceed 8 hours, that includes set-up and clean up. There is a \$375 deposit required. These checks should be made payable to FIP CDD. The maximum number of people allowed in the gathering room is ninety (90). Disregard for this capacity may cause the full forfeiture of fees and deposits. Upon inspection, if there is no damage, everything is clean, and all policies and procedures have been followed the deposit check will be returned to the Patron or shredded in the Amenity Center Office.

Splash Park room rentals are the room only. Patrons may not use the pool during their rental time frame. Should any Patron or their guest of the party be found on/using the pool/pool deck during the rental time frame, that party shall be immediately dismissed from District Property. This is a safety concern and any failure to adhere to this policy can result in partial or full forfeiture of deposit(s), or loss of amenity privileges.

6. **Staffing Fee** – Outside of normal operating hours at either facility, a staffing fee will be required at a rate of \$16 per hour up to 8 hours for rentals. These checks should be made payable to Vesta. The role of the

additional staff member is to protect assets by communicating with the Patron host of the party to include time management, monitoring acceptable decorating, crowd management, and clean up inspection.

7. Patrons are responsible for setting up the room with tables and chairs to meet their rental needs. It is also the responsibility of the Patron to return all furniture back to its original locations. Failure to comply with these rules can cause loss or full forfeiture of deposits, as well as future use of the rooms.
8. Please note that kitchen facilities at either location are not fully stocked, please plan accordingly. Also, neither facility is equipped with a garbage disposal so please dispose of food properly.
9. No signs or materials may be attached to any wall, door, sound panels, window furnishings or painted surface except at the direction of Management.
10. Children under the age of thirteen (13) must always be actively supervised and remain with a responsible adult during the entire duration of the rental time block.
11. Patrons assume total responsibility for safety and careful use of the furnishings and equipment at both the Amenity Center facility and Splash Park facility. Abuse or misuse will immediately constitute full forfeiture of fees, deposits, and loss of rental privileges.

E. Insurance and Operating Cost Requirements

1. The District reserves the right to establish insurance requirements and fees to cover any costs incurred by the District as are necessary on an event-by-event basis. Insurance and fee schedules are available in the Amenity Center office.
2. Any outside vendor used during a Patron's rental must provide a copy of their insurance one week prior to the event and list the Fleming Island Plantation CDD as additionally insured.
3. If Patrons plan on having any outside vendors attending the rental, i.e. game trucks, magicians, clowns, etc. Patrons and their vendors must have management approval. Vendors must provide proof of liability insurance to the Amenity Center Office, at least one week prior to their event. Failure to not provide liability insurance will result in immediate removal from the facility.

VIII. Suspension and Termination of Privileges

- A. Privileges of the Fleming Island Plantation Amenities may be subject to suspension or termination by the CDD Board of Supervisors, District Staff; the District Manager, onsite property management staff, and security personnel:
 1. Submits false information on District resident forms (i.e.: children's date of birth, registering an individual who does not permanently reside at the address, misinformation on facility rental forms, etc.).
 2. Submits false information on the application for a guest pass
 3. Permits unauthorized use of a pass.
 4. Exhibits unsatisfactory behavior; deportment or appearance.
 5. Fails to abide by the Policies and Procedures established for the use of facilities.
 6. Treats the personnel, employees, and Patrons of the facilities in an unreasonable or abusive manner (i.e. language, bodily harm).
 7. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the District, its management, or other Patrons.
- B. Any individual registered as a "Sexual Offender" as defined in Section 943.0435, Florida Statutes or as a "Sexual Predator" as defined in Section 775.21, Florida Statutes, shall not be permitted to access the Plantation Splash Park or the Amenity Center, as defined herein. District staff shall not grant amenity

access cards to individuals who are registered as Sexual Offenders or Sexual Predators and shall immediately deactivate any amenity access cards which may have been granted to an individual who is registered as a Sexual Offender or Sexual Predator.

- C. The CDD Board of Supervisors, District Staff; the District Manager, onsite property management staff, and security personnel may at any time restrict, suspend or for cause or causes, as described above, any Patrons' privileges to use any or all of the District facilities.
- D. All rules, regulations, hours of operation are subject to change at any time, at the sole discretion of the management.

Fifteenth Order of Business



Field Operations Report

Meeting date: **4-22-2025**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

TENNIS COURT EQUIPMENT EXCHANGE / No Board action required:

At this time, we are still waiting on the leading and trailing brushes for the new roller. We will not make the exchange until all, each piece, of our equipment arrives. Stay tuned.

PARKING LOT RENOVATIONS / Board action required amount SP NTE \$110,000.00 and AC NTE \$9,500.00:

Included below is the information from the three bids that we have received for our Splash Park and Amenity Center parking lot projects. We would like to recommend All Pro Asphalt for this work at both facilities. We look forward to discussing the bids with the Board for your approval.

Splash Park Vendors:	Mill	Repave w/ 1.5" of SP 9.5 Hot Mix Asphalt	Stripe	Total	Reserve Study Information
All Pro Asphalt	Included	Included	Included	\$108,250.00	22-23/\$55,536.00
Atlantic Coast Asphalt	Addl \$26,000	Included	Included	\$148,301.56	
PSA	Included	Included	Addl \$2,500	\$100,088.73 ++	

Amenity Center Vendors:	Total Seal Coating and Striping	Reserve Study Information
All Pro Asphalt	\$9,400.00	2017-18 / \$44,866.00
First Coast Asphalt	\$10,519.72	
PSA	\$9,658.32	

TENNIS AND BASKETBALL LIGHTING UPGRADE / No Board action required:

The agreement is in progress and once executed scheduling will be the next step. We will of course notify the residents of any court closures during this process.

SPLASH PARK SLIDE INSPECTION / No Board action required:

We have received the inspection report from the Structural Engineers. That document has been shared with Supervisor Nelson and the District Engineer. Currently we are awaiting repair plans and costs to share with the Board. We will forward those as soon as they arrive. We are hoping to send them under separate cover prior to our April meeting. Stay tuned.

BASKETBALL COURT REPAIR & RESURFACING / No Board action required:

Currently, we are waiting on scheduling for this project. They are trying to get us on their schedule for mid-May or sooner. We of course will keep the residents informed.

VILLAGE SQUARE PEDESTRIAN PERGOLAS / No Board action required:

We are working towards the end of April completion of this project. We will have an update at our meeting.

SPLASH PARK SHADE SAIL APPROXIMATE COSTS / Board direction required:

As requested, the approximate cost for a shade sail to cover the circle area on the pool deck would be \$29,000 to \$35,000. Please advise if you would like us to move forward with formal bids.

PROJECTS PENDING COMPLETION / No Board action required:

- Covington Fence
- Amenity Center Shed
- Amenity Center Splash Pad
- Village Square Fountain / "Guesstimate" on converting to a pond versus resurfacing

FIELD OPERATIONS UPDATES PART 1 / No Board action required / Highlights to review:

- Maintenance Cart #1 (older cart) began leaking oil. This is the cart with very high hours. The vendor came and could not diagnose onsite. They had to take the cart back to their shop to diagnose the problem. While they have our cart, they were able to supply us with a loaner. Once diagnosis comes back, we will decide if we should repair or replace the cart based on the cost of the repair.
- Found ADA lift chairs at both pools at Amenity Center would not extend. Vendor came out to inspect and found both had bad electric motors for the extension portion of the lift. The parts are under warranty and will be replaced at no charge for parts. Labor will be charged.

FIELD OPERATIONS UPDATES PART 2 / No Board action required:

- Pressure washed breezeway at Splash Park
- Painted poles for new dog stations black
- Installed repaired directional sign on Plantation Blvd.
- Built "Pop-A-Shot" basketball game for March Madness
- Repaired tennis wind screens torn down by windstorm
- Removed, leveled, and reset pavers at walk-in area for Splash Park Pool – pavers had dropped and made a trim hazard
- Sand and paint column tops and bottoms on front porch of Amenity Center
- Had 10 dead trees removed from the area between the Amenity Center parking lot and sidewalk. Also had branches overhanging tennis trimmed back to minimize mess on courts
- Cleaned and painted fans at tennis shade area
- Replaced battery on ADA lift chair at Splash Park
- Replaced broken lower cover on ADA lift chair at Splash Park
- Assisted River Hills with securing the scene of a car accident at their entry
- Pressure washed and sealed the cart bridge between Amenity Center and Golf Course
- Pressure washed top and front of retaining wall by preserve in Amberwood
- Used scarifier to break up algae on low side of tennis courts 1 and 2 and rolled for firmness
- Added 500lbs of clay to lines on the high side of tennis court 6 and rolled
- Installed planters on both sides on tennis shade
- Cleaned backboard on tennis court 2
- Replaced timer for tennis lighting
- Replaced all bulbs on Amenity Center pool deck with new, brighter bulbs to enhance lighting and take away dark areas
- Pressure washed and placed out all deck furniture at Amenity Center.

- Pulled all Amenity Center loungers that had not already been re-strapped and stacked by gate for vendor pick up.
- Negotiated with Poolsure to replace old chemical controllers with new at no extra charge to the District. We are just waiting for new controllers to come back in stock.
- Splash Pad filter pump not working – vendor was able to come out late on a Friday to fix so it would be running for the weekend.

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



Sixteenth Order of Business



Amenity Manager's Report

Meeting date: 4-22-2025

Submitted by: *Stephanie Taylor*

PROJECTS PENDING COMPLETION / No Board action required:

- Printer leasing contract update: There is no cost-efficient way to exit the current contract with Xerox/Saxon. We have just completed year 1 of 5 for this contract. We have sent the printer information to a CityBlue representative for contract review and potential options with this company. I will continue to keep the Board informed and we are not giving up hope yet.
- Project completed: Waiver update and photo card fees

2025 HYDROFITNESS WATER FITNESS / Board action required / Approve changes for 2025 Agreement:

With the swimming season starting, we have been preparing for Water Fitness programming! We scheduled a meeting with Laura Campbell, our water aerobics coordinator, to discuss the upcoming swimming season. We had an in-depth conversation about participation numbers, the percentage of non-residents and residents, logistics and obstacles of the program. Laura is very excited to offer Water Fitness here and would love to grow the program here at Fleming Island Plantation for our residents. Attached is the proposed agreement for the 2025 pool season. Below are the proposed changes from last year's contract:

- Laura will be offering a free class to the residents on Wednesday, May 28th so residents can experience the program before purchasing a class punch card in hopes of growing program.
- Water Fitness classes will be condensed to Monday and Wednesday mornings instead of Monday, Wednesday, and Friday mornings.
- Water Fitness classes will only be offered to Fleming Island Plantation residents and their guests.
- An evaluation will be made on June 19th to review the logistics of the program and HydroFitness and Staff will decide if the program will continue to for the remainder of this swim season.

ACCESS CONTROL SYSTEM TRANSITION / No Board action required:

We have begun our transition into the new badge system, and we couldn't be more pumped! As of April 11th (three days into the transition period), we have had just shy of 200 residents come register for their new credentials. Residents are enjoying the ability to have two options for resident credentials with most of them (16 and older) opting for both mobile access and a photo ID card.

We will continue to push out the news of the badge system transition to the residents through our pool staff, marquee boards, e-communications, and newsletters. The Amenity Staff are letting residents know that their old photo ID cards will no longer be accepted after June 4th, allowing them plenty of time to register for the new credentials. We do have extended hours on Tuesdays and Thursdays for residents to stop by the Amenity Center Office, we are open until 8 PM on those days. Residents are more than welcome to stop by the office any time during our operating hours to update their resident credentials.

EVENT UPDATES / No Board action required:

Spring events are in full bloom!

PICKLEBALL GRAND OPENING: We are hosting the Grand Opening this Saturday (4/12/25) from 11 AM – 12 PM. There will be sno-cones, games, branded pickleballs, and a true Grand Opening ceremony with a ribbon cutting. Coach Jack will be there to promote our free pickleball clinics and lead some pickleball games.

EASTER PAILS AND BUNNY TAILS: We are very HOPPY for our upcoming Easter Pails and Bunny Tails event! Our Easter event will be in the grassy field of the Splash Park and along the walking path too. Residents can enjoy visiting the face painters, balloon artists, obstacle course, bounce house, crafts, food trucks, and even the Easter Bunny himself. You can't forget about the Easter egg hunts! Kids aged 0-5 will begin their Easter egg hunt promptly at 12 PM, and kids aged 6-12 will begin their Easter egg hunt at 12:30 PM.

