



***FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting &  
Budget Public Hearing***

***Tuesday  
August 26, 2025  
6:00 p.m.***

***Location:  
Splash Park Meeting Room  
1510 Calming Water Dr.,  
Fleming Island, FL***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Fleming Island Plantation Community Development District

c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132

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Board of Supervisors  
**Fleming Island Plantation Community Development District**

Dear Board Members,

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, August 26, 2025, at 6:00 p.m.** at the **Splash Park Meeting Room at 1510 Calming Water Dr., Fleming Island, FL.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or [dmcinnes@vestapropertyservices.com](mailto:dmcinnes@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

David McInnes  
District Manager

Cc: Attorney  
Engineer  
District Records

# Fleming Island Plantation Community Development District

Meeting Date: Tuesday, August 26, 2025      Call-in Number: +1 (929) 205-6099  
Time: 6:00 PM      Meeting ID: 705 571 4830#  
Location: Splash Park, 1510 Calming Water Drive, Fleming Island, Florida

## *Revised Agenda*

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments – *Agenda Items & Non-Agenda Items*

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.

- IV. Presentation of Proof of Publication(s) [Exhibit 1](#)  
[Pg. 7](#)
- V. Pond Maintenance Update – The Lake Doctors, Inc. [Exhibit 2](#)  
[Pgs. 9-16](#)
- VI. Public Hearings
  - A. FY 2025-2026 Budget Public Hearing
    - 1. Open the Public Hearing
    - 2. Presentation of FY 2025-2026 Budget
      - a. Approved Proposed FY 2025-2026 Budget – Original Version [Exhibit 3](#)  
[Pgs. 18-43](#)
      - b. **Revised FY 2025-2026 Budget – as of 07/22/2026** [Exhibit 4](#)  
[Pgs. 45-52](#)
    - 3. Public Comments
    - 4. Close the Public Hearing

## VI. Public Hearings – continued

5. Consideration & Adoption of **Resolution 2025-12**, Adopting  
FY 2025-2026 Budget

[Exhibit 5](#)  
[Pgs. 54-56](#)

B. FY 2025-2026 O&M Assessments Public Hearing

1. Open the Public Hearing

2. Public Comments

3. Close the Public Hearing

4. Consideration & Adoption of **Resolution 2025-13**, Levying  
Assessments

[Exhibit 6](#)  
[Pgs. 58-88](#)

## VII. Vendor Reports

A. Lifeguard Services Report – Elite Amenities

[Exhibit 7](#)  
[Pg. 90](#)

B. Landscaping Update – Ruppert Landscape

[Exhibit 8](#)  
[Pgs. 92-108](#)

C. Security Report – Tri-County Safety & Security, Inc.

[Exhibit 9](#)  
[Pg. 110](#)

## VIII. Staff Reports

A. District Engineer

[Exhibit 10](#)  
[Pg. 112](#)

1. Requisition Log Break Down

[Exhibit 10A](#)  
[Pg. 114](#)

2. Vendor Pricing & Funds Remaining

[Exhibit 10B](#)  
[Pgs. 116-119](#)

B. District Counsel

C. General Manager’s Report

[Exhibit 11](#)  
[Pgs. 121-122](#)

1. Spartina Grass Replacement (Brookgreen Dr.) - \$6,987.00

[Exhibit 11A](#)  
[Pgs. 124-126](#)

2. Juniper Replacement - \$1,600.00

[Exhibit 11B](#)  
[Pgs. 128-130](#)

3. Spartina Grass Replacement (Thunderbolt Dr.) - \$2,875.00

[Exhibit 11C](#)  
[Pgs. 132-134](#)

4. Spartina Grass Replacement (Johns Landing) - \$4,160.00

[Exhibit 11D](#)  
[Pgs. 136-138](#)

5. Spartina Grass Replacement (Links Dr.) - \$9,235.00

[Exhibit 11E](#)  
[Pgs. 140-142](#)

6. Spartina Grass Replacement (Laurel Oaks Dr.) - \$1,825.00

[Exhibit 11F](#)  
[Pgs. 144-146](#)

7. 250 Ornamental Grass Installation (Splash Park) - \$4,100.00

[Exhibit 11G](#)  
[Pgs. 148-150](#)

8. Spartina Grass Replacement (Greenway Pl.) - \$1,342.00

[Exhibit 11H](#)  
[Pgs. 152-154](#)

9. Village Square Islands 1-9 - \$65,488.00

[Exhibit 11I](#)  
[Pgs. 156-158](#)

D. Amenity Manager’s Report

[Exhibit 12](#)  
[Pgs. 160-161](#)

E. Field Operations Manager’s Report

[Exhibit 13](#)  
[Pgs. 163-165](#)

**VIII. Staff Reports – continued**

- F. District Manager
  - 1. Action Item Report
  - 2. Meeting Matrix

[Exhibit 14](#)  
[Pgs. 167-168](#)  
[Exhibit 15](#)  
[Pgs. 170-173](#)

**IX. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 22, 2025
- B. Consideration for Acceptance – The June 2025 Unaudited Financial Statements
- C. **Consideration for Acceptance – The July 2025 Unaudited Financial Statements**
- D. Ratification of Board’s Approval for District Engineer to Continue to Work With Clay County on Repair in an Amount NTE \$205K—from the 8/13/2025 Emergency Meeting

[Exhibit 16](#)  
[Pgs. 175-179](#)  
[Exhibit 17](#)  
[Pgs. 181-196](#)  
[Exhibit 18](#)  
[Pgs. 198-214](#)

**X. Business Items**

- A. Consideration & Adoption of **Resolution 2025-14**, Approving FY 2025-2026 Meeting Schedule
- B. Consideration of LLS Tax Solutions Inc. Engagement Letter for Series 2021 Budget

[Exhibit 19](#)  
[Pgs. 216-217](#)  
[Exhibit 20](#)  
[Pgs. 219-221](#)

**XI. Discussion Topics**

- A. FY 2026 Performance Standards & Measures
- B. Changing Rooms for Both Pool Areas

[Exhibit 21](#)  
[Pgs. 223-225](#)

**XII. Supervisors’ Requests**

**XIII. Action Items Summary**

**XIV. Next Regular Meeting Agenda Items**

**XV. Next Meeting Quorum Check: September 23, 6:00PM**

Mike Cella	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michelle Szafranski	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Rodney Ashford	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michael Glickman	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Rick Nelson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

**XVI. Adjournment**

# EXHIBIT 1

# FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Fleming Island Plantation Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 26, 2025  
 TIME: 6:00 p.m.  
 LOCATION: Splash Park  
 1510 Calming Water Drive  
 Fleming Island, Florida 32003

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:



**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Clay County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Vesta Property Services, Inc., 250 International Pkwy, Ste. 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [fpcdd.com](http://fpcdd.com). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Village	Operations & Maintenance		
	FY 2026	FY 2025	Percent Change
Lighthouse Apts	\$236.10	\$222.30	6.21%
Autumn Glen	\$885.38	\$833.64	6.21%
Lake Ridge North	\$885.38	\$833.64	6.21%
Carrington Place	\$885.38	\$833.64	6.21%
Amberwood	\$1,180.51	\$1,111.52	6.21%
Lake Ridge South	\$1,180.51	\$1,111.52	6.21%
Woodlands	\$1,180.51	\$1,111.52	6.21%
Fairway Village	\$1,180.51	\$1,111.52	6.21%
Heritage Oaks	\$1,180.51	\$1,111.52	6.21%
Heritage Oaks (Prepaid)	\$1,180.51	\$1,111.52	6.21%
Chatham Village	\$1,180.51	\$1,111.52	6.21%
Chatham Village (Prepaid)	\$1,180.51	\$1,111.52	6.21%
Cypress Glen	\$1,180.51	\$1,111.52	6.21%
Covington	\$1,180.51	\$1,111.52	6.21%
Thornhill	\$1,180.51	\$1,111.52	6.21%
John's Landing	\$1,180.51	\$1,111.52	6.21%
John's Landing (Prepaid)	\$1,180.51	\$1,111.52	6.21%
Southern Links	\$1,180.51	\$1,111.52	6.21%
The Links	\$1,180.51	\$1,111.52	6.21%
River Hills Reserve	\$1,180.51	\$1,111.52	6.21%
Margaret's Walk	\$1,180.51	\$1,111.52	6.21%
Office	\$4,131.78	\$3,890.33	6.21%
Retail	\$8,263.56	\$7,780.66	6.21%
Retail Prepaid	\$8,263.56	\$7,780.66	6.21%
Golf Course	\$5,902.56	\$5,557.62	6.21%

\*Includes collection costs and early payment discounts

## EXHIBIT 2



**Dear Fleming Island Plantation Community Members,**

**8/18/2025**

Please see the below summary of treatments completed to date since our July 11<sup>th</sup> report. The lakes are currently in good condition overall. Our main target has been routine algae blooms from the hot, stormy weather we've received lately. Peak hurricane season is also approaching, so it cannot go without mentioning the importance of keeping the control structures clear to allow for proper drainage. We will continue to be mindful of this as well as proceeding with caution when accessing ponds with soggy easements. Please let us know if there's anything that may require some extra attention and we'll be sure to address it promptly. We greatly appreciate the opportunity to work for you and the Fleming Island Plantation Community.