EARTH DAY GIVEAWAYS: On Tuesday, April 22nd, we will be hosting our Earth Day themed resident appreciation day. Residents can stop by the Amenity Center Office during our operation hours to pick up their own seed kit! Our residents can watch the love for our planet and community bloom!

BABYSITTING BOOT CAMP: Our last event in April is our Babysitting Safety Certification class, allowing residents aged 11-16 to learn how to safely care for children. The class also helps the kids learn how to safely market their services and more!

MOTHER'S DAY BRUNCH: May will start strong with our Mother's Day Brunch. The whole family can celebrate Mom with a pancake brunch and assemble their very own bouquet to show their appreciation!

MERMAID TAILS AND PIRATE SAILS: We are hosting a Start of Summer Splash Bash on Saturday, May 31st. The theme is Mermaid Tails and Pirate Sails. Residents can start their Summer by playing sea themed games, using the inflatable water slide, meeting real-live mermaids and pirates too.

MEMORIAL DAY / WALL OF HEROES: In honor of Memorial Day, we are asking residents to submit a photo of someone they know who is or has served in the Military. We will display these photos at the Splash Park on Memorial Day weekend. Land of the FREE because of the BRAVE!



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



Seventeenth Order of Business

17A

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
 Fleming Island Plantation Community Development District
 Clay County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Fleming Island Plantation Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 27, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Bhav & Associates

March 27, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Fleming Island Plantation Community Development District, Clay County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position of \$78,893.
- The change in the District's total net position in comparison with the prior fiscal year was \$503,042, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$3,541,986, an increase of \$136,576 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, assigned to operating reserves and future repair and maintenance, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: **1)** government-wide financial statements, **2)** fund financial statements, and **3)** notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

1) Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations, and recreation functions.

2) Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

2) Fund Financial Statements (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

		NET POSITION	
		SEPTEMBER 30,	
		2024	2023
Current and other assets	\$	3,866,290	\$ 3,494,491
Capital assets, net of depreciation		7,037,491	8,160,448
Total assets		10,903,781	11,654,939
Deferred outflows of resources		655,171	752,233
Current liabilities		405,059	181,321
Long-term liabilities		11,075,000	12,650,000
Total liabilities		11,480,059	12,831,321
Net position			
Net investment in capital assets		(2,374,168)	(2,635,034)
Restricted		185,146	227,763
Unrestricted		2,267,915	1,983,122
Total net position	\$	78,893	\$ (424,149)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District’s net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District’s investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District’s net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District’s other obligations.

The District’s net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues:		
Charges for services	\$ 4,890,798	\$ 4,871,940
Operating grants and contributions	35,445	27,383
Capital grants and contributions	55,293	55,006
General revenues	169,618	82,569
Total revenues	5,151,154	5,036,898
Expenses:		
General government	372,286	295,814
Maintenance and operations	2,527,933	2,184,716
Community and recreational	1,441,641	1,704,322
Interest	306,252	333,407
Total expenses	4,648,112	4,518,259
Change in net position	503,042	518,639
Net position - beginning	(424,149)	(942,788)
Net position - ending	\$ 78,893	\$ (424,149)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$4,648,112. The costs of the District’s activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenues includes interest revenue and miscellaneous income. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was the result of an increase in maintenance and operations costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations by \$150,000.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$35,385,940 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$28,348,449 has been taken, which resulted in a net book value of \$7,037,491. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$11,075,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates expending funds for the Series 2021 project. No significant changes are anticipated to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the District's Finance Department at 2005 Pan Am Circle, Suite 300 Tampa, FL 33607.

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 2,459,031
Accounts receivable	4,002
Prepays and deposits	22,386
Restricted assets:	
Cash	21,193
Investments	1,359,678
Capital assets:	
Nondepreciable	4,040,683
Depreciable, net	2,996,808
Total assets	10,903,781
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding (debit)	655,171
Total deferred outflows of resources	655,171
 LIABILITIES	
Accounts payable and accrued expenses	324,304
Accrued interest payable	80,755
Non-current liabilities:	
Due within one year	1,515,000
Due in more than one year	9,560,000
Total liabilities	11,480,059
 NET POSITION	
Net investment in capital assets	(2,374,168)
Restricted for debt service	185,146
Unrestricted	2,267,915
Total net position	\$ 78,893

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 372,286	\$ 372,286	\$ -	\$ -	\$ -
Maintenance and operations	2,527,933	2,746,192	-	55,293	273,552
Community and recreational	1,441,641	31,537	-	-	(1,410,104)
Interest on long-term debt	306,252	1,740,783	35,445	-	1,469,976
Total governmental activities	4,648,112	4,890,798	35,445	55,293	333,424
General revenues:					
					169,618
					169,618
					503,042
					(424,149)
					\$ 78,893

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 2,459,031	\$ 21,193	\$ -	\$ 2,480,224
Investments	-	244,708	1,114,970	1,359,678
Accounts receivable	4,002	-	-	4,002
Prepaid items and deposits	22,386	-	-	22,386
Total assets	<u>\$ 2,485,419</u>	<u>\$ 265,901</u>	<u>\$ 1,114,970</u>	<u>\$ 3,866,290</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 217,504	\$ -	106,800	\$ 324,304
Total liabilities	<u>217,504</u>	<u>-</u>	<u>106,800</u>	<u>324,304</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	22,386	-	-	22,386
Restricted for:				
Debt service	-	265,901	-	265,901
Capital projects	-	-	1,008,170	1,008,170
Assigned to:				
Operating reserves	696,908	-	-	696,908
Future repair and maintenance	1,394,674	-	-	1,394,674
Unassigned	153,947	-	-	153,947
Total fund balances	<u>2,267,915</u>	<u>265,901</u>	<u>1,008,170</u>	<u>3,541,986</u>
Total liabilities and fund balances	<u>\$ 2,485,419</u>	<u>\$ 265,901</u>	<u>\$ 1,114,970</u>	<u>\$ 3,866,290</u>

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 3,541,986

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	35,385,940	
Accumulated depreciation	<u>(28,348,449)</u>	7,037,491

Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental fund financial statements. 655,171

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(80,755)	
Bonds payable	<u>(11,075,000)</u>	<u>(11,155,755)</u>

Net position of governmental activities		<u>\$ 78,893</u>
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See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 3,118,478	\$ 1,740,783	\$ -	\$ 4,859,261
Interest	169,618	35,445	55,293	260,356
Other revenues	31,537	-	-	31,537
Total Revenues	<u>3,319,633</u>	<u>1,776,228</u>	<u>55,293</u>	<u>5,151,154</u>
EXPENDITURES				
Current:				
General government	337,631	34,655	-	372,286
Maintenance and operations	1,465,460	-	-	1,465,460
Community and recreational	1,231,749	-	-	1,231,749
Debt service:				
Principal	-	1,575,000	-	1,575,000
Interest	-	220,675	-	220,675
Capital outlay	-	-	149,408	149,408
Total expenditures	<u>3,034,840</u>	<u>1,830,330</u>	<u>149,408</u>	<u>5,014,578</u>
Excess (deficiency) of revenues over (under) expenditures	284,793	(54,102)	(94,115)	136,576
Fund balances - beginning	<u>1,983,122</u>	<u>320,003</u>	<u>1,102,285</u>	<u>3,405,410</u>
Fund balances - ending	<u>\$ 2,267,915</u>	<u>\$ 265,901</u>	<u>\$ 1,008,170</u>	<u>\$ 3,541,986</u>

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$	136,576
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		149,408
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.		(1,272,365)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		1,575,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of deferred amount on refunding		(97,062)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		11,485
Change in net position of governmental activities	\$	503,042

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Fleming Island Plantation Community Development District (the "District") was created on February 28, 2000 by Rule 42BB-1.001 of the Florida Land and Water Adjudicatory Commission, pursuant to the provisions of Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters residing within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. For debt service, certain amounts are collected at lot closings as advance payments and are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District’s cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	25
Furniture, fixtures, and equipment	7 - 10
Improvements other than buildings	15 - 25
Infrastructure	10 - 25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Refundings of Debt

For current refundings the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the prior fiscal year refunding, \$97,062 was recognized as a component of interest expense in the current fiscal year.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (motion) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (motion) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the following fiscal year commencing on October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District’s investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
Goldman Sachs Financial Square Government Fund	\$ 1,359,678	S&P AAAM	Weighted average of the fund portfolio: 39 days
Total Investments	<u>\$ 1,359,678</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District’s investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 2,981,778	\$ -	\$ -	\$ 2,981,778
Construction in progress	909,497	149,408	-	1,058,905
Total capital assets, not being depreciated	<u>3,891,275</u>	<u>149,408</u>	<u>-</u>	<u>4,040,683</u>
Capital assets, being depreciated				
Buildings	2,561,841	-	-	2,561,841
Furniture, fixtures, and equipment	188,457	-	-	188,457
Improvements other than buildings	2,342,373	-	-	2,342,373
Infrastructure	26,252,586	-	-	26,252,586
Total capital assets, being depreciated	<u>31,345,257</u>	<u>-</u>	<u>-</u>	<u>31,345,257</u>
Less accumulated depreciation for:				
Buildings	1,946,982	102,473	-	2,049,455
Furniture, fixtures, and equipment	104,704	12,687	-	117,391
Improvements other than buildings	1,029,392	107,419	-	1,136,811
Infrastructure	23,995,006	1,049,786	-	25,044,792
Total accumulated depreciation	<u>27,076,084</u>	<u>1,272,365</u>	<u>-</u>	<u>28,348,449</u>
Total capital assets, being depreciated, net	<u>4,269,173</u>	<u>(1,272,365)</u>	<u>-</u>	<u>2,996,808</u>
Governmental activities capital assets, net	<u>\$ 8,160,448</u>	<u>\$ (1,122,957)</u>	<u>\$ -</u>	<u>\$ 7,037,491</u>

Total infrastructure improvements for the District were estimated to cost approximately \$3,275,250. Of that amount, a portion was to be funded from the Series 2021 Bonds. The infrastructure will include park and recreational facilities.

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 1,062,473
Community and recreational	209,892
Total depreciation	<u>\$ 1,272,365</u>

NOTE 6 – LONG-TERM LIABILITIES

Series 2021

On June 29, 2021, the District issued \$15,590,000 Special Assessment Refunding and Improvement Bond, Series 2021. The Series 2021 Bonds are due May 1, 2031 with an interest rate of 1.75% subject to adjustment as provided in the bond indenture. The Bonds were issued to refund the Series 2017 Bonds and finance certain improvements for the benefit of the District. Interest on the Series 2021 Bonds is to be paid semiannually on each May 1 and November 1; principal on the Series 2021 Bonds is to be paid serially on each May 1.

The Bonds are not subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. The District prepaid \$85,000 of the principal balance during the current fiscal year.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2024.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ 12,650,000	\$ -	\$ 1,575,000	\$ 11,075,000	\$ 1,515,000
Total	\$ 12,650,000	\$ -	\$ 1,575,000	\$ 11,075,000	\$ 1,515,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 1,515,000	\$ 193,813	\$ 1,708,813
2026	1,545,000	167,213	1,712,213
2027	1,570,000	140,175	1,710,175
2028	1,600,000	112,700	1,712,700
2029	1,625,000	84,700	1,709,700
2030-2031	3,220,000	83,563	3,303,563
	\$ 11,075,000	\$ 782,164	\$ 11,857,164

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – LITIGATION AND CLAIMS

During the prior fiscal year, a landowner filed a complaint against the District alleging the improper assessment and collection of special assessments. The matter has been assigned to insurance defense counsel. During the current fiscal year, the matter was settled.

In addition, a complaint alleging negligence and personal injuries has been filed based on an incident alleged to have occurred on May 19, 2019. The matter has been assigned to insurance defense counsel. During the current fiscal year, the District and the plaintiff agreed to settle the matter. The District paid \$37,000 as per the terms of the settlement.

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Assessments	\$ 3,113,915	\$ 3,113,915	\$ 3,118,478	\$ 4,563
Interest	20,000	20,000	169,618	149,618
Other revenues	26,213	26,213	31,537	5,324
	3,160,128	3,160,128	3,319,633	159,505
 EXPENDITURES				
Current:				
General government	299,923	314,923	337,631	(22,708)
Maintenance and operations	1,099,600	1,149,600	1,465,460	(315,860)
Community and recreational	1,388,107	1,473,107	1,231,749	241,358
Capital outlay	372,498	372,498	-	372,498
	3,160,128	3,310,128	3,034,840	275,288
Excess (deficiency) of revenues over expenditures	-	(150,000)	284,793	434,793
 OTHER FINANCING SOURCES (USES)				
Use of fund balance	-	150,000	-	(150,000)
Total other financing sources (uses)	-	150,000	-	(150,000)
Net change in fund balances	\$ -	\$ -	284,793	\$ 284,793
Fund balance - beginning			1,983,122	
Fund balance - ending			\$ 2,267,915	

See notes to required supplementary information

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations by \$150,000.

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
 CLAY COUNTY, FLORIDA
 OTHER INFORMATION – DATA ELEMENTS
 REQUIRED BY FL STATUTE 218.39(3)(C)
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
 UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	20
Employee compensation	Not applicable
Independent contractor compensation	\$997,887
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$215.84- \$7,552.94 Debt service - \$82.33 - \$4,522.94
Special assessments collected	\$4,859,261
Outstanding Bonds:	see Note 6 for details

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
 Fleming Island Plantation Community Development District
 Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Fleming Island Plantation Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 27, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

March 27, 2025

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CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Fleming Island Plantation Community Development District
Clay County, Florida

We have examined Fleming Island Plantation Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Fleming Island Plantation Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 27, 2025

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CERTIFIED PUBLIC ACCOUNTANTS

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
 Fleming Island Plantation Community Development District
 Clay County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Fleming Island Plantation Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated March 27, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 27, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Fleming Island Plantation Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Fleming Island Plantation Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 27, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Nineteenth Order of Business

**FLEMING ISLAND PLANTATION
Community Development District**

Financial Report

March 31, 2025



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 4
Debt Service Fund	5
Capital Project Fund	6
Notes to the Financial Statements	7 - 8
 <u>SUPPORTING SCHEDULES</u>	
Series 2021 Construction Report & Schedule	9 - 11
Non-Ad Valorem Special Assessments Schedule	12
Cash and Investment Report	13
Bank Reconciliations and Statements	14 - 23
Payment Register	24 - 26

FLEMING ISLAND PLANTATION

Financial Statements

(Unaudited)

March 31, 2025

FLEMING ISLAND PLANTATION

Community Development District

Governmental Funds

Balance Sheet
March 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	2021 DEBT SERVICE FUND	2021 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 2,752,230	\$ -	\$ -	\$ 2,752,230
Accounts Receivable	2,073	-	-	2,073
Investments:				
Money Market Account	1,350,936	-	-	1,350,936
Construction Fund	-	-	699,130	699,130
Interest Account	-	12	-	12
Prepayment Account	-	16	-	16
Rebate	-	21,193	-	21,193
Revenue Fund	-	1,756,728	-	1,756,728
Sinking fund	-	213	-	213
Prepaid Items	21,450	-	-	21,450
Deposits	10,397	-	-	10,397
TOTAL ASSETS	\$ 4,137,086	\$ 1,778,162	\$ 699,130	\$ 6,614,378
<u>LIABILITIES</u>				
Accounts Payable	\$ 111,084	\$ -	\$ -	\$ 111,084
Accrued Expenses	77,476	-	-	77,476
Accrued Payroll	861	-	-	861
TOTAL LIABILITIES	189,421	-	-	189,421
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	21,450	-	-	21,450
Deposits	10,397	-	-	10,397
Restricted for:				
Debt Service	-	1,778,162	-	1,778,162
Capital Projects	-	-	699,130	699,130
Assigned to:				
Operating Reserves	506,196	-	-	506,196
Reserves - Entry Features	166,636	-	-	166,636
Reserves - Park	122,969	-	-	122,969
Reserves - Recreation Facilities	430,033	-	-	430,033
Reserves-Misc. Site Improvement	201,404	-	-	201,404
Reserves - Signage	221,332	-	-	221,332
Unassigned:	2,267,248	-	-	2,267,248
TOTAL FUND BALANCES	\$ 3,947,665	\$ 1,778,162	\$ 699,130	\$ 6,424,957
TOTAL LIABILITIES & FUND BALANCES	\$ 4,137,086	\$ 1,778,162	\$ 699,130	\$ 6,614,378

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES				
Interest - Investments	\$ 60,000	\$ 30,000	\$ 87,658	\$ 57,658
Room Rentals	7,000	3,500	5,019	1,519
Swimming Program Fee	1,000	300	-	(300)
Tennis Membership	2,000	1,500	2,700	1,200
Tennis Program Fees	200	200	-	(200)
Special Events	5,000	2,500	6,838	4,338
Special Assmnts- Tax Collector	3,330,990	3,330,990	3,156,308	(174,682)
Special Assmnts- Discounts	(133,240)	(133,240)	(124,226)	9,014
Other Miscellaneous Revenues	3,000	1,500	-	(1,500)
Access Cards	6,000	3,000	3,270	270
Insurance Reimbursements	-	-	6,438	6,438
TOTAL REVENUES	3,281,950	3,240,250	3,144,005	(96,245)

EXPENDITURES

Administration

P/R-Board of Supervisors	16,000	6,000	6,800	(800)
FICA Taxes	1,224	462	520	(58)
ProfServ-Arbitrage Rebate	600	600	-	600
ProfServ-Dissemination Agent	1,200	-	-	-
ProfServ-Engineering	30,000	15,000	15,385	(385)
ProfServ-Legal Services	45,000	22,500	14,707	7,793
ProfServ-Mgmt Consulting	62,339	31,170	31,170	-
ProfServ-Special Assessment	9,360	9,360	9,360	-
ProfServ-Trustee Fees	4,000	-	-	-
Auditing Services	4,100	4,100	3,000	1,100
Postage and Freight	3,400	1,700	326	1,374
Insurance - General Liability	55,556	55,556	52,925	2,631
Printing and Binding	500	250	47	203
Legal Advertising	3,000	1,500	400	1,100
Misc-Assessment Collection Cost	66,620	66,620	60,642	5,978
Misc-Credit Card Fees	500	250	541	(291)
Misc-Contingency	5,000	2,500	1,568	932
Office Supplies	200	100	174	(74)
Annual District Filing Fee	175	175	175	-
Total Administration	308,774	217,843	197,740	20,103

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Field				
ProfServ-Field Management	793,842	396,921	341,832	55,089
ProfServ-Web Site Development	1,800	1,800	1,800	-
Contracts-Lifeguard Services	272,000	68,000	18,158	49,842
Contracts-Janitorial Services	33,000	16,500	14,783	1,717
Contracts-Security Services	57,750	28,875	23,744	5,131
Contracts-Landscape	678,150	339,075	329,200	9,875
Electricity - General	78,000	39,000	41,082	(2,082)
Utility - Water	86,000	43,000	36,464	6,536
R&M-Aquascaping	66,214	33,107	30,875	2,232
R&M-Common Area	34,000	17,000	21,119	(4,119)
R&M-Electrical	30,000	15,000	15,410	(410)
R&M-Other Landscape	90,000	45,000	26,698	18,302
R&M-Irrigation	32,000	16,000	10,886	5,114
Holiday Decoration	10,000	5,000	10,627	(5,627)
Op Supplies - General	15,000	7,500	5,406	2,094
Total Field	2,277,756	1,071,778	928,084	143,694
Parks and Recreation				
Communication - Teleph - Field	12,253	6,126	5,870	256
Internet/WiFi - Gazebo	1,580	790	1,073	(283)
Electricity - General	34,000	17,000	17,034	(34)
Utility - Refuse Removal	5,500	2,750	3,060	(310)
Utility - Water & Sewer	30,000	15,000	11,637	3,363
Lease - Copier	8,000	4,000	5,588	(1,588)
R&M-Air Conditioning	2,250	1,125	2,517	(1,392)
R&M-Fire Suppression System	500	-	-	-
R&M-Grounds	16,000	8,000	443	7,557
R&M-Pest Control	660	220	407	(187)
R&M-Tennis Courts	6,500	3,250	9,863	(6,613)
Misc-Event Expense	38,000	19,475	25,660	(6,185)
Misc-Termite Bond	684	342	421	(79)
Misc-Licenses & Permits	700	350	-	350
Misc-Amenity Center Equipment	5,000	2,500	3,536	(1,036)
Misc-Contingency	10,000	5,000	3,580	1,420
Office Supplies	4,500	2,250	1,723	527
Cleaning Supplies	2,000	1,000	26	974
Op Supplies - General	7,000	3,500	3,686	(186)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Op Supplies - Pool Chemicals	22,000	11,000	10,805	195
Op Supplies-Pool and Splash Pad	4,000	1,750	2,035	(285)
Subscriptions and Memberships	2,100	1,513	971	542
Total Parks and Recreation	213,227	106,941	109,935	(2,994)
<u>Community Center</u>				
Communication - Teleph - Field	6,384	3,192	3,224	(32)
Electricity - General	20,000	10,000	9,172	828
Utility - Refuse Removal	4,320	2,160	1,883	277
Utility - Water & Sewer	26,100	13,050	8,646	4,404
R&M-Air Conditioning	1,000	500	807	(307)
R&M-Fire Suppression System	1,400	467	-	467
R&M-Grounds	10,000	5,000	495	4,505
R&M-Pest Control	466	233	269	(36)
Misc-Rec Center Equipment	2,500	1,250	641	609
Misc-Termite Bond	375	188	300	(112)
Misc-Licenses & Permits	500	250	-	250
Misc-Contingency	8,500	4,250	5,062	(812)
Office Supplies	500	250	-	250
Cleaning Supplies	2,000	1,000	51	949
Op Supplies - General	2,650	1,325	812	513
Op Supplies - Pool Chemicals	20,000	10,000	11,011	(1,011)
Op Supplies-Pool and Wading Pool	3,000	1,500	989	511
Total Community Center	109,695	54,615	43,362	11,253
<u>Reserves</u>				
Reserve - CDD Amenity	322,498	161,248	185,135	(23,887)
Reserves-Splash Park	50,000	25,000	-	25,000
Total Reserves	372,498	186,248	185,135	1,113
TOTAL EXPENDITURES & RESERVES	3,281,950	1,637,425	1,464,256	173,169
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,602,825	1,679,749	76,924
Net change in fund balance	\$ -	\$ 1,602,825	\$ 1,679,749	\$ 76,924
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,267,916	2,267,916	2,267,916	
FUND BALANCE, ENDING	\$ 2,267,916	\$ 3,870,741	\$ 3,947,665	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 11,065	\$ 11,065
Special Assmnts- Tax Collector	1,797,727	1,797,727	1,702,839	(94,888)
Special Assmnts- Discounts	(71,909)	(71,909)	(67,021)	4,888
TOTAL REVENUES	1,725,818	1,725,818	1,646,883	(78,935)
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	35,955	17,978	32,716	(14,738)
Total Administration	35,955	17,978	32,716	(14,738)
Debt Service				
Principal Debt Retirement	1,515,000	-	-	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	195,300	97,650	96,906	744
Total Debt Service	1,710,300	97,650	101,906	(4,256)
TOTAL EXPENDITURES	1,746,255	115,628	134,622	(18,994)
Excess (deficiency) of revenues				
Over (under) expenditures	(20,437)	1,610,190	1,512,261	(97,929)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(20,437)	-	-	-
TOTAL FINANCING SOURCES (USES)	(20,437)	-	-	-
Net change in fund balance	\$ (20,437)	\$ 1,610,190	\$ 1,512,261	\$ (97,929)
FUND BALANCE, BEGINNING (OCT 1, 2024)	265,901	265,901	265,901	
FUND BALANCE, ENDING	\$ 245,464	\$ 1,876,091	\$ 1,778,162	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 22,683	\$ 22,683
TOTAL REVENUES	-	-	22,683	22,683
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	-	331,722	(331,722)
Total Construction In Progress	-	-	331,722	(331,722)
TOTAL EXPENDITURES	-	-	331,722	(331,722)
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	(309,039)	(309,039)
Net change in fund balance	\$ -	\$ -	\$ (309,039)	\$ (309,039)
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	1,008,169	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 699,130	

Notes to the Financial Statements

March 31, 2025

General Fund

► **Assets**

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

■ **Accounts Receivable \$2,073** - Funds due to the District.