<b>Zone</b>	<b>Technician</b>	<b>Date</b>	<b>Pond #</b>	<b>Service Provided</b>
--	John Richardson	July 14th	7	Windsor wall pressure washed
3	Luis Gallant	July 24th	33, 43, 54, 55	Algae, Emergent, Underwater
4	Drew Lagenour	July 16th	4, 21, 42, 49	Algae, Emergent, Underwater
6	Jordan Nelson	July 30th	19	Additional Algae Treatment
8	Eric Walker	July 16th	27, 34	Algae
10	Eric Wood	July 22nd	5, 8, 9, 24	Algae
12	Jeremy Mashek	July 2nd	11, 12, 16, 17	Algae, Emergent, Terrestrial*
13	Nicholas Zumwalt	July 28th	10, 13, 15	Algae, Emergent, Terrestrial
14	Brandon Ernst	July 16th	29, 35, 36, 37	Algae, Emergent, Terrestrial
11	Jesse Mason	July 15th	25	Dead fish reported & removed
3	Luis Gallant	Aug. 13th	33, 43, 53, 54	Algae, Emergent, Underwater
5	Alex Kastner	Aug. 11th	38, 39, 40, 41	Algae, Emergent, Terrestrial *
6	Jordan Nelson	Aug. 13th	19, 22, 23, 26	Algae, Emergent, Terrestrial
8	Eric Walker	Aug. 6th	27, 34	Algae, Emergent, Terrestrial
9	Zachary Risher	Aug. 14th	28, 31, 32, 53	Algae, Emergent, Terrestrial
10	Eric Wood	Aug. 4th	5, 8, 9, 24	Algae, Emergent, Terrestrial
12	Jeremy Mashek	Aug. 12th	11, 12, 16, 17	Algae, Emergent, Underwater

\*beneficial bacteria/probiotic applied

**Florida Offices**

Ft. Lauderdale: (954) 565-7488  
 Fort Myers: (239) 693-2270  
 Fort Pierce: (772) 241-5773  
 Jacksonville: (904) 262-5500  
 Orlando: (407) 327-7918

Pensacola: (850) 939-5787  
 Sarasota: (941) 377-0658  
 Tallahassee: (850) 329-2389  
 Tampa: (727) 544-7644

**Georgia Offices**

Savannah: (912) 219-0100

**Ohio Offices**

Columbus: (614) 987-5098  
 Dayton: (937) 433-2942

**South Carolina Offices**

Charleston: (843) 873-1911  
 Greenville: (864) 498-6050  
 Myrtle Beach: (843) 492-4080



### Pond 4



### Pond 7



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### Pond 8



### Pond 10



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### Pond 13



Aug 12, 2025 at 12:50:08 PM  
2079 Belle Grove Trace  
Fleming Island FL 32003  
United States

### Pond 19



Aug 12, 2025 at 12:09:59 PM  
2260 Town Center Blvd  
Fleming Island FL 32003  
United States  
The Golf Club at Fleming Island

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### Pond 21



Aug 12, 2025 at 12:18:30 PM  
2260 Town Center Blvd  
Fleming Island FL 32003  
United States

### Pond 22



Aug 12, 2025 at 12:15:52 PM  
2260 Town Center Blvd  
Fleming Island FL 32003  
United States  
The Golf Club at Fleming Island

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### Pond 23



### Pond 24



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### Pond 25



### Pond 34



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**The Lake Doctors, Inc.**  
Aquatic Management Services®

**Corporate Office**  
4651 Salisbury Rd, Suite 155  
Jacksonville, FL 32256  
(904) 431-3914

## Pond 52



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# EXHIBIT 3

# **FLEMING ISLAND PLANTATION**

**Community Development District**

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

**Approved Tentative Budget 5.27.25 Meeting**

Prepared by:



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Series 2021

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# **Fleming Island Plantation**

Community Development District

## **Operating Budget**

Fiscal Year 2026

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2023	FY 2024	BUDGET	THRU	April-	PROJECTED		BUDGET
			FY 2025	3/31/2025	9/30/2025	FY 2025	Budget	FY 2026
<b>REVENUES</b>								
Interest - Investments	82567	169,618	\$ 60,000	\$ 87,658	\$ -	\$ 87,658	46%	\$ 75,000
Room Rentals	7380	8163	7,000	5,019	\$ 5,130	\$ 10,149	45%	8,000
Swimming Program Fees	589	751	1,000	-	\$ 1,000	\$ 1,000	0%	1,000
Tennis Membership	5600	2400	2,000	2,700	\$ -	\$ 2,700	35%	2,500
Court Program Fees	378	\$-	200	-	\$ 200	\$ 200	0%	500
Special Events	6391	3797	5,000	6,838	\$ -	\$ 6,838	37%	6,500
Special Assmnts- Tax Collector	3,132,082	3,236,564	3,330,990	3,156,308	\$ 174,682	\$ 3,330,990	0%	3,537,728
Special Assmnts- Discounts	-116,243	-118,086	(133,240)	(124,226)	\$ -	\$ (124,226)	-7%	(141,509)
Other Miscellaneous Revenues	2554	1788	3,000	-	\$ 3,000	\$ 3,000	0%	2,250
Access Cards	6719	6085	6,000	3,270	\$ 2,730	\$ 6,000	0%	7,000
Insurance Reimbursements	5088	6000	-	6,438	\$ -	\$ 6,438	0%	-
<b>TOTAL REVENUES</b>	<b>3,133,105</b>	<b>3,317,080</b>	<b>3,281,950</b>	<b>3,144,005</b>	<b>186,742</b>	<b>3,330,747</b>		<b>3,498,969</b>

**EXPENDITURES**

*Administrative*

P/R-Board of Supervisors	13,000	13,000	16,000	6,800	9,200	16,000	0%	16,000
FICA Taxes	995	995	1,224	520	531	1,051	-14%	1,224
ProfServ-Arbitrage Rebate	1,800	600	600	-	600	600	0%	600
ProfServ-Dissemination Agent	1,000	1,200	1,200	-	1,200	1,200	0%	1,200
ProfServ-Engineering	17,228	42,949	30,000	15,385	14,615	30,000	0%	30,000
ProfServ-Legal Services	44,303	46,253	45,000	14,707	30,293	45,000	0%	45,000
ProfServ-Mgmt Consulting Serv	59,941	62,339	62,339	31,170	31,169	62,339	0%	62,339
ProfServ-Other Legal Settlements	-	37,000	-	-	-	-	0%	-
ProfServ-Special Assessment	9,000	9,360	9,360	9,360	-	9,360	0%	9,360
ProfServ-Trustee Fees	4,000	4,000	4,000	-	4,000	4,000	0%	4,000
Auditing Services	3,900	4,000	4,100	3,000	1,100	4,100	0%	4,100
Postage and Freight	754	2,078	3,400	326	333	659	-81%	3,600
Insurance - General Liability	35,482	50,752	55,556	52,925	2,631	55,556	0%	60,000
Printing and Binding	236	1,204	500	47	48	95	-81%	250
Legal Advertising	1,569	1,748	3,000	400	409	809	-73%	3,200
Misc-Assessmnt Collection Cost	60,314	62,370	66,620	60,642	5,978	66,620	0%	67,000