Due from Inframark for Oct & Nov, Jan & Feb service invoices. Reimbursement deposited in April.	\$ 623
Due from Tree Amigos (Ruppert) from FY23 - Inv 200123 paid twice. Once as O&M and again as Requisition 68.	1,450
Total Accounts Receivable	<u>\$ 2,073</u>

■ **Prepaid Items \$21,450** - Expenditures that have been paid in advance.

	<u>General Fund</u>
TRUIST Cr Card	\$ 13,930
Home Depot Cr Card	305
Clay Electric	341
Clay Electric	793
North FI Building Maintenance	2,464
Lease Services - Xerox	3,617
Total Prepaid Items	<u>\$ 21,450</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 \$111,084** - Invoices that were posted but not paid until April.

■ **Accrued Expenses \$77,476** - Expenses not yet billed or pending approval.

	<u>General Fund</u>
Clay Electric - Utilities	\$ 10,000
Clay County Utilities - Water & Reclaimed Water	11,000
Inframark - FY24 Dissemination services	1,200
Vesta - March Field Management Services	55,276
Total Accrued Expenses	<u>\$ 77,476</u>

■ **Accrued Payroll \$861** - March BOS meeting payroll & withholdings paid 4/2/25 .

► **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	430,033	
Misc. Site Improvement	201,404	
Signage	221,332	
Total Assigned Fund Balances	<u>\$ 1,648,570</u>	

Notes to the Financial Statements

March 31, 2025

Financial Overview / Highlights

- ▶ The Non-Ad Valorem assessments are 95% collected as of 3/31/25.
- ▶ Insurance Reimbursements - State Farm (\$6,438) for 9/23/24 loss date.
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 89% of the YTD budget. Significant variances are explained below.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Engineering	\$ 15,000	\$ 15,385	103%	Prosser - Billed thru Jan 2025. Jackson Geotech-Cypress Glen pond berm \$3,990.
ProfServ-Legal Services	\$ 22,500	\$ 14,707	65%	KUTAK - Legal services billed thru Jan 2025.
Auditing Services	\$ 4,100	\$ 3,000	73%	Grau FY24 Audit services. Audit completed 3/27/25.
Insurance - General Liability	\$ 55,556	\$ 52,925	95%	EGIS insurance paid in full.
Misc-Contingency	\$ 2,500	\$ 1,568	63%	Hancock bank fees; Record storage fee is \$135/mo; ADP payroll fees; Vesta purchases.
Office Supplies	\$ 100	\$ 174	174%	Amazon-Tablet for board member.
<u>Field</u>				
ProfServ-Field Management	\$ 396,921	\$ 341,832	86%	Vesta amenity management services billed thru Feb 2025. March services estimated.
ProfServ-Web Site Development	\$ 1,800	\$ 1,800	100%	Per Robt Nagel Service Contract PIF.
Contracts - Lifeguard Services	\$ 68,000	\$ 18,158	27%	Elite Amenities lifeguard services for October 2024 and March 2025.
R&M-Aquascaping	\$ 33,107	\$ 30,875	93%	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	\$ 17,000	\$ 21,119	124%	Florida Concrete Co \$5,454-Monument repair; Mark Burdetsky \$9,500-Repairs to columns, walls and fence. Pressure wash bridge. Numerous credit card purchases.
Holiday Decoration	\$ 5,000	\$ 10,627	213%	Holiday decor for Halloween and Christmas.
<u>Parks and Recreation - General (Amenity Center)</u>				
Communication - Telephone	\$ 6,126	\$ 5,870	96%	Comcast #9952 \$660/mo; Comcast #3753 \$208/mo; AT&T Internet #0567 \$134/mo.
Internet/WiFi - Gazebo	\$ 790	\$ 1,073	136%	Reviewed and verified.
Electricity - General	\$ 17,000	\$ 17,034	100%	Reviewed and verified.
Utility - Refuse Removal	\$ 2,750	\$ 3,060	111%	GFL Solid Waste with three extra pick-ups.
R&M-Air Conditioning	\$ 1,125	\$ 2,517	224%	Nov & Feb repairs; Quarterly PMA annual service agreement for 4 systems \$1,220 with 1st visit in March.
R&M-Tennis Courts	\$ 3,250	\$ 9,863	303%	Ruppert \$5,324 - Tennis court repairs; 10-S Tennis Supply \$2,413 - Court supplies.
Misc - Amenity Center Equipment	\$ 2,500	\$ 3,536	141%	10-S Tennis Supply \$2,547 - Tennis Equipment.
Op Supplies - Pool & Splash Pad	\$ 1,750	\$ 2,035	116%	Credit Card purchases.
Subscriptions & Memberships	\$ 1,513	\$ 971	64%	ASCAP fee \$445. BMI fee \$446. Credit card charge \$80.

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<u>Reserves</u>				
Reserve - CDD Amenity	\$ 161,248	\$ 185,135	115%	HEB Svcs \$36,525 - Injected foaming grout, plugged line at 1713 Margaret's Walk; Brian Bullock \$19,350 - Hartru resurfacing for 3 tennis courts; Integrated Access Solutions - New badge system \$59,810.

FLEMING ISLAND PLANTATION

Supporting Schedules

March 31, 2025

FLEMING ISLAND PLANTATION

Community Development District

Series 2021 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through 03/31/25

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

Source of Funds: Interest Earned \$140,012

Use of Funds:

Disbursements: <u>Amenity Center Grounds</u>	
*Pickleball Courts	(\$419,550)
*Tennis Courts & Tennis Restroom Pavilion	(\$84,184)
*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	(\$73,697)
Adjusted Balance in Construction Account at March 31, 2025	<u><u>\$678,005</u></u>

2. Funds Available For Construction at 03/31/25

Book Balance of Construction Fund at March 31, 2025	\$678,005
Construction Funds available at March 31, 2025	<u><u>\$678,005</u></u>

3. Investments - Hancock Whitney

<u>March 31, 2025</u>	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	3.97%	N/A	\$699,130	\$699,130
				Requisition payable, reimb due	(\$21,125)
				Adjusted Available Balance at 3/31/25	<u><u>\$678,005</u></u>

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
FY 2022																
COI	PLACEMENT AGENT FEE - MBS	\$233,850.00	\$233,850.00													
COI	TRUSTEE COUNSEL-BLALOCK WALTERS	\$6,500.00	\$6,500.00													
COI	BANK COUNSEL-BLALOCK WALTERS	\$6,500.00	\$6,500.00													
COI	BOND COUNSEL-BRYANT MILLER OLIVE	\$35,000.00	\$35,000.00													
COI	DISTRICT COUNSEL-HOPPING, GREEN & SAM	\$37,266.74	\$37,266.74													
COI	DISTRICT ENGINEER - PROSSER	\$10,500.00	\$10,500.00													
COI	DISTRICT MANAGER/ASSESSMENT CONSULTAN	\$22,000.00	\$22,000.00													
COI	BANK COMMITMENT FEE - HANCOCK BANK	\$15,590.00	\$15,590.00													
COI	TRUSTEE FEE - HANCOCK BANK	\$4,000.00	\$4,000.00													
COI	VERIFICATION AGENT-CAUSEY DEMGEN MOOR	\$2,000.00	\$2,000.00													
COI	ADVERTISING REIMBURSEMENT	\$4,692.90	\$4,692.90													
1	PROSSER, INC (Engineer)	\$2,671.70														\$2,671.70
2	PROSSER, INC (Engineer)	\$4,774.58														\$4,774.58
3	PROSSER, INC (Engineer)	\$5,754.06														\$5,754.06
4	PROSSER, INC (Engineer)	\$3,507.10														\$3,507.10
5	PROSSER, INC (Engineer)	\$16,523.69														\$16,523.69
6	PROSSER, INC (Engineer)	\$2,988.43														\$2,988.43
7	PROSSER, INC (Engineer)	\$325.00														
8	PROSSER, INC (Engineer)	\$1,142.50			\$1,142.50											
9	PROSSER, INC (Engineer)	\$1,653.41														\$1,653.41
10	KOMPAN-50% Downpayment	\$164,214.01		\$164,214.01												
11	PROSSER, INC (Engineer)	\$829.65														
12	PROSSER, INC (Engineer)	\$2,333.60				\$907.50	\$1,425.00									\$1.10
13	PROSSER, INC (Engineer)	\$2,062.50														\$2,062.50
14	PROSSER, INC (Engineer)	\$328.45														
15	PROSSER, INC (Engineer)	\$1,335.10			\$1,335.10											
16	PROSSER, INC (Engineer)	\$907.50														\$907.50
17	PROSSER, INC (Engineer)	\$325.00				\$325.00										
18	PROSSER, INC (Engineer)	\$695.00			\$530.00		\$165.00									
19	PROSSER, INC (Engineer)	\$470.00					\$470.00									
TOTAL FY 2022		\$590,740.92	\$377,899.64	\$164,214.01	\$3,915.10	\$1,808.10	\$2,060.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,844.07
20	BAR Tennis Courts - 50% Deposit	\$15,750.00							\$15,750.00							
21	PROSSER, INC (Engineer)	\$1,142.50			\$565.00		\$577.50									
22	PROSSER, INC (Engineer)	\$1,137.50				\$1,137.50										
23	PROSSER, INC (Engineer)	\$1,485.00														\$1,485.00
24	PROSSER, INC (Engineer)	\$2,475.00														\$2,475.00
25	PROSSER, INC (Engineer)	\$3,631.25				\$3,631.25										
26	The Slide Experts (Deposit)	\$27,925.00			\$27,925.00											
27	Mobility Plus Lap Pool Chair Lift (50'	\$4,418.42							\$4,418.42							
28	The Slide Experts (Final)	\$27,925.00			\$27,925.00											
29	Aquaseal Resurfacing LLC (60% Demo Sp.	\$3,765.00									\$3,765.00					
30	Aquaseal Resurfacing LLC (60% CombiTi.	\$19,797.00									\$19,797.00					
31	PROSSER, INC (Engineer)	\$1,142.45				\$1,142.45										
32	PROSSER, INC (Engineer)	\$143.50			\$60.20		\$83.30									
33	PROSSER, INC (Engineer)	\$285.03									\$285.03					
34	PROSSER, INC (Engineer)	\$1,897.50									\$1,897.50					
35	PROSSER, INC (Engineer)	\$1,511.45														\$1,511.45
36	Count Surfaces (60% Dwnpymt) VOIDED SEE 5.9.23	\$0.00											\$0.00			
37	Vak Pak, Inc (25% Dwnpymt)	\$40,488.00												\$40,488.00		
38	PROSSER, INC (Engineer)	\$247.50									\$247.50					
39	PROSSER, INC (Engineer)	\$4,562.25				\$4,562.25										
40	PROSSER, INC (Engineer)	\$14,852.50										\$14,852.50				
41	PROSSER, INC (Engineer)	\$1,072.50														\$1,072.50
42	Mobility Plus Lap Pool Chair Lift (50% Final Pymt)	\$4,418.42							\$4,418.42							
43	Kompan, Inc (50% FINAL Pymt)	\$164,214.00		\$164,214.00												
44	AquaSeal Resurfacing, LLC	\$15,708.00									\$15,708.00					
45	PROSSER, INC (Engineer)	\$1,147.15				\$1,147.15										
46	PROSSER, INC (Engineer)	\$82.50									\$82.50					
47	PROSSER, INC (Engineer)	\$3,055.00									\$3,055.00					
48	PROSSER, INC (Engineer)	\$577.50														\$577.50
49	Bliss Products & Svcs	\$8,324.00						\$8,324.00								
50	Bliss Products & Svcs	\$37,670.96					\$37,670.96									
51	BAR Tennis Courts - 50% FINAL	\$15,750.00							\$15,750.00							
52	PROSSER, INC (Engineer)	\$82.50					\$82.50									
53	PROSSER, INC (Engineer)	\$200.00										\$200.00				
54	PROSSER, INC (Engineer)	\$1,638.01									\$1,638.01					
55	PROSSER, INC (Engineer)	\$3,139.65														\$3,139.65
56	Mobility Plus AC Family Pool Chair Li:	\$11,216.15									\$11,216.15					
57	Integrated Access Solutions (Dep AC S:	\$7,838.75									\$7,838.75					
58	Integrated Access Solutions (Dep AC O:	\$5,756.05									\$5,756.05					
59	Integrated Access Solutions (Dep SP S:	\$12,015.56													\$12,015.56	
60	Integrated Access Solutions (Dep SP O:	\$3,879.03													\$3,879.03	
61	Bliss Products & Svcs-2 Pool Shade St:	\$47,027.50									\$47,027.50				\$47,027.50	
62	PROSSER, INC (Engineer)	\$570.00				\$570.00										
63	PROSSER, INC (Engineer)	\$82.50					\$82.50									
64	PROSSER, INC (Engineer)	\$58.75									\$58.75					
65	PROSSER, INC (Engineer)	\$907.50														\$907.50
66	Integrated Access Solutions (PIP-AC S:	\$7,838.75									\$7,838.75					
67	Integrated Access Solutions (PIP-SP S:	\$12,015.55													\$12,015.55	
68	Tree Amigos - Drainage under SP work:	\$1,450.00					\$1,450.00									