**FLEMING ISLAND PLANTATION**

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2023	FY 2024	BUDGET	THRU	April-	PROJECTED		BUDGET
			FY 2025	3/31/2025	9/30/2025	FY 2025	Budget	FY 2026
Misc-Credit Card Fees	740	615	500	541	-	541	8%	600
Misc-Contingency	5,953	3,102	5,000	1,568	3,432	5,000	0%	5,000
Admin-Scholarships	600	-	-	-	-	-	0%	-
Office Supplies	-	141	200	174	178	352	76%	300
Annual District Filing Fee	175	175	175	175	-	175	0%	175
<b>Total Administrative</b>	<b>260,990</b>	<b>343,881</b>	<b>308,774</b>	<b>197,740</b>	<b>105,717</b>	<b>303,457</b>		<b>313,948</b>
<b>Field</b>								
ProfServ-Field Management (Vesta)	656,897	759,922	793,842	341,832	452,010	793,842	0%	831,769
ProfServ-Web Site Development	1,835	1,800	1,800	1,800	-	1,800	0%	2,000
Contracts-Lifeguard Services	219,345	247,855	272,000	18,158	253,842	272,000	0%	280,000
Contracts-Janitorial Services	28,924	30,742	33,000	14,783	18,217	33,000	0%	35,000
Contracts-Security Services	53,414	56,897	57,750	23,744	34,006	57,750	0%	60,000
Contracts-Landscape	653,553	658,400	678,150	329,200	348,950	678,150	0%	758,577
Electricity - General	75,852	73,318	78,000	41,082	41,990	83,072	7%	85,000
Utility - Water	88,375	114,327	86,000	36,464	37,270	73,734	-14%	86,000
R&M-Aquascaping	59,700	68,475	66,214	30,875	31,557	62,432	-6%	66,500
R&M-Common Area	63,025	40,134	34,000	21,119	21,586	42,705	26%	40,000
R&M-Electrical	28,693	31,996	30,000	15,410	15,751	31,161	4%	35,000
R&M-Other Landscape	83,508	122,196	90,000	26,698	27,288	53,986	-40%	90,000
R&M-Irrigation	46,851	28,058	32,000	10,886	11,127	22,013	-31%	36,000
Misc-Holiday Decor	2,670	4,621	10,000	10,627	10,862	21,489	115%	12,000
Op Supplies - General	17,387	16,972	15,000	5,406	15,000	15,000	0%	15,000
<b>Total Field</b>	<b>2,119,254</b>	<b>2,270,211</b>	<b>2,277,756</b>	<b>928,084</b>	<b>1,319,455</b>	<b>2,242,133</b>		<b>2,432,846</b>
<b>Parks and Recreation - Amenity Center</b>								
Communication - Teleph - Field	11,949	12,050	12,253	5,870	6,383	12,253	0%	12,500
Postage and Freight	36	57	-	-	-	-	0%	-
Internet & WiFi -Gazebo	1,560	1,479	1,580	1,073	507	1,580	0%	1,600
Electricity - General	33,933	32,094	34,000	17,034	16,966	34,000	0%	36,000
Utility - Refuse Removal	4,084	5,840	5,500	3,060	2,440	5,500	0%	5,500
Utility - Water & Sewer	30,999	38,712	30,000	11,637	18,363	30,000	0%	28,000
Lease - Copier	7,597	8,312	8,000	5,588	2,412	8,000	0%	10,000
R&M-Air Conditioning	6,621	3,247	2,250	2,517	2,573	5,090	126%	3,500
R&M-Fire Supression System	483	508	500	-	-	-	-100%	700
R&M-Grounds	18,505	11,787	16,000	443	453	896	-94%	16,000

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU 3/31/2025	April- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
R&M-Pest Control	689	758	660	407	416	823	25%	1,000
R&M-Tennis Courts	17,322	5,567	6,500	9,863	10,081	19,944	207%	24,000
R&M-Pickball Court	-	-			-	-	0%	1,000
Misc-Event Expense	38,256	45,276	38,000	25,660	12,340	38,000	0%	40,000
Misc-Termite Bond	713	784	684	421	263	684	0%	750
Misc-Licenses & Permits	775	775	700	-	700	700	0%	700
Misc-Amenity Center Equipment	618	7,120	5,000	3,536	1,464	5,000	0%	5,000
Misc-Contingency	5,420	17,297	10,000	3,580	6,420	10,000	0%	10,000
Office Supplies	8,077	5,124	4,500	1,723	1,761	3,484	-23%	4,000
Cleaning Supplies	758	559	2,000	26	27	53	-97%	1,000
Op Supplies - General	7,210	5,692	7,000	3,686	3,767	7,453	6%	7,000
Op Supplies - Pool Chemicals	24,350	27,013	22,000	10,805	11,044	21,849	-1%	33,000
Op Supplies-Pool and Splash Pad	4,283	2,905	4,000	2,035	2,080	4,115	3%	5,000
Subscriptions and Memberships	2,946	6,026	2,100	971	1,129	2,100	0%	2,500
Capital outlay					-	-	0%	
<b>Total Parks &amp; Rec - Amenity Center</b>	<b>227,184</b>	<b>238,982</b>	<b>213,227</b>	<b>109,935</b>	<b>101,588</b>	<b>211,523</b>		<b>248,750</b>
<b>Community Center - Splash Park</b>								
Communication - Teleph - Field	5,432	6,377	6,384	3,224	3,163	6,387	0%	6,500
Electricity - General	21,329	20,484	20,000	9,172	10,828	20,000	0%	22,000
Utility - Refuse Removal	3,175	3,575	4,320	1,883	2,437	4,320	0%	4,400

**FLEMING ISLAND PLANTATION**

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU 3/31/2025	April- 9/30/2025	PROJECTED FY 2025	Budget	BUDGET FY 2026
Utility - Water & Sewer	71,980	19,004	26,100	8,646	17,454	26,100	0%	20,000
R&M-Air Conditioning	428	108	1,000	807	825	1,632	63%	1,000
R&M-Fire Supression System	918	1,447	1,400	-	-	-	-100%	1,500
R&M-Grounds	8,312	16,144	10,000	495	506	1,001	-90%	10,000
R&M-Pest Control	374	500	466	269	275	544	17%	650
R&M- Outdoor/Fitness	-	-	-	-	-	-	0%	2,000
Misc-Rec Center Equipment	2,822	1,103	2,500	641	655	1,296	-48%	2,000
Misc-Termite Bond	265	292	375	300	75	375	0%	375
Misc-Licenses & Permits	475	475	500	-	500	500	0%	500
Misc-Contingency	5,624	4,119	8,500	5,062	3,438	8,500	0%	8,500
Office Supplies	251	420	500	-	-	-	-100%	500
Cleaning Supplies	921	279	2,000	51	52	103	-95%	1,000
Op Supplies - General	498	2,148	2,650	812	830	1,642	-38%	2,000
Op Supplies - Pool Chemicals	25,715	25,854	20,000	11,011	11,254	22,265	11%	33,000
Op Supplies-Pool and Wading Pool	1,090	1,545	3,000	989	1,011	2,000	-33%	2,500
<b>Total Comm Center - Splash Park</b>	<b>149,609</b>	<b>103,874</b>	<b>109,695</b>	<b>43,362</b>	<b>53,302</b>	<b>96,664</b>		<b>118,425</b>
<b>TOTAL EXPENDITURES</b>	<b>2,757,037</b>	<b>2,956,948</b>	<b>2,909,452</b>	<b>1,279,121</b>	<b>1,580,063</b>	<b>2,853,778</b>	<b>-</b>	<b>3,113,969</b>
<b>Reserves</b>								
Reserve - CDD Amenity	80,176	41,599	322,498	185,135	137,363	322,498	0%	325,000
Reserves-Splash Park	39,657	36,990	50,000	-	50,000	50,000	0%	60,000
<b>Total Reserves</b>	<b>119,833</b>	<b>78,589</b>	<b>372,498</b>	<b>185,135</b>	<b>187,363</b>	<b>372,498</b>		<b>385,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>2,876,870</b>	<b>3,035,537</b>	<b>3,281,950</b>	<b>1,464,256</b>	<b>1,767,426</b>	<b>3,226,276</b>		<b>3,498,969</b>
Excess (deficiency) of revenues								
Over (under) expenditures	256,235	281,543	0	1,679,749	(1,580,684)	104,471		-
Net change in fund balance	256,235	281,543	0	1,679,749	(1,580,684)	104,471		-
<b>FUND BALANCE, BEGINNING</b>	1,726,888	1,983,123	1,887,622	1,887,622	-	1,887,622		1,992,093
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,983,123</b>	<b>\$ 2,264,666</b>	<b>\$ 1,887,622</b>	<b>\$ 3,567,371</b>	<b>\$ (1,580,684)</b>	<b>\$ 1,992,093</b>		<b>\$ 1,992,093</b>

**Exhibit "A"**

Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 1,992,093
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	385,000
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>2,377,093</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Prepaid Items	19,982
Deposits	10,397
Subtotal	<u>30,379</u>

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	557,325 <sup>(1)</sup>
Reserves - Entry Features	166,636
Reserves - Park	143,744
Reserves - Recreational Facilities	547,195
Reserves - Misc. Site Improvement	272,140
Reserves - Signage	221,332
Reserves - 2026	385,000
Subtotal	<u>2,293,372</u>

<b>Total Allocation of Available Funds</b>	<b>2,323,751</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 53,342</b>
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**Notes**

(1) Represents approximately 2 months of operating expenditures.

**Budget Narrative**  
Fiscal Year 2026

**REVENUE**

**Interest - Investments**

The District earns interest on their operating accounts and other investments.

**Room Rentals**

The District receives revenue from the rental of the Amenity Center and Splash Park facilities.

**Swimming Program Fees**

The District receives revenue from swim team, swimming lessons, and water aerobics class commissions.

**Tennis Membership**

This is revenue collected from tennis memberships.

**Tennis Program Fees**

This is revenue collected from the one contracted vendor, Jack Raftery, for use of the tennis courts for lessons and camps.

**Special Events**

Revenue collected for special events, ticket sales and participation charges.

**Special Assessment - Tax Collector**

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures.

**Special Assessment - Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budget is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues**

The District receives income from the Food and Beverage lease at the Splash Park as well as other miscellaneous revenues, including Pool Contamination Fees, reimbursements for property damages, and sales of FIP merchandise.