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

REQ. #	CONTRACTOR	AMOUNT OF REQUISITION	COI	PLAYGROUND EQUIPMENT	SPLASH PARK SLIDE TOWER	PICKLEBALL COURTS	OUTDOOR FITNESS STATIONS	BASKETBALL COURTS	TENNIS COURTS/RESTROOM	SWIMMING POOL	SPLASH PAD	FITNESS PAVILION	VOLLEYBALL COURT	FILTRATION EQUIP RENOVATION	Splash Park Pool Improvements	PROFESSIONAL FEES
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														
77	PROSSER, INC (Engineer)	\$1,362.89														
78	Vak Pak, Inc (Pool Filtration equipment)	\$114,339.72												\$114,339.72		
79	Vak Pak, Inc (C/O for Demo, Rmvl)	\$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				
TOTAL FY 2023		\$699,465.33	\$0.00	\$164,214.00	\$56,475.20	\$20,869.35	\$41,059.26	\$8,324.00	\$31,541.25	\$47,242.58	\$69,339.65	\$19,420.09	\$0.00	\$170,527.72	\$54,339.17	\$16,113.06
93	PROSSER, INC (Engineer)	\$805.00														\$805.00
94	PROSSER, INC (Engineer)	\$1,410.40				\$1,410.40										
95	PROSSER, INC (Engineer)	\$375.00														\$375.00
96	PROSSER, INC (Engineer)	\$180.00				\$180.00										
97	PROSSER, INC (Engineer)	\$1,530.00														\$1,530.00
98	PROSSER, INC (Engineer)	\$3,150.00				\$3,150.00										
99	PROSSER, INC (Engineer)	\$379.20														\$379.20
100	PROSSER, INC (Engineer)	\$270.00				\$270.00										
101	PROSSER, INC (Engineer)	\$765.00														\$765.00
102	PROSSER, INC (Engineer)	\$467.71										\$467.71				
103	PROSSER, INC (Engineer)	\$630.00														\$630.00
104	PROSSER, INC (Engineer)	\$255.65				\$255.65										
105	PROSSER, INC (Engineer)	\$3,522.77										\$3,522.77				
106	PROSSER, INC (Engineer)	\$215.00										\$215.00				
107	PROSSER, INC (Engineer)	\$4,402.50							\$4,402.50							
108	PROSSER, INC (Engineer)	\$395.00														\$395.00
109	PROSSER, INC (Engineer)	\$485.00										\$485.00				
110	PROSSER, INC (Engineer)	\$1,838.75							\$1,838.75							
111	PROSSER, INC (Engineer)	\$1,040.00														\$1,040.00
112	PROSSER, INC (Engineer)	\$187.35				\$187.35										
	Trustee overpaid Prosser 4/1/24	\$300.00														\$300.00
113	PROSSER, INC (Engineer) VOID PER JD	\$0.00														
114	PROSSER, INC (Engineer)	\$180.00										\$180.00				
115	PROSSER, INC (Engineer)	\$2,345.90							\$2,345.90							
116	PROSSER, INC (Engineer)	\$172.95				\$172.95										
117	PROSSER, INC (Engineer)	\$3,697.50														\$3,697.50
118	PROSSER, INC (Engineer)	\$1,130.00														\$1,130.00
119	PROSSER, INC (Engineer)	\$2,359.25				\$2,359.25										
120	PROSSER, INC (Engineer)	\$342.00										\$342.00				
121	PROSSER, INC (Engineer)	\$6,966.51							\$6,966.51							
122	PROSSER, INC (Engineer)	\$1,517.50														\$1,517.50
123	PROSSER, INC (Engineer)	\$11,893.57							\$11,893.57							
124	PROSSER, INC (Engineer)	\$1,950.75				\$1,950.75										
125	PROSSER, INC (Engineer)	\$14,001.73										\$14,001.73				
126	PROSSER, INC (Engineer)	\$3,942.50							\$3,942.50							
127	PROSSER, INC (Engineer)	\$1,240.00														\$1,240.00
128	PROSSER, INC (Engineer)	\$610.00														\$610.00
129	PROSSER, INC (Engineer)	\$720.50				\$720.50										
130	PROSSER, INC (Engineer)	\$875.00														\$875.00
131	PROSSER, INC (Engineer)	\$13,975.45										\$13,975.45				
132	PROSSER, INC (Engineer) PAID 2x (11/7/24 & 1/30/25)	\$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										
TOTAL FY 2024		\$146,299.40	\$0.00	\$0.00	\$0.00	\$48,325.25	\$0.00	\$0.00	\$49,864.49	\$0.00	\$0.00	\$33,189.66	\$0.00	\$0.00	\$0.00	\$14,920.00
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										
146	Prime AE Group, Inc	\$265.80				\$265.80										
147	Prime AE Group, Inc	\$530.00							\$530.00							
148	Brogdon Builders, LLC	\$108,756.00				\$108,756.00										
149	Brogdon Builders, LLC	\$19,124.00				\$19,124.00										
150	Prime AE Group, Inc	\$799.00				\$799.00										
151	Prime AE Group, Inc	\$870.00				\$870.00										\$870.00
152	Prime AE Group, Inc	\$265.80				\$265.80										
TOTAL FY 2025		\$353,145.71	\$0.00	\$0.00	\$0.00	\$348,547.67	\$0.00	\$0.00	\$2,778.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,820.00
GRAND TOTAL		\$1,789,651.36	\$377,899.64	\$328,428.01	\$60,390.30	\$419,550.37	\$43,119.26	\$8,324.00	\$84,183.78	\$47,242.58	\$69,339.65	\$52,609.75	\$0.00	\$170,527.72	\$54,339.17	\$73,697.13

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

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2021 Debt Service Fund
Assessments Levied				\$ 5,128,071	\$ 3,330,990	\$ 1,797,081
Allocation %				100%	65%	35%
11/08/24	\$ 46,401	\$ 2,630	\$ 947	\$ 49,978	\$ 32,464	\$ 17,514
11/14/23	224,800	9,558	4,588	238,946	155,210	83,736
11/27/24	1,064,796	45,272	21,731	1,131,799	735,171	396,627
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
02/07/25	51,267	1,183	1,046	53,496	34,749	18,747
03/07/25	32,016	393	653	33,062	21,476	11,586
TOTAL	\$ 4,574,542	\$ 191,247	\$ 93,358	\$ 4,859,147	\$ 3,156,308	\$ 1,702,839
% COLLECTED				95%	95%	95%
TOTAL OUTSTANDING				\$ 268,924	\$ 174,682	\$ 94,242

Cash and Investment Report

March 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%	\$ 28,260
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	2,723,971
				Subtotal	<u>\$ 2,752,230</u>
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.06%	\$ 1,350,936
				Total GF	<u>\$ 4,103,166</u>

DEBT SERVICE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Interest Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 12
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	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	3.97%	1,756,728
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	213
				Total DS	<u>\$ 1,778,162</u>

CONSTRUCTION FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 699,130
				Total CP	<u>\$ 699,130</u>
				Total All Funds	<u><u>\$ 6,580,458</u></u>

Bank Account Statement

Fleming Island Plantation CDD

Bank Account No. 3330
Statement No. 03-2025

Statement Date 03/31/2025

G/L Account No. 101005 Balance	28,259.88	Statement Balance	28,259.88
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	28,259.88
Subtotal	28,259.88	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	28,259.88
Ending G/L Balance	28,259.88		

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



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



Statements Dates
 03/01/2025 - 03/31/2025

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	31,290.30	AVERAGE BALANCE
+ 0 CREDITS	.00	30,463.73
- 1 DEBITS	2,904.96	YTD INTEREST PAID
- SERVICE CHARGES	125.46	.00
+ INTEREST PAID	.00	
ENDING BALANCE	28,259.88	

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
03/13	125.46	ANALYSIS SERVICE CHG			025083005867754TEL
03/24	2,904.96	AUTO PYMT HOME DEPOT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
02/28	31,290.30	03/13	31,164.84	03/24	28,259.88



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Bank Account Statement

Fleming Island Plantation CDD

Bank Account No. 7798
Statement No. 03-2025

Statement Date 03/31/2025

G/L Account No. 101006 Balance	2,723,970.58	Statement Balance	2,743,883.79
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	2,743,883.79
Subtotal	2,723,970.58	Outstanding Checks	-19,913.21
Negative Adjustments	0.00		
		Ending Balance	2,723,970.58
Ending G/L Balance	2,723,970.58		

Posting Date	Document Type	Document No.	Vendor	Description	Amount
Outstanding Checks					
03/10/2025	Payment	1520	XEROX FINANCIAL	Check for Vendor V00717	-3,051.80
03/14/2025	Payment	100108	MARK A BURDETSKY	Inv: Inv Quote 008-2025	-2,800.00
03/20/2025	Payment	1524	AT & T	Check for Vendor 125	-267.50
03/20/2025	Payment	1525	COMCAST	Payment of Invoice	-1,362.44
03/20/2025	Payment	100113	CRN JAX	Inv: 0000897, Inv: 0000887	-350.00
03/20/2025	Payment	100115	GIRLY-GIRL PARTEA'S INC	Inv: 1785	-342.50
03/20/2025	Payment	100116	BRASS CART & COMPANY,	Inv: FLE040525-1	-362.50
03/26/2025	Payment	1526	TRI-COUNTY PUBLIC	Check for Vendor V00664	-8,991.47
03/28/2025	Payment	1527	HORIZON PIPE	Check for Vendor V00740	-2,385.00
Total Outstanding Checks					<u>-19,913.21</u>



Last Statement:
Statement Ending:

Agenda Period: January 28, 2025
March 31, 2025

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

43 M0656DDA040125083206 06 000000000 87822 009



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

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

Account Statement

GOVERNMENT CHECKING - XXXXXX7798

SUMMARY FOR THE PERIOD: 03/01/25 - 03/31/25

FLEMING ISLAND PLANTATION COMMUNITY

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$2,934,148.98		\$46,068.99		\$236,334.18		\$2,743,883.79

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$2,934,148.98
03/03	ACH DEBIT ADP PAYROLL FEES ADP FEES 250303 931236248523	-\$2.60		\$2,934,146.38
03/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100091*2502 28*PICKETT ELECTRI C INC\169400083\12 1705994\169400083	-\$327.00		\$2,933,819.38
03/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100093*2502 28*BMI\169400078\1 21705993\169400078	-\$446.00		\$2,933,373.38
03/06	ACH DEBIT GFL ? ENV GFL ENVIRO 250306	-\$317.56		\$2,933,055.82
03/06	ACH DEBIT GFL ? ENV GFL ENVIRO 250306	-\$676.56		\$2,932,379.26
03/06	CHECK 1518	-\$522.65		\$2,931,856.61
03/07	ACH CREDIT CLAY CTY TAX COL TAX DIST INVOICE GS20250305 -001		\$32,015.64	\$2,963,872.25
03/07	ACH DEBIT COMCAST 8495741 440345886 250307	-\$541.08		\$2,963,331.17
03/07	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100097*2503 06*BEACH ZEKE UNLI MITED LLC\16983477 6\122212116\169834	-\$750.00		\$2,962,581.17





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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
03/07	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100095*2503 06*NORTH FLORIDA B LDG MAINT\16983478 7\122212118\169834	-\$2,463.75		\$2,960,117.42
03/07	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100094*2503 06*POOLSURE\169834 756\122252715\1698 34756	-\$3,344.37		\$2,956,773.05
03/07	CHECK 100089	-\$2,651.42		\$2,954,121.63
03/10	ACH CREDIT Square Inc SQ250310 250310		\$2,894.85	\$2,957,016.48
03/10	CHECK 100092	-\$2,562.35		\$2,954,454.13
03/11	ACH DEBIT LEASE SERVICES BILLPAY 250311	-\$3,616.90		\$2,950,837.23
03/12	ACH CREDIT Square Inc SQ250312 250312		\$313.47	\$2,951,150.70
03/12	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100101*2503 11*FEDEX\170316142 \122739938\1703161 42	-\$33.56		\$2,951,117.14
03/12	ACH DEBIT COMCAST 8495741 441793753 250312	-\$218.67		\$2,950,898.47
03/12	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100103*2503 11*10 S TENNIS SUP PLY\170316116\1227 39926\170316116	-\$2,546.74		\$2,948,351.73
03/12	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100100*2503 11*THE LAKE DOCTOR \170316110\1226805 36\170316110	-\$5,125.00		\$2,943,226.73
03/12	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100098*2503 11*INFRAMARK LLC\1 70316139\122680540 \170316139	-\$5,329.92		\$2,937,896.81
03/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 250313	-\$40.00		\$2,937,856.81
03/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 250313	-\$59.00		\$2,937,797.81
03/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 250313	-\$195.35		\$2,937,602.46
03/14	CHECK 1519	-\$140.80		\$2,937,461.66
03/14	CHECK 100096	-\$54,866.67		\$2,882,594.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,882,554.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$157.00		\$2,882,397.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$355.00		\$2,882,042.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$510.00		\$2,881,532.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,881,492.99





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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,881,452.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$44.00		\$2,881,408.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$44.00		\$2,881,364.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$52.00		\$2,881,312.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$1,487.00		\$2,879,825.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,879,785.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,879,745.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,879,705.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$41.00		\$2,879,664.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$43.00		\$2,879,621.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$43.00		\$2,879,578.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$44.00		\$2,879,534.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$44.00		\$2,879,490.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$45.00		\$2,879,445.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$45.00		\$2,879,400.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$45.00		\$2,879,355.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$49.00		\$2,879,306.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$51.00		\$2,879,255.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$70.00		\$2,879,185.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$1,257.00		\$2,877,928.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$44.00		\$2,877,884.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$45.00		\$2,877,839.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$87.00		\$2,877,752.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$721.00		\$2,877,031.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$2,995.00		\$2,874,036.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$46.00		\$2,873,990.99





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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
03/18	CHECK 100104	-\$1,647.00		\$2,872,343.99
03/18	CHECK 100102	-\$3,132.41		\$2,869,211.58
03/19	ACH CREDIT Square Inc SQ250319 250319		\$86.70	\$2,869,298.28
03/19	ACH DEBIT CLAY ELECTRIC ELECTRIC 250318	-\$615.00		\$2,868,683.28
03/19	CHECK 1523	-\$11,219.56		\$2,857,463.72
03/20	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 250319 80000332358	-\$13,929.70		\$2,843,534.02
03/20	CHECK 100105	-\$3,000.00		\$2,840,534.02
03/20	CHECK 1521	-\$29,905.22		\$2,810,628.80
03/21	ACH CREDIT Square Inc SQ250321 250321		\$96.35	\$2,810,725.15
03/21	ACH DEBIT ADP PAYROLL FEES ADP FEES 250321 925036606660	-\$30.00		\$2,810,695.15
03/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100109*2503 20*PICKETT ELECTRI C INC\171281231\12 3818519\171281231	-\$783.00		\$2,809,912.15
03/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100114*2503 20*AIRMAX HEATING COOLING INC\17128 1243\123818521\171	-\$1,220.00		\$2,808,692.15
03/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100111*2503 20*PROGRESSIVE ENT ERTAINMENT INC\171 281244\123818522\1	-\$2,178.00		\$2,806,514.15
03/24	ACH CREDIT Square Inc SQ250324 250324		\$173.43	\$2,806,687.58
03/24	REMOTE DEPOSIT		\$100.00	\$2,806,787.58
03/24	CHECK 1522	-\$129.85		\$2,806,657.73
03/24	CHECK 100099	-\$58,678.91		\$2,747,978.82
03/25	CHECK 100107	-\$3,956.56		\$2,744,022.26
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074439	-\$316.60		\$2,743,705.66
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074566	-\$26.00		\$2,743,679.66
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074569	-\$49.47		\$2,743,630.19
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7079542	-\$49.48		\$2,743,580.71
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7079553	-\$66.72		\$2,743,513.99
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074567	-\$101.97		\$2,743,412.02
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7079444	-\$109.75		\$2,743,302.27
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074604	-\$158.30		\$2,743,143.97
03/28	ACH DEBIT	-\$316.60		\$2,742,827.37





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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	CLAY COUNTY UTILITY 250328 7074522			
03/28	ACH DEBIT	-\$317.61		\$2,742,509.76
	CLAY COUNTY UTILITY 250328 7079545			
03/28	ACH DEBIT	-\$334.65		\$2,742,175.11
	CLAY COUNTY UTILITY 250328 7074531			
03/28	ACH DEBIT	-\$622.11		\$2,741,553.00
	CLAY COUNTY UTILITY 250328 7079489			
03/28	ACH DEBIT	-\$22.13		\$2,741,530.87
	CLAY COUNTY UTILITY 250328 7087378			
03/28	ACH DEBIT	-\$34.01		\$2,741,496.86
	CLAY COUNTY UTILITY 250328 7087350			
03/28	ACH DEBIT	-\$54.58		\$2,741,442.28
	CLAY COUNTY UTILITY 250328 7082623			
03/28	ACH DEBIT	-\$99.24		\$2,741,343.04
	CLAY COUNTY UTILITY 250328 7082753			
03/28	ACH DEBIT	-\$106.05		\$2,741,236.99
	CLAY COUNTY UTILITY 250328 7082773			
03/28	ACH DEBIT	-\$108.57		\$2,741,128.42
	CLAY COUNTY UTILITY 250328 7087260			
03/28	ACH DEBIT	-\$158.30		\$2,740,970.12
	CLAY COUNTY UTILITY 250328 7087344			
03/28	ACH DEBIT	-\$235.80		\$2,740,734.32
	CLAY COUNTY UTILITY 250328 7087336			
03/28	ACH DEBIT	-\$316.60		\$2,740,417.72
	CLAY COUNTY UTILITY 250328 7087330			
03/28	ACH DEBIT	-\$321.52		\$2,740,096.20
	CLAY COUNTY UTILITY 250328 7082779			
03/28	ACH DEBIT	-\$325.26		\$2,739,770.94
	CLAY COUNTY UTILITY 250328 7082801			
03/28	ACH DEBIT	-\$348.06		\$2,739,422.88
	CLAY COUNTY UTILITY 250328 7087341			
03/28	ACH DEBIT	-\$450.69		\$2,738,972.19
	CLAY COUNTY UTILITY 250328 7082664			
03/28	ACH DEBIT	-\$556.06		\$2,738,416.13
	CLAY COUNTY UTILITY 250328 7082664			
03/28	ACH DEBIT	-\$770.21		\$2,737,645.92
	CLAY COUNTY UTILITY 250328 7082686			
03/28	ACH DEBIT	-\$19.79		\$2,737,626.13
	CLAY COUNTY UTILITY 250328			
03/28	ACH DEBIT	-\$106.05		\$2,737,520.08
	CLAY COUNTY UTILITY 250328 7087394			
03/28	ACH DEBIT	-\$1,754.56		\$2,735,765.52
	CLAY COUNTY UTILITY 250328 7087436			
03/28	CHECK 100110	-\$2,252.02		\$2,733,513.50
03/31	ACH CREDIT		\$67.40	\$2,733,580.90
	Square Inc SQ250331 250331			
03/31	CHECK 100112	-\$18.26		\$2,733,562.64
03/31	INTEREST CREDIT		\$10,321.15	\$2,743,883.79
Ending Balance				\$2,743,883.79





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

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
03/06	1518	\$522.65	03/24	100099*	\$58,678.91
03/14	1519	\$140.80	03/18	100102*	\$3,132.41
03/20	1521*	\$29,905.22	03/18	100104*	\$1,647.00
03/24	1522	\$129.85	03/20	100105	\$3,000.00
03/19	1523	\$11,219.56	03/25	100107*	\$3,956.56
03/07	100089*	\$2,651.42	03/28	100110*	\$2,252.02
03/10	100092*	\$2,562.35	03/31	100112*	\$18.26
03/14	100096*	\$54,866.67			

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$2,859,368.00	Annual % Yield Earned	4.33%
Year-to-Date Interest Paid	\$36,725.78	Interest Paid	\$10,321.15

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00



FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 3/1/25 to 3/31/25
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100094							
001	03/06/25	POOLSURE	131295627404	3/25 Chem Base Pool Water Management	Op Supplies- Pool Chemicals	552009-57204	\$1,672.19
001	03/06/25	POOLSURE	131295627404	3/25 Chem Base Pool Water Management	Op Supplies- Pool Chemicals	552009-57201	\$1,672.18
							Check Total
							<u>\$3,344.37</u>
CHECK # 100095							
001	03/06/25	NORTH FLORIDA BLDG MAINT	32013028448	March 2025 Janitorial Services	Contracts-Janitorial Services	534026-53901	\$2,463.75
							Check Total
							<u>\$2,463.75</u>
CHECK # 100096							
001	03/06/25	RUPPERT LANDSCAPE	709899	Feb 2025 Landscape Contract	Contracts - LANDSCAPE	534050-53901	\$54,866.67
							Check Total
							<u>\$54,866.67</u>
CHECK # 100097							
001	03/06/25	BEACH ZEKE UNLIMITED, LLC	81222310	2/2025 Storm Drain Line Cleaning	Misc-Contingency	549900-57204	\$750.00
							Check Total
							<u>\$750.00</u>
CHECK # 100098							
001	03/11/25	INFRAMARK LLC	144904	03/2025 Administrative Fees	ProfServ-Mgmt Consulting	531027-51201	\$5,194.92
001	03/11/25	INFRAMARK LLC	144904	03/2025 Administrative Fees	Record Storage Fee - March	549900-51301	\$135.00
							Check Total
							<u>\$5,329.92</u>
CHECK # 100099							
001	03/11/25	VESTA PROPERTY SERVICES, INC	425214	February Amenity Management	ProfServ-Field Management	531016-53901	\$58,678.91
							Check Total
							<u>\$58,678.91</u>
CHECK # 100100							
001	03/11/25	THE LAKE DOCTOR	254734B	March Water Management	R&M-Aquascaping	546006-53901	\$5,125.00
							Check Total
							<u>\$5,125.00</u>
CHECK # 100101							
001	03/11/25	FEDEX	8-773-63264	2/11/25 Overnight Mail	Postage and Freight	541006-51301	\$33.56
							Check Total
							<u>\$33.56</u>
CHECK # 100102							
001	03/11/25	KUTAK ROCK LLP	3526771	Dec 2024 Legal Counsel	ProfServ-Legal Services	531023-51401	\$3,132.41
							Check Total
							<u>\$3,132.41</u>
CHECK # 100103							
001	03/11/25	10- S TENNIS SUPPLY	168119	Tennis Equipment	Misc-Amenity Center Equipment	549077-57201	\$2,546.74
							Check Total
							<u>\$2,546.74</u>
CHECK # 100104							
001	03/11/25	RUPPERT LANDSCAPE	710963	February Irrigation Inspection Repairs	R&M Irrigation	546041-53901	\$1,647.00
							Check Total
							<u>\$1,647.00</u>
CHECK # 100105							
001	03/11/25	GRAU & ASSOCIATES	26980	Audit FYE 9/30/2024 Fieldwork	Audit FYE 9/30/2024	532002-51301	\$3,000.00
							Check Total
							<u>\$3,000.00</u>
CHECK # 100107							
001	03/13/25	KUTAK ROCK LLP	3536579	Jan 2025 Legal Counsel	ProfServ-Legal Services	531023-51401	\$3,956.56
							Check Total
							<u>\$3,956.56</u>
CHECK # 100108							
001	03/14/25	MARK A BURDETSKY	INV QUOTE 008-2025	Pressure washing amenity bridge golf cart crossing	R&M Common Area (Field)	546016-53901	\$2,800.00
							Check Total
							<u>\$2,800.00</u>
CHECK # 100109							
001	03/20/25	PICKETT ELECTRIC INC	310	2/26/25 Various Electrical repairs	R&M-Electrical	546020-53901	\$783.00
							Check Total
							<u>\$783.00</u>
CHECK # 100110							
001	03/20/25	PROSSER INC	54251	JAN 2025 ENG'G SVCS	ProfServ-Engineering	531013-51501	\$2,252.02
							Check Total
							<u>\$2,252.02</u>