**Access Cards**

Revenue collected for replacement access cards, house guest passes, nanny passes and additional splash passes.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Administrative**

**P/R - Board of Supervisors**

Chapter 190, Florida Statutes, allows for members of the Board of Supervisors to be compensated \$200 per meeting which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all the scheduled monthly meetings, as well as four (4) workshops.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services - Arbitrage Rebate**

The District contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on the Series 2021 Special Assessment Bonds. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Professional Services - Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues.

**Professional Services - Engineering**

The District's engineer, Prosser, Inc., provides general engineering services to the District, including attendance and preparation for board meetings, annual review of District facilities, and other specifically requested assignments.

**Professional Services - Legal Services**

The District's legal counsel, Kutak Rock, provides general legal services to the District, including attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Professional Services - Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. This includes IT charges to process all of the district's financial activities, i.e. accounts payable, financial statements, budgets, etc.

**Budget Narrative**  
Fiscal Year 2026

EXPENDITURES

**Administrative** (continued)

**Professional Services - Special Assessment**

Inframark fees to prepare the District's Special Assessment Roll and maintain the lien books.

**Professional Services - Trustee Fees**

The District pays Hancock Whitney Corporate Trust an annual fee for trustee services on the Series 2021 Special Assessment Bonds.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm.

**Postage & Freight**

Postage and/or freight used for District mailings including agenda packages, required mailed notices, vendor checks and other correspondence.

**Insurance - General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Government Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies. The budgeted amount anticipates an estimated 10% increase.

**Printing & Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation.

**Misc. - Assessment Collection Cost**

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2026 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Administrative** (continued)

**Misc-Credit Card Fees**

Merchant services fees for accepting credit and debit card payments.

**Misc. - Contingency**

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

**Office Supplies**

Supplies used in the preparation of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Florida Department of Economic Opportunity.

**Field**

**Professional Services - Field Management**

The District has entered into a contract with Vesta Property Services to oversee the day-to-day operations and maintenance of the amenities and common grounds.

**Professional Services - Web Site Development**

This represents costs for the community website construction and maintenance as now required by Florida Statutes.

**Contracts - Lifeguard Services**

These services are provided through a contracted service agreement with Elite Amenities NE Florida, LLC.

**Contracts - Janitorial Services**

The District has a contract with Citywide Facility Solutions for the cleaning of the Amenity Center building, pool bathrooms and the bathroom facility located at Village Square.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

[Field](#) (continued)

**Contracts - Security Services**

Security within the District is provided through a contracted service agreement with Tri-County Safety and Security.

**Contracts - Landscape**

The District contractor, Tree Amigos Outdoor Services, is to provide routine maintenance services for all of the common areas which includes mowing, trimming, fertilization and insect control for sod, shrubs and annuals, pruning of shrubs, trimming of all trees, monthly inspection of irrigation system, and installing holiday decorations at entrances. Rotation of annuals is done 4 times per year and is included in this expense.

**Electricity - General**

This represents the estimated cost for electricity of the various subdivision entrances and common grounds within the District.

**Utility - Water**

This represents the estimated cost for irrigation of the various subdivision entrances, fountains etc. and also include common grounds within the District.

**R&M - Aquascaping**

The District has a contract with The Lake Doctors, Inc to maintain the ponds located within the District. The contract includes aquatic weed control and water chemistry testing required by FEC plant management program.

**R&M - Common Area**

The cost of any maintenance expenditures that are incurred such as painting, pressure washing, repairs, etc.

**R&M - Electrical**

Electrical repairs throughout the community.

**R&M - Other Landscape**

This line item includes landscape replacement costs, tree removal, landscape enhancements and special projects as approved by the Board.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

Field (continued)

R&M - Irrigation

Repairs of the irrigation system throughout the Community and tennis court irrigation repairs & maintenance.

Miscellaneous - Holiday Decor

Represents purchasing, installation of holiday decorations within the District.

Op Supplies - General

Represents any minor expenditure for materials the District may need to operate including gas for maintenance equipment and carts.

Parks and Recreation – Amenity Center

Communication - Telephone - Field

Includes monthly service fee for telephone services, cable, and internet access. Includes the Amenity Center office and pool.

Internet & WiFi - Gazebo

Phone & internet expenditures at the Gazebo for access card function.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Refuse Removal

Contract for garbage dumpster service is with GFL Environmental.

Utility - Water & Sewer

Expense for water, sewer and irrigation services for the Amenity Center, Pools, Tennis Courts, and bathrooms.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

Parks and Recreation – Amenity Center (continued)

Lease - Copier

Lease of copier from De Lage Landen Financial Services, Inc. as well as service calls and repairs.

R&M - Air Conditioning

Preventative maintenance service and repairs.

R&M - Fire Suppression System

Yearly inspection of the fire extinguishers.

R&M - Grounds

The cost of any repair and maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage, etc.

R&M - Pest Control

The District currently has a contract with Home Team Services.

R&M - Tennis Courts

Top dressing clay, windscreens, replacement parts and equipment.

Miscellaneous - Event Expense

Monthly expenditures for District events and holiday parties.

Miscellaneous - Termite Bond

The District currently has a contract with Home Team Services.

Miscellaneous - Licenses & Permits

County Health Department pool operating permits.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

Parks and Recreation – Amenity Center (continued)

Miscellaneous – Amenity Center Equipment

Cost associated with purchasing and replacing equipment and/or parts. Includes ID card system, computers, and water fountain.

Miscellaneous - Contingency

This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Office Supplies

Paper, printer cartridges, pens and miscellaneous office supplies for the Amenity Center office.

Cleaning Supplies

Supplies used to clean the Amenity Center equipment, building, etc.

Op Supplies - General

Represents any minor expenditures the District may incur during the Fiscal Year.

Op Supplies - Pool Chemicals

The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes the provision of aquatic chemical controllers and water chemistry testing equipment and additional chemicals as needed.

Op Supplies - Pool and Splash Pad

Cost associated with purchasing and replacing equipment and/or parts.

Subscriptions and Memberships

Cost of local newspapers, magazines, recreational subscriptions as well as music licensing and software subscriptions.

Capital Outlay

Cost of projects that are investments in capital improvements and/or equipment that have an estimated useful life in excess of two years.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

Community Center - Splash Park

Communication - Telephone - Field

Includes monthly service fee for telephone services, cable, and internet access.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Refuse Removal

Contract for garbage dumpster services.

Utility - Water & Sewer

Expense for water, sewer, and irrigation services for the Splash Park facility.

R&M - Air Conditioning

Preventative maintenance services & repairs.

R&M - Fire Suppression System

Yearly inspection of the fire extinguishers.

R&M - Grounds

The cost of any maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage etc.

R&M - Pest Control

The District currently has a contract with Home Team Services.

Miscellaneous - Rec. Center Equipment

Cost associated with purchasing and replacing equipment and/ or their parts.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

Community Center - Splash Park (continued)

Miscellaneous - Termite Bond

The District currently has an annual contract with Turner Pest Control.

Miscellaneous - Licenses & Permits

County Health Department pool operating permits.

Miscellaneous - Contingency

This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Office Supplies

Paper, printer cartridges, pens and miscellaneous office supplies for the Splash Park.

Cleaning Supplies

Supplies used to clean the Splash Park facility

Op Supplies - General

Represents any minor expenditures the District may incur during the Fiscal Year.

Op Supplies - Pool Chemicals

The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes the provision of aquatic chemical controllers and water chemistry testing equipment and additional chemicals as needed.

Op Supplies - Pool and Wading Pool

Cost associated with purchasing and replacing equipment and/or their parts.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

Reserves

Reserves – CDD Amenity

These are funds set aside for repair and replacement of capital items throughout the community.

Reserves – Splash Park

These are funds set aside for repair and replacement of capital items at the Splash Park facility and grounds.