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 3/1/25 to 3/31/25
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100111							
001	03/20/25	PROGRESSIVE ENTERTAINMENT INC	12999896	4/19/25 Easter Event-Inflatables, Artists	Misc-Event Expense	549022-57201	\$2,178.00
							Check Total
							<u>\$2,178.00</u>
CHECK # 100112							
001	03/20/25	VESTA PROPERTY SERVICES, INC	425302	2/28/25 Hose & Water Filter for ice maker	R&M-Common Area	546016-53901	\$18.26
							Check Total
							<u>\$18.26</u>
CHECK # 100113							
001	03/20/25	CRN JAX	0000887	6/27/24 Card reader service call	Misc-Contingency	549900-57201	\$200.00
001	03/20/25	CRN JAX	0000897	7/12/24 - SP Conf Room WIFI Service call	Misc-Contingency	549900-57204	\$150.00
							Check Total
							<u>\$350.00</u>
CHECK # 100114							
001	03/20/25	AIR-MAX HEATING & COOLING, INC	33409063	Purch quarterly PMA 4 systems/1st visit	R&M-Air Conditioning	546004-57201	\$1,220.00
							Check Total
							<u>\$1,220.00</u>
CHECK # 100115							
001	03/20/25	GIRLY-GIRL PARTEA'S INC	1785	4/19/25 April Bunny Event	Misc-Event Expense	549022-57201	\$342.50
							Check Total
							<u>\$342.50</u>
CHECK # 100116							
001	03/20/25	BRASS CART & COMPANY, LLC	FLE040525-1	50% Deposit 4/2025 Candle making event	Misc-Event Expense	549022-57201	\$362.50
							Check Total
							<u>\$362.50</u>
CHECK # 1520							
001	03/10/25	XEROX FINANCIAL SERVICES	6525566	11/15-12-14 Copier Lease	11/15-12/14 Copier lease	544008-57201	\$747.98
001	03/10/25	XEROX FINANCIAL SERVICES	40241047	SUPPLY FREIGHT 2/15-3/14/25	2/15-3/14 Supplier Freight	544008-57201	\$59.88
001	03/10/25	XEROX FINANCIAL SERVICES	6642303A	COPIER 12/15-1/14/25	COPIER LEASE 12/15-1/14/25	544008-57201	\$747.98
001	03/10/25	XEROX FINANCIAL SERVICES	6413885A	COPIER 10/15-11/14/24	COPIER LEASE 10/15-11/14/24	544008-57201	\$747.98
001	03/10/25	XEROX FINANCIAL SERVICES	6755318A	COPIER 1/15-2/14/25	COPIER LEASE 1/15-2/14/25	544008-57201	\$747.98
							Check Total
							<u>\$3,051.80</u>
CHECK # 1521							
001	03/11/25	INTEGRATED ACCESS SOLUTIONS	3675	Final Pymt NEW BADGE SYSTEM	Reserve - CDD Amenity	568044-58100	\$29,905.22
							Check Total
							<u>\$29,905.22</u>
CHECK # 1522							
001	03/12/25	COMCAST	120824-6618 CHECK	12/12-1/11/25 ACCT# 8495741441696618	Internet/WiFi-Gazebo	541041-57201	\$129.85
							Check Total
							<u>\$129.85</u>
CHECK # 1524							
001	03/20/25	AT & T	030525-0567	Jan-Feb 2025 AT&T ACCT# 904-269-5449 0010567	Communication-Telep-Field	541005-57201	\$267.50
							Check Total
							<u>\$267.50</u>
CHECK # 1525							
001	03/20/25	COMCAST	030225-9952 CHECK	3/12-4/11/25 ACCT# 8495741440199952	Communication-Telep-Field	541005-57201	\$1,362.44
							Check Total
							<u>\$1,362.44</u>
CHECK # 1526							
001	03/26/25	TRI-COUNTY PUBLIC SAFETY AND TRAINING LLC	B-1111	SECURITY 1/2-1/15/2025	SECURITY SERVICE 1/2025	534037-53901	\$2,354.95
001	03/26/25	TRI-COUNTY PUBLIC SAFETY AND TRAINING LLC	B-1134	Public Safety Service	Contracts-Security Services	534037-53901	\$2,449.37
001	03/26/25	TRI-COUNTY PUBLIC SAFETY AND TRAINING LLC	B-1156	02/01-02/15-Public Safety	Contracts-Security Services	534037-53901	\$2,280.25
001	03/26/25	TRI-COUNTY PUBLIC SAFETY AND TRAINING LLC	B-1184	2/16-2/28/25 Public Safety Service	Contracts-Security Services	534037-53901	\$1,906.90
							Check Total
							<u>\$8,991.47</u>
CHECK # 1527							
001	03/28/25	HORIZON PIPE	1056	2/07/25 CCTV Pipe Inspection	Misc-Contingency	549900-57204	\$2,385.00
							Check Total
							<u>\$2,385.00</u>
CHECK # 300006							
001	03/10/25	CLAY COUNTY UTILITY AUTHORITY	02.05.2025 ACH	1/2-1/31/25 Water/Reclaimed Water	Utility - Water	543018-53901	\$4,746.45
001	03/10/25	CLAY COUNTY UTILITY AUTHORITY	02.05.2025 ACH	1/2-1/31/25 Water/Reclaimed Water	Utility-Water & Sewer	543021-57201	\$1,141.68
001	03/10/25	CLAY COUNTY UTILITY AUTHORITY	02.05.2025 ACH	1/2-1/31/25 Water/Reclaimed Water	Utility-Water & Sewer	543021-57204	\$799.64
							Check Total
							<u>\$6,687.77</u>

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 3/1/25 to 3/31/25
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300007								
001	03/10/25	COMCAST	021825-3753 ACH	2/22-3/21/25 OFC 2 ACCT# 8495741441793753	Communication-Telep-Field	541005-57201	\$218.67	
							Check Total	<u>\$218.67</u>
CHECK # 300008								
001	03/04/25	COMCAST	021325-5886 ACH	2/21-3/20/25 SP ACCT# 8495741440345886	Communication-Telep-Field	541005-57204	\$541.08	
							Check Total	<u>\$541.08</u>
CHECK # 300010								
001	03/13/25	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000161812 ACH	03/2025 SP TRASH SVC UG103920	Utility - Refuse Removal	543020-57204	\$317.56	
							Check Total	<u>\$317.56</u>
CHECK # 300011								
001	03/13/25	GFL SOLID WASTE SOUTHEAST LLC ACH	UG0000161635 ACH	March Refuse Rmvl, Feb extra pickups	Utility-Refuse Removal (AC)	543020-57201	\$676.56	
							Check Total	<u>\$676.56</u>
CHECK # 300012								
001	03/14/25	CLAY ELECTRIC COOPERATIVE, INC	022125 ACH	1/18-2/17/25 Clay Electric	Electricity-General Field	543006-53901	\$1,673.00	
001	03/14/25	CLAY ELECTRIC COOPERATIVE, INC	022125 ACH	1/18-2/17/25 Clay Electric	Electricity-General	543006-57201	\$2,553.00	
001	03/14/25	CLAY ELECTRIC COOPERATIVE, INC	022125 ACH	1/18-2/17/25 Clay Electric	Electricity-General SP	543006-57204	\$1,257.00	
							Check Total	<u>\$5,483.00</u>
CHECK # 300013								
001	03/20/25	CLAY COUNTY UTILITY AUTHORITY	03.05.2025 ACH	1/31-2/28/25 Water/Reclaimed Water	Utility - Water	543018-53901	\$4,549.69	
001	03/20/25	CLAY COUNTY UTILITY AUTHORITY	03.05.2025 ACH	1/31-2/28/25 Water/Reclaimed Water	Utility-Water & Sewer	543021-57201	\$1,846.44	
001	03/20/25	CLAY COUNTY UTILITY AUTHORITY	03.05.2025 ACH	1/31-2/28/25 Water/Reclaimed Water	Utility-Water & Sewer	543021-57204	\$1,860.61	
							Check Total	<u>\$8,256.74</u>
CHECK # 300014								
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	1/27/25 OPERATING SUPPLIES	552001-53901	\$253.64	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	1/30/25 OPERATING SUPPLIES	552001-53901	\$60.92	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/5/25 OPERATING SUPPLIES SPLASH PARK	552001-57204	\$43.96	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/6/25 OPERATING SUPPLIES AMENITY CENTER	552001-57201	\$21.98	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/7/25 R&M AMENITY CENTER	546037-57201	\$309.96	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/7/25 R&M SPLASH PARK	546037-57204	\$221.36	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/12/25 R&M SPLASH PARK	546037-57204	\$177.26	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/12/25 MISC SPLASH PARK REC CENTER EQUIPMENT	549049-57204	\$346.98	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/13/25 OPERATING SUPPLIES GENERAL	552001-53901	\$146.85	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/17/25 R&M SPLASH PARK	546037-57204	\$41.88	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/17/25 OPERATING SUPPLIES	552001-53901	\$84.15	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/20/25 MISC AMENITY CENTER EQUIPMENT	549077-57201	\$17.85	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/21/25 R&M COMMON GROUNDS	546016-53901	\$299.28	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/21/25 OPERATING SUPPLIES	552001-53901	\$77.92	
001	03/21/25	HOME DEPOT CREDIT SERVICES	022325 ACH	Home Depot: 1/30-2/21/25 CC purchases	2/21/25 MISC AMENITY CENTER EQUIPMENT	549077-57201	\$800.97	
							Check Total	<u>\$2,904.96</u>
CHECK # 300016								
001	03/17/25	CLAY ELECTRIC COOPERATIVE, INC	022425 ACH	1/18-2/18/25 CLAY ELEC COMMON AREA	Electricity-General Field	543006-53901	\$4,553.00	
							Check Total	<u>\$4,553.00</u>
							Fund Total	<u>\$230,913.79</u>

2021 DEBT SERVICE FUND - 204

CHECK # 1523								
204	03/12/25	HANCOCK BANK TRUST & ASSET MANAGEMENT	030725-SER 2021	TRANSFER FY25 DS ASSMNTS	Due From Other Funds	131000	\$11,219.56	
							Check Total	<u>\$11,219.56</u>
							Fund Total	<u>\$11,219.56</u>

Total Checks Paid **\$242,133.35**

Cash and Investment Report

March 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%	\$ 28,260
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	2,723,971
				Subtotal	\$ 2,752,230
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.06%	\$ 1,350,936
				Total GF	\$ 4,103,166

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	3.97%	\$ 12
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	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	3.97%	1,756,728
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	213
				Total DS	\$ 1,778,162

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	3.97%	\$ 699,130
				Total CP	\$ 699,130
				Total All Funds	\$ 6,580,458

Bank Account Statement

Fleming Island Plantation CDD

Bank Account No. 3330
Statement No. 03-2025

Statement Date 03/31/2025

G/L Account No. 101005 Balance	28,259.88	Statement Balance	28,259.88
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	28,259.88
Subtotal	28,259.88	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	28,259.88
Ending G/L Balance	28,259.88		

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



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



Statements Dates
 03/01/2025 - 03/31/2025

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	31,290.30	AVERAGE BALANCE	
+ 0 CREDITS	.00		30,463.73
- 1 DEBITS	2,904.96	YTD INTEREST PAID	
- SERVICE CHARGES	125.46		.00
+ INTEREST PAID	.00		
ENDING BALANCE	28,259.88		

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
03/13	125.46	ANALYSIS SERVICE CHG			025083005867754TEL
03/24	2,904.96	AUTO PYMT HOME DEPOT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
02/28	31,290.30	03/13	31,164.84	03/24	28,259.88



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Bank Account Statement

Fleming Island Plantation CDD

Bank Account No. 7798
Statement No. 03-2025

Statement Date 03/31/2025

G/L Account No. 101006 Balance	2,723,970.58	Statement Balance	2,743,883.79
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	2,743,883.79
Subtotal	2,723,970.58	Outstanding Checks	-19,913.21
Negative Adjustments	0.00		
		Ending Balance	2,723,970.58
Ending G/L Balance	2,723,970.58		

Posting Date	Document Type	Document No.	Vendor	Description	Amount
Outstanding Checks					
03/10/2025	Payment	1520	XEROX FINANCIAL	Check for Vendor V00717	-3,051.80
03/14/2025	Payment	100108	MARK A BURDETSKY	Inv: Inv Quote 008-2025	-2,800.00
03/20/2025	Payment	1524	AT & T	Check for Vendor 125	-267.50
03/20/2025	Payment	1525	COMCAST	Payment of Invoice	-1,362.44
03/20/2025	Payment	100113	CRN JAX	Inv: 0000897, Inv: 0000887	-350.00
03/20/2025	Payment	100115	GIRLY-GIRL PARTEA'S INC	Inv: 1785	-342.50
03/20/2025	Payment	100116	BRASS CART & COMPANY,	Inv: FLE040525-1	-362.50
03/26/2025	Payment	1526	TRI-COUNTY PUBLIC	Check for Vendor V00664	-8,991.47
03/28/2025	Payment	1527	HORIZON PIPE	Check for Vendor V00740	-2,385.00
Total Outstanding Checks					<u>-19,913.21</u>



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

Last Statement:
Statement Ending:

Agenda Period: February 28, 2025
March 31, 2025

43 M0656DDA040125083206 06 000000000 87822 009



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

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

Account Statement

GOVERNMENT CHECKING - XXXXXX7798

SUMMARY FOR THE PERIOD: 03/01/25 - 03/31/25

FLEMING ISLAND PLANTATION COMMUNITY

Beginning Balance	+	Deposits & Other Credits	-	Withdrawals & Other Debits	=	Ending Balance
\$2,934,148.98		\$46,068.99		\$236,334.18		\$2,743,883.79

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			\$2,934,148.98
03/03	ACH DEBIT ADP PAYROLL FEES ADP FEES 250303 931236248523	-\$2.60		\$2,934,146.38
03/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100091*2502 28*PICKETT ELECTRI C INC\169400083\12 1705994\169400083	-\$327.00		\$2,933,819.38
03/03	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100093*2502 28*BMI\169400078\1 21705993\169400078	-\$446.00		\$2,933,373.38
03/06	ACH DEBIT GFL ? ENV GFL ENVIRO 250306	-\$317.56		\$2,933,055.82
03/06	ACH DEBIT GFL ? ENV GFL ENVIRO 250306	-\$676.56		\$2,932,379.26
03/06	CHECK 1518	-\$522.65		\$2,931,856.61
03/07	ACH CREDIT CLAY CTY TAX COL TAX DIST INVOICE GS20250305 -001		\$32,015.64	\$2,963,872.25
03/07	ACH DEBIT COMCAST 8495741 440345886 250307	-\$541.08		\$2,963,331.17
03/07	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100097*2503 06*BEACH ZEKE UNLI MITED LLC\16983477 6\122212116\169834	-\$750.00		\$2,962,581.17





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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
03/07	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100095*2503 06*NORTH FLORIDA B LDG MAINT\16983478 7\122212118\169834	-\$2,463.75		\$2,960,117.42
03/07	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100094*2503 06*POOLSURE\169834 756\122252715\1698 34756	-\$3,344.37		\$2,956,773.05
03/07	CHECK 100089	-\$2,651.42		\$2,954,121.63
03/10	ACH CREDIT Square Inc SQ250310 250310		\$2,894.85	\$2,957,016.48
03/10	CHECK 100092	-\$2,562.35		\$2,954,454.13
03/11	ACH DEBIT LEASE SERVICES BILLPAY 250311	-\$3,616.90		\$2,950,837.23
03/12	ACH CREDIT Square Inc SQ250312 250312		\$313.47	\$2,951,150.70
03/12	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100101*2503 11*FEDEX\170316142 \122739938\1703161 42	-\$33.56		\$2,951,117.14
03/12	ACH DEBIT COMCAST 8495741 441793753 250312	-\$218.67		\$2,950,898.47
03/12	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100103*2503 11*10 S TENNIS SUP PLY\170316116\1227 39926\170316116	-\$2,546.74		\$2,948,351.73
03/12	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100100*2503 11*THE LAKE DOCTOR \170316110\1226805 36\170316110	-\$5,125.00		\$2,943,226.73
03/12	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100098*2503 11*INFRAMARK LLC\1 70316139\122680540 \170316139	-\$5,329.92		\$2,937,896.81
03/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 250313	-\$40.00		\$2,937,856.81
03/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 250313	-\$59.00		\$2,937,797.81
03/14	ACH DEBIT CLAY ELECTRIC ELECTRIC 250313	-\$195.35		\$2,937,602.46
03/14	CHECK 1519	-\$140.80		\$2,937,461.66
03/14	CHECK 100096	-\$54,866.67		\$2,882,594.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,882,554.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$157.00		\$2,882,397.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$355.00		\$2,882,042.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$510.00		\$2,881,532.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,881,492.99





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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,881,452.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$44.00		\$2,881,408.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$44.00		\$2,881,364.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$52.00		\$2,881,312.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$1,487.00		\$2,879,825.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,879,785.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,879,745.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$40.00		\$2,879,705.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$41.00		\$2,879,664.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$43.00		\$2,879,621.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$43.00		\$2,879,578.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$44.00		\$2,879,534.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$44.00		\$2,879,490.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$45.00		\$2,879,445.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$45.00		\$2,879,400.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$45.00		\$2,879,355.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$49.00		\$2,879,306.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$51.00		\$2,879,255.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$70.00		\$2,879,185.99
03/17	ACH DEBIT CLAY ELECTRIC ELECTRIC 250314	-\$1,257.00		\$2,877,928.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$44.00		\$2,877,884.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$45.00		\$2,877,839.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$87.00		\$2,877,752.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$721.00		\$2,877,031.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$2,995.00		\$2,874,036.99
03/18	ACH DEBIT CLAY ELECTRIC ELECTRIC 250317	-\$46.00		\$2,873,990.99





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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
03/18	CHECK 100104	-\$1,647.00		\$2,872,343.99
03/18	CHECK 100102	-\$3,132.41		\$2,869,211.58
03/19	ACH CREDIT Square Inc SQ250319 250319		\$86.70	\$2,869,298.28
03/19	ACH DEBIT CLAY ELECTRIC ELECTRIC 250318	-\$615.00		\$2,868,683.28
03/19	CHECK 1523	-\$11,219.56		\$2,857,463.72
03/20	ACH DEBIT TRUIST MC/VISA CCD CRDPMT 250319 80000332358	-\$13,929.70		\$2,843,534.02
03/20	CHECK 100105	-\$3,000.00		\$2,840,534.02
03/20	CHECK 1521	-\$29,905.22		\$2,810,628.80
03/21	ACH CREDIT Square Inc SQ250321 250321		\$96.35	\$2,810,725.15
03/21	ACH DEBIT ADP PAYROLL FEES ADP FEES 250321 925036606660	-\$30.00		\$2,810,695.15
03/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100109*2503 20*PICKETT ELECTRI C INC\171281231\12 3818519\171281231	-\$783.00		\$2,809,912.15
03/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100114*2503 20*AIRMAX HEATING COOLING INC\17128 1243\123818521\171	-\$1,220.00		\$2,808,692.15
03/21	ACH DEBIT AVIDPAY SERVICE AVIDPAY REF*CK*100111*2503 20*PROGRESSIVE ENT ERTAINMENT INC\171 281244\123818522\1	-\$2,178.00		\$2,806,514.15
03/24	ACH CREDIT Square Inc SQ250324 250324		\$173.43	\$2,806,687.58
03/24	REMOTE DEPOSIT		\$100.00	\$2,806,787.58
03/24	CHECK 1522	-\$129.85		\$2,806,657.73
03/24	CHECK 100099	-\$58,678.91		\$2,747,978.82
03/25	CHECK 100107	-\$3,956.56		\$2,744,022.26
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074439	-\$316.60		\$2,743,705.66
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074566	-\$26.00		\$2,743,679.66
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074569	-\$49.47		\$2,743,630.19
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7079542	-\$49.48		\$2,743,580.71
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7079553	-\$66.72		\$2,743,513.99
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074567	-\$101.97		\$2,743,412.02
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7079444	-\$109.75		\$2,743,302.27
03/28	ACH DEBIT CLAY COUNTY UTILITY 250328 7074604	-\$158.30		\$2,743,143.97
03/28	ACH DEBIT	-\$316.60		\$2,742,827.37





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

TRANSACTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
03/28	CLAY COUNTY UTILITY 250328 7074522			
03/28	ACH DEBIT	-\$317.61		\$2,742,509.76
03/28	CLAY COUNTY UTILITY 250328 7079545			
03/28	ACH DEBIT	-\$334.65		\$2,742,175.11
03/28	CLAY COUNTY UTILITY 250328 7074531			
03/28	ACH DEBIT	-\$622.11		\$2,741,553.00
03/28	CLAY COUNTY UTILITY 250328 7079489			
03/28	ACH DEBIT	-\$22.13		\$2,741,530.87
03/28	CLAY COUNTY UTILITY 250328 7087378			
03/28	ACH DEBIT	-\$34.01		\$2,741,496.86
03/28	CLAY COUNTY UTILITY 250328 7087350			
03/28	ACH DEBIT	-\$54.58		\$2,741,442.28
03/28	CLAY COUNTY UTILITY 250328 7082623			
03/28	ACH DEBIT	-\$99.24		\$2,741,343.04
03/28	CLAY COUNTY UTILITY 250328 7082753			
03/28	ACH DEBIT	-\$106.05		\$2,741,236.99
03/28	CLAY COUNTY UTILITY 250328 7082773			
03/28	ACH DEBIT	-\$108.57		\$2,741,128.42
03/28	CLAY COUNTY UTILITY 250328 7087260			
03/28	ACH DEBIT	-\$158.30		\$2,740,970.12
03/28	CLAY COUNTY UTILITY 250328 7087344			
03/28	ACH DEBIT	-\$235.80		\$2,740,734.32
03/28	CLAY COUNTY UTILITY 250328 7087336			
03/28	ACH DEBIT	-\$316.60		\$2,740,417.72
03/28	CLAY COUNTY UTILITY 250328 7087330			
03/28	ACH DEBIT	-\$321.52		\$2,740,096.20
03/28	CLAY COUNTY UTILITY 250328 7082779			
03/28	ACH DEBIT	-\$325.26		\$2,739,770.94
03/28	CLAY COUNTY UTILITY 250328 7082801			
03/28	ACH DEBIT	-\$348.06		\$2,739,422.88
03/28	CLAY COUNTY UTILITY 250328 7087341			
03/28	ACH DEBIT	-\$450.69		\$2,738,972.19
03/28	CLAY COUNTY UTILITY 250328 7082664			
03/28	ACH DEBIT	-\$556.06		\$2,738,416.13
03/28	CLAY COUNTY UTILITY 250328 7082664			
03/28	ACH DEBIT	-\$770.21		\$2,737,645.92
03/28	CLAY COUNTY UTILITY 250328 7082686			
03/28	ACH DEBIT	-\$19.79		\$2,737,626.13
03/28	CLAY COUNTY UTILITY 250328			
03/28	ACH DEBIT	-\$106.05		\$2,737,520.08
03/28	CLAY COUNTY UTILITY 250328 7087394			
03/28	ACH DEBIT	-\$1,754.56		\$2,735,765.52
03/28	CLAY COUNTY UTILITY 250328 7087436			
03/28	CHECK 100110	-\$2,252.02		\$2,733,513.50
03/31	ACH CREDIT		\$67.40	\$2,733,580.90
	Square Inc SQ250331 250331			
03/31	CHECK 100112	-\$18.26		\$2,733,562.64
03/31	INTEREST CREDIT		\$10,321.15	\$2,743,883.79
Ending Balance				\$2,743,883.79





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

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
03/06	1518	\$522.65	03/24	100099*	\$58,678.91
03/14	1519	\$140.80	03/18	100102*	\$3,132.41
03/20	1521*	\$29,905.22	03/18	100104*	\$1,647.00
03/24	1522	\$129.85	03/20	100105	\$3,000.00
03/19	1523	\$11,219.56	03/25	100107*	\$3,956.56
03/07	100089*	\$2,651.42	03/28	100110*	\$2,252.02
03/10	100092*	\$2,562.35	03/31	100112*	\$18.26
03/14	100096*	\$54,866.67			

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	\$2,859,368.00	Annual % Yield Earned	4.33%
Year-to-Date Interest Paid	\$36,725.78	Interest Paid	\$10,321.15

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	\$0.00	\$0.00