**Fleming Island Plantation**

Community Development District

**Debt Service Budget**

Fiscal Year 2026

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2025	3/31/2025	9/30/2025	FY 2025	FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ 11,065	\$ 1,600	\$ 12,665	\$ -
Special Assmnts- Tax Collector	1,797,727	1,702,839	95,534	1,798,373	1,797,081
Special Assmnts- Prepayment	-	-	-	-	-
Special Assmnts- Discounts	(71,909)	(67,021)		(67,021)	(71,883)
<b>TOTAL REVENUES</b>	<b>1,725,818</b>	<b>1,646,883</b>	<b>97,134</b>	<b>1,744,017</b>	<b>1,725,197</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	35,955	32,716	1,911	34,627	35,942
<b>Total Administrative</b>	<b>35,955</b>	<b>32,716</b>	<b>1,911</b>	<b>34,627</b>	<b>35,942</b>
<i>Debt Service</i>					
Principal Debt Retirement	1,515,000	-	-	-	1,545,000
Principal Prepayments	-	5,000	-	5,000	-
Interest Expense	195,300	96,906	-	96,906	168,788
<b>Total Debt Service</b>	<b>1,710,300</b>	<b>101,906</b>	<b>-</b>	<b>101,906</b>	<b>1,713,788</b>
<b>TOTAL EXPENDITURES</b>	<b>1,746,255</b>	<b>134,622</b>	<b>1,911</b>	<b>136,533</b>	<b>1,749,729</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(20,437)	1,610,190	95,223	1,607,484	(24,532)
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(20,437)	-	-	-	(24,532)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(20,437)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(24,532)</b>
Net change in fund balance	(20,437)	1,512,261	95,223	1,607,484	(24,532)
<b>FUND BALANCE, BEGINNING</b>	<b>265,901</b>	<b>265,901</b>	<b>-</b>	<b>265,901</b>	<b>1,873,385</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 245,464</b>	<b>\$ 1,778,162</b>	<b>\$ 95,223</b>	<b>\$ 1,873,385</b>	<b>\$ 1,848,854</b>

**FLEMING ISLAND PLANTATION**

Community Development District

Series 2021 Debt Service

Amortization Schedule  
Special Assessment Revenue and Refunding Bond, Series 2021

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	11,160,000			97,650.00	97,650.00	
5/1/2025	11,160,000	1,515,000	1.750%	97,650.00	1,612,650.00	1,710,300
11/1/2025	9,645,000			84,393.75	84,393.75	
5/1/2026	9,645,000	1,545,000	1.750%	84,393.75	1,629,393.75	1,713,788
11/1/2026	8,100,000			70,875.00	70,875.00	
5/1/2027	8,100,000	1,570,000	1.750%	70,875.00	1,640,875.00	1,711,750
11/1/2027	6,530,000			57,137.50	57,137.50	
5/1/2028	6,530,000	1,600,000	1.750%	57,137.50	1,657,137.50	1,714,275
11/1/2028	4,930,000			43,137.50	43,137.50	
5/1/2029	4,930,000	1,625,000	1.750%	43,137.50	1,668,137.50	1,711,275
11/1/2029	3,305,000			28,918.75	28,918.75	
5/1/2030	3,305,000	1,655,000	1.750%	28,918.75	1,683,918.75	1,712,838
11/1/2030	1,650,000			14,437.50	14,437.50	
5/1/2031	1,650,000	1,650,000	1.750%	14,437.50	1,664,437.50	1,678,875
<b>Totals</b>		<b>\$11,160,000</b>		<b>\$793,100</b>	<b>\$11,953,100</b>	<b>\$11,953,100</b>

**Budget Narrative**  
Fiscal Year 2026

**REVENUES**

**Interest - Investments**

The District earns interest income on their trust accounts with Hancock Whitney Bank.

**Special Assessment - Tax Collector**

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

**Special Assessment - Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non - Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Misc. - Assessment Collection Costs**

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2026 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

**Budget Narrative**  
Fiscal Year 2026

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

The District pays regular principal payments annually to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice during the year.

**Professional Services - Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

# **Fleming Island Plantation**

Community Development District

## **Supporting Budget Schedule**

Fiscal Year 2026

**FLEMING ISLAND PLANTATION**

Community Development District

All Funds

**Comparison of Assessment Rates  
Fiscal Year 2026 vs. Fiscal Year 2025**

Village	Operations & Maintenance			Series 2021 Debt Service			Total Assessments per Unit				Total Assessable Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
Lighthouse Apts	\$236.10	\$222.30	6.21%	\$129.23	\$129.23	0.00%	\$365.33	\$351.53	\$13.80	3.93%	501.00
Autumn Glen	\$885.38	\$833.64	6.21%	\$323.07	\$323.07	0.00%	\$1,208.45	\$1,156.71	\$51.74	4.47%	220.00
Lake Ridge North	\$885.38	\$833.64	6.21%	\$323.07	\$323.07	0.00%	\$1,208.45	\$1,156.71	\$51.74	4.47%	339.00
Carrington Place	\$885.38	\$833.64	6.21%	\$323.07	\$323.07	0.00%	\$1,208.45	\$1,156.71	\$51.74	4.47%	96.00
Amberwood	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	58.00
Lake Ridge South	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	104.00
Woodlands	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	218.00
Fairway Village	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	75.00
Heritage Oaks	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	52.00
Heritage Oaks (Prepaid)	\$1,180.51	\$1,111.52	6.21%	\$82.33	\$82.33	0.00%	\$1,262.83	\$1,193.85	\$68.99	5.78%	1.00
Chatham Village	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	160.00
Chatham Village (Prepaid)	\$1,180.51	\$1,111.52	6.21%	\$82.33	\$82.33	0.00%	\$1,262.83	\$1,193.85	\$68.99	5.78%	1.00
Cypress Glen	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	176.00
Covington	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	59.00
Thornhill	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	130.00
John's Landing	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	47.00
John's Landing (Prepaid)	\$1,180.51	\$1,111.52	6.21%	\$82.33	\$82.33	0.00%	\$1,262.83	\$1,193.85	\$68.99	5.78%	2.00
Southern Links	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	116.00
The Links	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	146.00
River Hills Reserve	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	99.00
Margaret's Walk	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	180.00
Office	\$4,131.78	\$3,890.33	6.21%	\$2,261.47	\$2,261.47	0.00%	\$6,393.25	\$6,151.80	\$241.45	3.92%	58.49
Retail	\$8,263.56	\$7,780.66	6.21%	\$4,522.94	\$4,522.94	0.00%	\$12,786.52	\$12,303.60	\$482.91	3.92%	76.36
Retail Prepaid	\$8,263.56	\$7,780.66	6.21%	\$576.28	\$576.28	0.00%	\$8,839.85	\$8,356.94	\$482.91	5.78%	5.30
Golf Course	\$5,902.56	\$5,557.62	6.21%	\$3,230.67	\$3,230.67	0.00%	\$9,133.23	\$8,788.29	\$344.94	3.92%	1.00
											<b>2,921.15</b>

# EXHIBIT 4

**FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2023 ACTUALS</b>	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25-FY26</b>
<b>1 REVENUES</b>					
2 SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 3,132,082	\$ 3,236,564	\$ 3,330,990	\$ 3,537,728	\$ 206,738
3 SPECIAL ASSESSMENTS - DISCOUNTS	(116,243)	(118,086)	(133,240)	(141,509)	(8,269)
4 INTEREST - INVESTMENTS	82,567	169,618	60,000	75,000	15,000
5 ROOM RENTALS	7,380	8,163	7,000	8,000	1,000
6 SWIMMING PROGRAM FEES	589	751	1,000	1,000	-
7 TENNIS MEMBERSHIP	5,600	2,400	2,000	2,500	500
8 COURT PROGRAM FEES	378	-	200	500	300
9 SPECIAL EVENTS	6,391	3,797	5,000	6,500	1,500
10 OTHER MISCELLANEOUS REVENUES	2,554	1,788	3,000	2,250	(750)
11 ACCESS CARDS	6,719	6,085	6,000	7,000	1,000
12 INSURANCE REIMBURSEMENTS	5,088	6,000	-	-	-
<b>13 TOTAL REVENUES</b>	<b>3,133,105</b>	<b>3,317,080</b>	<b>3,281,950</b>	<b>3,498,969</b>	<b>217,019</b>
<b>14 EXPENDITURES</b>					
<b>15 ADMINISTRATIVE</b>					
16 P/R-BOARD OF SUPERVISORS	13,000	13,000	16,000	16,000	-
17 FICA TAXES	995	995	1,224	1,224	-
18 PROFSERV-ARBITRAGE REBATE	1,800	600	600	600	-
19 PROFSERV-DISSEMINATION AGENT	1,000	1,200	1,200	1,200	-
20 PROFSERV-ENGINEERING	17,228	42,949	30,000	30,000	-
21 PROFSERV-LEGAL SERVICES	44,303	46,253	45,000	45,000	-
22 PROFSERV-MGMT CONSULTING SERVICES	59,941	62,339	62,339	62,339	-
23 PROFSERV-OTHER LEGAL SETTLEMENTS	-	37,000	-	-	-
24 PROFSERV-SPECIAL ASSESSMENT	9,000	9,360	9,360	9,360	-
25 PROFSERV-TRUSTEE FEES	4,000	4,000	4,000	4,000	-
26 AUDITING SERVICES	3,900	4,000	4,100	4,100	-
27 POSTAGE AND FREIGHT	754	2,078	3,400	3,600	200
28 INSURANCE-GENERAL LIABILITY	35,482	50,752	55,556	60,000	4,444

**FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2023 ACTUALS</b>	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25-FY26</b>
29 PRINTING AND BINDING	236	1,204	500	250	(250)
30 LEGAL ADVERTISING	1,569	1,748	3,000	3,200	200
31 MISC-ASSESSMENT COLLECTION COST	60,314	62,370	66,620	67,000	380
32 MISC-CREDIT CARD FEES	740	615	500	600	100
33 MISC-CONTINGENCY	5,953	3,102	5,000	5,000	-
34 ADMIN-SCHOLARSHIPS	600	-	-	-	-
35 OFFICE SUPPLIES	-	141	200	300	100
36 ANNUAL DISTRICT FILING FEE	175	175	175	175	-
37 <b>TOTAL ADMINISTRATIVE</b>	<b>260,990</b>	<b>343,881</b>	<b>308,774</b>	<b>313,948</b>	<b>5,174</b>
38					
39 <b>FIELD</b>					
40 PROFSERV-FIELD MANAGEMENT (VESTA)	656,897	759,922	793,842	831,769	37,927
41 PROFSERV-WEB SITE DEVELOPMENT	1,835	1,800	1,800	2,000	200
42 CONTRACTS-LIFEGUARD SERVICES	219,345	247,855	272,000	280,000	8,000
43 CONTRACTS-JANITORIAL SERVICES	28,924	30,742	33,000	35,000	2,000
44 CONTRACTS-SECURITY SERVICES	53,414	56,897	57,750	60,000	2,250
45 CONTRACTS-LANDSCAPE	653,553	658,400	678,150	688,577	10,427
46 ELECTRICITY - GENERAL	75,852	73,318	78,000	85,000	7,000
47 UTILITY - WATER	88,375	114,327	86,000	86,000	-
48 R&M - AQUASCAPING	59,700	68,475	66,214	66,500	286
49 R&M - COMMON AREA	63,025	40,134	34,000	40,000	6,000
50 R&M - ELECTRICAL	28,693	31,996	30,000	35,000	5,000
51 R&M - OTHER LANDSCAPE	83,508	122,196	90,000	160,000	70,000
52 R&M - IRRIGATION	46,851	28,058	32,000	36,000	4,000
53 MISC - HOLIDAY DÉCOR	2,670	4,621	10,000	12,000	2,000
54 OP SUPPLIES - GENERAL	17,387	16,972	15,000	15,000	-
55 <b>TOTAL FIELD</b>	<b>2,119,254</b>	<b>2,270,211</b>	<b>2,277,756</b>	<b>2,432,846</b>	<b>155,090</b>

**FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2023 ACTUALS</b>	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25-FY26</b>
56 <b>PARKS &amp; RECREATION - AMENITY CENTER</b>					
57 COMMUNICATION - TELEPH - FIELD	11,949	12,050	12,253	12,500	247
58 POSTAGE AND FREIGHT	36	57	-	-	-
59 INTERNET & WIFI - GAZEBO	1,560	1,479	1,580	1,600	20
60 ELECTRICITY - GENERAL	33,933	32,094	34,000	36,000	2,000
61 UTILITY - REFUSE REMOVAL	4,084	5,840	5,500	5,500	-
62 UTILITY - WATER & SEWER	30,999	38,712	30,000	28,000	(2,000)
63 LEASE - COPIER	7,597	8,312	8,000	10,000	2,000
64 R&M - AIR CONDITIONING	6,621	3,247	2,250	3,500	1,250
65 R&M - FIRE SUPPRESSION SYSTEM	483	508	500	700	200
66 R&M - GROUNDS	18,505	11,787	16,000	16,000	-
67 R&M - PEST CONTROL	689	758	660	1,000	340
68 R&M - TENNIS COURTS	17,322	5,567	6,500	24,000	17,500
69 R&M - PICKLEBALL COURT	-	-	-	1,000	1,000
70 MISC - EVENT EXPENSE	38,256	45,276	38,000	40,000	2,000
71 MISC - TERMITE BOND	713	784	684	750	66
72 MISC - LICENSES & PERMITS	775	775	700	700	-
73 MISC - AMENITY CENTER EQUIPMENT	618	7,120	5,000	5,000	-
74 MISC - CONTINGENCY	5,420	17,297	10,000	10,000	-
75 OFFICE SUPPLIES	8,077	5,124	4,500	4,000	(500)
76 CLEANING SUPPLIES	758	559	2,000	1,000	(1,000)
77 OP SUPPLIES - GENERAL	7,210	5,692	7,000	7,000	-
78 OP SUPPLIES - POOL CHEMICALS	24,350	27,013	22,000	33,000	11,000
79 OP SUPPLIES - POOL & SPLASH PAD	4,283	2,905	4,000	5,000	1,000
80 SUBSCRIPTIONS & MEMBERSHIPS	2,946	6,026	2,100	2,500	400
81 CAPITAL OUTLAY	-	-	-	-	-
82 <b>TOTAL PARKS &amp; RECREATION - AMENITY CENTER</b>	<b>227,184</b>	<b>238,982</b>	<b>213,227</b>	<b>248,750</b>	<b>35,523</b>

**FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2023 ACTUALS</b>	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25-FY26</b>
83 <b>COMMUNITY CENTER - SPLASH PARK</b>					
84 COMMUNICATION - TELEPH - FIELD	5,432	6,377	6,384	6,500	116
85 ELECTRICITY - GENERAL	21,329	20,484	20,000	22,000	2,000
86 UTILITY - REFUSE REMOVAL	3,175	3,575	4,320	4,400	80
87 UTILITY - WATER & SEWER	71,980	19,004	26,100	20,000	(6,100)
88 R&M - AIR CONDITIONING	428	108	1,000	1,000	-
89 R&M - FIRE SUPPRESSION SYSTEM	918	1,447	1,400	1,500	100
90 R&M - GROUNDS	8,312	16,144	10,000	10,000	-
91 R&M - PEST CONTROL	374	500	466	650	184
92 R&M - OUTDOOR/FITNESS	-	-	-	2,000	2,000
93 MISC - REC CENTER EQUIPMENT	2,822	1,103	2,500	2,000	(500)
94 MISC - TERMITE BOND	265	292	375	375	-
95 MISC - LICENSES & PERMITS	475	475	500	500	-
96 MISC - CONTINGENCY	5,624	4,119	8,500	8,500	-
97 OFFICE SUPPLIES	251	420	500	500	-
98 CLEANING SUPPLIES	921	279	2,000	1,000	(1,000)
99 OP SUPPLIES - GENERAL	498	2,148	2,650	2,000	(650)
100 OP SUPPLIES - POOL CHEMICALS	25,715	25,854	20,000	33,000	13,000
101 OP SUPPLIES - POOL & WADING POOL	1,090	1,545	3,000	2,500	(500)
102 <b>TOTAL COMMUNITY CENTER - SPLASH PARK</b>	<b>149,609</b>	<b>103,874</b>	<b>109,695</b>	<b>118,425</b>	<b>8,730</b>
103 <b>RESERVES</b>					
104 RESERVE - CDD AMENITY	80,176	41,599	322,498	325,000	2,502
105 RESERVE - SPLASH PARK	39,657	36,990	50,000	60,000	10,000
106 <b>TOTAL RESERVES</b>	<b>119,833</b>	<b>78,589</b>	<b>372,498</b>	<b>385,000</b>	<b>12,502</b>
107					
108 <b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>2,876,870</b>	<b>3,035,537</b>	<b>3,281,950</b>	<b>3,498,969</b>	<b>217,019</b>
109					
110 <b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>256,235</b>	<b>284,793</b>	<b>-</b>	<b>-</b>	<b>-</b>

**FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2023 ACTUALS</b>	<b>FY 2024 ACTUALS</b>	<b>FY 2025 ADOPTED</b>	<b>FY 2026 PROPOSED</b>	<b>VARIANCE FY25-FY26</b>
111					
112	<b>FUND BALANCE</b>				
113	FUND BALANCE - BEGINNING - <b>AUDITED</b>	<b>1,726,888</b>	<b>1,983,123</b>	<b>2,267,916</b>	-
114	NET CHANGE IN FUND BALANCE	256,235	284,793	-	-
115	<b>FUND BALANCE - ENDING</b>	<b>1,983,123</b>	<b>2,267,916</b>	<b>2,267,916</b>	<b>-</b>
	<b><u>FUND BALANCE ANALYSIS</u></b>				
	<b><i>NONSPENDABLE FUND BALANCE</i></b>				
				PREPAID ITEMS	19,982
				DEPOSITS	10,397
					<b>30,379</b>
	<b><i>ASSIGNED FUND BALANCE</i></b>				
	OPERATING RESERVE - 2 MO. OPERATING			583,162	
	RESERVES - ENTRY FEATURES			166,636	
	RESERVES - PARK			143,744	
	RESERVES - RECREATIONAL FACILITIES			547,195	
	RESERVES - MISC. SITE IMPROVEMENT			272,140	
	RESERVES - SIGNAGE			221,332	
					<b>1,934,209</b>
	<b><i>UNASSIGNED FUND BALANCE</i></b>				
					<b>303,329</b>
	<b>10/1/2024 AUDITED FUND BALANCE</b>			<b>2,267,916</b>	

**FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
DEBT SERVICE OBLIGATION**

	<b>SERIES 2021</b>
<b>REVENUE</b>	
SPECIAL ASSESSMENTS (MADS)	\$ 1,700,275
<b>TOTAL REVENUE</b>	<b>1,700,275</b>
<b>EXPENDITURES</b>	
INTEREST EXPENSE	
May 1, 2026	84,394
November 1, 2026	70,875
PRINCIPAL PAYMENT	
May 1, 2026	1,545,000
November 1, 2026	
<b>TOTAL EXPENDITURES</b>	<b>1,700,269</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 6</b>

**FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
SERIES 2021 AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Bonds Outstanding</b>
11/1/2025		1.75%	84,394	84,394	84,394	9,645,000
5/1/2026	1,545,000	1.75%	84,394	1,629,394		8,100,000
11/1/2026		1.75%	70,875	70,875	1,700,269	8,100,000
5/1/2027	1,570,000	1.75%	70,875	1,640,875		6,530,000
11/1/2027		1.75%	57,138	57,138	1,698,013	6,530,000
5/1/2028	1,600,000	1.75%	57,138	1,657,138		4,930,000
11/1/2028		1.75%	43,138	43,138	1,700,275	4,930,000
5/1/2029	1,625,000	1.75%	43,138	1,668,138		3,305,000
11/1/2029		1.75%	28,919	28,919	1,697,056	3,305,000
5/1/2030	1,655,000	1.75%	28,919	1,683,919		1,650,000
11/1/2030		1.75%	14,438	14,438	1,698,356	1,650,000
5/1/2031	1,650,000	1.75%	14,438	1,664,438		-
<b>Total</b>	<b>\$ 9,645,000</b>		<b>\$ 597,800</b>	<b>\$ 10,242,800</b>	<b>\$ 8,578,363</b>	

**Maximum Annual Debt Service (MADS) \$ 1,700,275**

**Footnote:**

(a) Data herein for the CDD's budgetary process purposes only.

**FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

**OPERATIONS & MAINTENANCE BUDGET**

**GROSS O&M ASSESSMENT \$3,537,728.00**

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2021 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
Lighthouse Apts	501	501	0.20	100.2	3.34%	\$118,284.74	\$236.10
Autumn Glen	220	218	0.75	165.0	5.51%	\$194,783.77	\$885.38
Lake Ridge North	339	339	0.75	254.3	8.48%	\$300,144.08	\$885.38
Carrington Place	96	96	0.75	72.0	2.40%	\$84,996.55	\$885.38
Amberwood	58	56	1.00	58.0	1.94%	\$68,469.45	\$1,180.51
Lake Ridge South	104	104	1.00	104.0	3.47%	\$122,772.80	\$1,180.51
Woodlands	218	217	1.00	218.0	7.27%	\$257,350.68	\$1,180.51
Fairway Village	75	74	1.00	75.0	2.50%	\$88,538.08	\$1,180.51
Heritage Oaks	52	51	1.00	52.0	1.74%	\$61,386.40	\$1,180.51
Heritage Oaks (Prepaid)	1	1	1.00	1.0	0.03%	\$1,180.51	\$1,180.51
Chatham Village	160	160	1.00	160.0	5.34%	\$188,881.23	\$1,180.51
Chatham Village (Prepaid)	1	1	1.00	1.0	0.03%	\$1,180.51	\$1,180.51
Cypress Glen	176	176	1.00	176.0	5.87%	\$207,769.35	\$1,180.51
Covington	59	59	1.00	59.0	1.97%	\$69,649.95	\$1,180.51
Thornhill	130	130	1.00	130.0	4.34%	\$153,466.00	\$1,180.51
John's Landing	47	47	1.00	47.0	1.57%	\$55,483.86	\$1,180.51
John's Landing (Prepaid)	2	2	1.00	2.0	0.07%	\$2,361.02	\$1,180.51
Southern Links	116	115	1.00	116.0	3.87%	\$136,938.89	\$1,180.51
The Links	146	146	1.00	146.0	4.87%	\$172,354.12	\$1,180.51
River Hills Reserve	99	99	1.00	99.0	3.30%	\$116,870.26	\$1,180.51
Margaret's Walk	180	180	1.00	180.0	6.01%	\$212,491.39	\$1,180.51
Office	58.49	55.95	3.50	204.7	6.83%	\$241,668.25	\$4,131.79
Retail	76.36	76.36	7.00	534.5	17.84%	\$631,006.59	\$8,263.58
Retail Prepaid	5.3	5.3	7.00	37.1	1.24%	\$43,796.95	\$8,263.58
Golf Course	1	1	5.00	5.0	0.17%	\$5,902.56	\$5,902.56
	<b>2,921</b>	<b>2910.61</b>		<b>2,997</b>	<b>100.00%</b>	<b>\$3,537,728.00</b>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT (2)			VARIANCE		
	TOTAL O&M PER LOT (2)	SERIES 2021 DEBT SERVICE (3)	TOTAL PER UNIT (4)	FY 2025 PER UNIT	FY25 TO FY26 PER UNIT	% VARIANCE
Lighthouse Apts	\$236.10	\$129.23	<b>\$365.33</b>	\$351.53	\$13.80	3.92%
Autumn Glen	\$885.38	\$323.07	<b>\$1,208.45</b>	\$1,156.71	\$51.74	4.47%
Lake Ridge North	\$885.38	\$323.07	<b>\$1,208.45</b>	\$1,156.71	\$51.74	4.47%
Carrington Place	\$885.38	\$323.07	<b>\$1,208.45</b>	\$1,156.71	\$51.74	4.47%
Amberwood	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Lake Ridge South	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Woodlands	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Fairway Village	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Heritage Oaks	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Heritage Oaks (Prepaid)	\$1,180.51	\$82.33	<b>\$1,262.84</b>	\$1,193.85	\$68.99	5.78%
Chatham Village	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Chatham Village (Prepaid)	\$1,180.51	\$82.33	<b>\$1,262.84</b>	\$1,193.85	\$68.99	5.78%
Cypress Glen	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Covington	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Thornhill	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
John's Landing	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
John's Landing (Prepaid)	\$1,180.51	\$82.33	<b>\$1,262.84</b>	\$1,193.85	\$68.99	5.78%
Southern Links	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
The Links	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
River Hills Reserve	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Margaret's Walk	\$1,180.51	\$646.13	<b>\$1,826.64</b>	\$1,757.65	\$68.99	3.92%
Office	\$4,131.79	\$2,261.47	<b>\$6,393.26</b>	\$6,151.80	\$241.46	3.92%
Retail	\$8,263.58	\$4,522.94	<b>\$12,786.52</b>	\$12,303.60	\$482.92	3.92%
Retail Prepaid	\$8,263.58	\$576.28	<b>\$8,839.86</b>	\$8,356.94	\$482.92	5.78%
Golf Course	\$5,902.56	\$3,230.67	<b>\$9,133.23</b>	\$8,788.29	\$344.94	3.92%

(1) Reflects the total number of lots with Series 2021 debt outstanding.

(2) Annual debt service assessments per unit adopted in connection with the Series 2029 bond issuance. Annual Debt Service Assessments includes principal, interest, Flagler County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2025 Clay County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

# EXHIBIT 5

**RESOLUTION 2025-12**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Fleming Island Plantation Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Fleming Island Plantation Community Development District for the Fiscal Year Ending September 30, 2026.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF AUGUST, 2025.**

ATTEST:

**FLEMING ISLAND PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

**Exhibit A**

FY 2026 Budget

# EXHIBIT 6

**RESOLUTION 2025-13**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Fleming Island Plantation Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Clay County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.



7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of August, 2025.

ATTEST:

**FLEMING ISLAND PLANTATION COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

**Exhibit A**

Budget

**Exhibit B**

Assessment Roll



FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

Parcel ID	Street Number	Street Name	FY26 UNITS	FY26 CDD USE	FY26 O&M	FY26 2021 DS	FY26 TOTAL
04-05-26-014266-200-80	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-81	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-82	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-83	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-84	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-85	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-86	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-87	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-88	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-89	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-90	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-91	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-92	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-93	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-94	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-95	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
04-05-26-014266-200-96	2200	MARSH HAWK	1.00	CARRINGTON PLACE	\$885.38	\$323.07	\$1,208.45
05-05-26-014266-020-00	2000	Town Center	15.26	OFFICE	\$63,051.08	\$34,510.06	\$97,561.14
05-05-26-014266-026-01	2006	YELLOW BIRCH	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-02	2014	YELLOW BIRCH	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-03	1823	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-15	1824	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-16	1828	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-17	1834	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-18	1838	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-19	1844	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-20	1852	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-21	1856	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-22	1862	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-23	1868	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-24	1872	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-25	1880	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-26	1886	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-27	1910	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-28	1918	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-29	1920	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-30	1924	Sugar Maple	1.00	JOHNS LANDING (PREPAID)	\$1,180.51	\$82.33	\$1,262.83
05-05-26-014266-026-31	1928	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-32	1932	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-33	1936	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-34	1940	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-35	1939	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-36	1935	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-37	1933	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-38	1929	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-39	1893	Sugar Maple	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-40	2016	PURPLE LEAF	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-41	2018	PURPLE LEAF	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-42	2020	PURPLE LEAF	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-43	2019	PURPLE LEAF	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-44	2015	PURPLE LEAF	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-45	2006	REDBERRY	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-46	2008	REDBERRY	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-47	2010	REDBERRY	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-48	2009	REDBERRY	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
05-05-26-014266-026-49	2007	REDBERRY	1.00	JOHNS LANDING	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-000-04		Town Center	0.51	OFFICE	\$2,103.08	\$1,151.09	\$3,254.17
08-05-26-014266-006-01	1503	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-02	1507	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-03	1511	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-04	1515	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-05	1519	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-06	1523	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-07	1527	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-08	1531	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-09	1535	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-10	1539	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-11	1543	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-12	1547	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-13	1551	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-14	1555	GREENWAY	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-15	1743	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-16	1747	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-17	1751	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-18	1755	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-19	1759	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-20	1763	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-21	1767	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-22	1771	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-23	1775	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-24	1779	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-25	1783	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-26	1787	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-27	1791	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-28	1795	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-29	1799	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-30	1803	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-31	1807	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-32	1811	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-006-33	1823	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64







FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

Parcel ID	Street Number	Street Name	FY26 UNITS	FY26 CDD USE	FY26 O&M	FY26 2021 DS	FY26 TOTAL
08-05-26-014266-011-55	1881	CHATHAM VILLAGE	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-011-56	1885	CHATHAM VILLAGE	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-011-57	1887	CHATHAM VILLAGE	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-011-58	1891	CHATHAM VILLAGE	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-011-59	1895	CHATHAM VILLAGE	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-014-01	1396	FAIRWAY VILLAGE	1.00	FAIRWAY VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-014-02	1392	FAIRWAY VILLAGE	1.00	FAIRWAY VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-014-03	1388	FAIRWAY VILLAGE	1.00	FAIRWAY VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-014-04	1384	FAIRWAY VILLAGE	1.00	FAIRWAY VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-014-05	1380	FAIRWAY VILLAGE	1.00	FAIRWAY VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-014-72	1375	FAIRWAY VILLAGE	1.00	FAIRWAY VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-014-73	1385	FAIRWAY VILLAGE	1.00	FAIRWAY VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-014-74	1391	FAIRWAY VILLAGE	1.00	FAIRWAY VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-014-75	1397	FAIRWAY VILLAGE	1.00	FAIRWAY VILLAGE	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-01	1738	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-02	1734	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-03	1730	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-04	1726	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-05	1722	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-06	1718	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-07	1714	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-08	1710	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-09	1706	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-10	1700	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-11	1701	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-12	1705	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-13	1709	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-14	1715	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-15	1719	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-16	1723	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-17	1727	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-18	1731	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-19	1735	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-018-20	1739	MOSS CREEK	1.00	WOODLANDS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-01	2043	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-02	2047	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-03	2051	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-04	2055	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-05	2059	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-06	2063	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-07	1955	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-08	1959	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-09	1963	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-10	1967	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-11	1971	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-12	1975	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-13	1979	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-14	1983	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-15	1987	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-16	1991	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-17	1994	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-18	1990	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-19	1986	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-20	1982	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-21	1978	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-22	1974	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-23	1968	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-24	1964	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-25	1960	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-26	1956	WESTEND	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-27	2071	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-28	2075	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-29	2079	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-30	2084	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-31	2080	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-32	2076	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-33	2072	BELLE GROVE TRC	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-34	2068	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-35	2064	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-36	2060	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-37	2056	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-38	2052	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-39	2048	BELLE GROVE TRC	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-019-40	2044	BELLE GROVE	1.00	THORNHILL	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-027-01		Town Center	1.18	RETAIL	\$9,751.02	\$5,337.07	\$15,088.09
08-05-26-014266-027-02	2013	Town Center	1.01	RETAIL	\$8,346.21	\$4,568.17	\$12,914.38
08-05-26-014266-027-03	2265	PLANTATION CENTER	0.99	RETAIL	\$8,180.94	\$4,477.71	\$12,658.65
08-05-26-014266-027-04		Town Center	1.16	RETAIL	\$9,585.75	\$5,246.61	\$14,832.36
08-05-26-014266-027-05		Old Hard	2.70	RETAIL	\$22,311.65	\$12,211.95	\$34,523.60
08-05-26-014266-027-06	2370	MARKET	2.29	RETAIL	\$18,923.59	\$10,357.54	\$29,281.13
08-05-26-014266-027-07		PLANTATION CENTER	0.33	RETAIL	\$2,726.98	\$1,492.57	\$4,219.55
08-05-26-014266-027-08		Old Hard	2.01	RETAIL	\$16,609.79	\$9,091.12	\$25,700.91
08-05-26-014266-027-09	414	Old Hard	1.54	OFFICE	\$6,362.95	\$0.00	\$6,362.95
08-05-26-014266-027-10	414	Old Hard	1.00	OFFICE	\$4,131.79	\$0.00	\$4,131.79
08-05-26-014266-027-12	406	Old Hard	2.12	RETAIL	\$17,518.78	\$9,588.64	\$27,107.42
08-05-26-014266-027-13		Old Hard	1.26	RETAIL	\$10,412.10	\$5,698.91	\$16,111.01
08-05-26-014266-027-14	407	Old Hard	1.46	RETAIL	\$12,064.82	\$6,603.50	\$18,668.32
08-05-26-014266-027-15	407	Old Hard	1.46	RETAIL	\$12,064.82	\$6,603.50	\$18,668.32
08-05-26-014266-027-16	2377	MARKET	1.18	RETAIL	\$9,751.02	\$5,337.07	\$15,088.09
08-05-26-014266-027-20	1811	GOLDEN EAGLE	7.51	RETAIL	\$62,059.45	\$33,967.31	\$96,026.76

FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

Parcel ID	Street Number	Street Name	FY26 UNITS	FY26 CDD USE	FY26 O&M	FY26 2021 DS	FY26 TOTAL
08-05-26-014266-027-21	2350	MARKET	0.72	RETAIL	\$5,949.77	\$3,256.52	\$9,206.29
08-05-26-014266-027-22	2294	MARKET	0.57	RETAIL	\$4,710.24	\$2,578.08	\$7,288.32
08-05-26-014266-027-23	1859	TOWN HALL	0.62	RETAIL	\$5,123.42	\$2,804.22	\$7,927.64
08-05-26-014266-032-00	2031	Town Center	1.50	RETAIL	\$12,395.36	\$6,784.42	\$19,179.78
08-05-26-014266-033-00	2040	Town Center	12.58	OFFICE	\$51,977.89	\$28,449.31	\$80,427.20
08-05-26-014266-035-01	2206	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-02	2210	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-03	2214	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-04	2218	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-05	2222	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-06	2264	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-07	2268	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-08	2272	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-09	2276	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-10	2280	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-11	2284	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-12	2288	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-13	2292	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-14	2296	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-15	1900	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-16	1904	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-17	1908	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-18	1912	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-19	1916	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-20	1920	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-21	2383	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-22	2379	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-23	2375	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-24	2371	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-25	2367	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-26	2362	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-27	2366	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-28	2370	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-29	2374	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-30	2378	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-31	2382	CAROLINA CHERRY	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-32	1938	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-33	1942	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-34	1946	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-35	2423	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-36	2419	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-37	2415	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-38	2411	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-39	2407	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-40	2403	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-41	2400	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-42	2404	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-43	2408	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-44	2412	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-45	2418	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-46	1956	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-47	1960	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-48	1964	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-49	1968	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-50	1965	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-51	1961	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-52	1959	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-53	1955	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-54	2434	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-55	2438	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-56	2442	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-57	2446	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-58	2450	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-59	2453	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-60	2449	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-61	2445	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-62	2441	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-63	2437	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-64	2433	GOLDEN BELL	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-65	1929	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-66	1925	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-67	1921	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-68	2304	YELLOW JASMINE	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-69	2308	YELLOW JASMINE	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-70	2312	YELLOW JASMINE	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-71	2309	YELLOW JASMINE	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-72	2305	YELLOW JASMINE	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-73	1913	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-74	1909	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-75	1905	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-76	1901	WHITE DOGWOOD	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-77	2312	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-78	2316	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-79	2320	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-80	2324	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-81	2328	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-94	2329	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-95	2325	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-96	2321	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64
08-05-26-014266-035-97	2317	LINKS	1.00	THE LINKS	\$1,180.51	\$646.13	\$1,826.64















FLEMING ISLAND PLANTATION CDD  
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

Parcel ID	Street Number	Street Name	FY26 UNITS	FY26 CDD USE	FY26 O&M	FY26 2021 DS	FY26 TOTAL
09-05-26-014266-030-00	2310	VILLAGE SQUARE	12.33	OFFICE	\$50,944.94	\$27,883.95	\$78,828.89
09-05-26-014266-031-00		VILLAGE SQUARE	5.67	OFFICE	\$23,427.24	\$12,822.54	\$36,249.78
09-05-26-014266-037-01	1684	WILD FLOWER FIELDS	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-02	1680	WILD FLOWER FIELDS	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-03	1670	WILD FLOWER FIELDS	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-04	2360	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-05	2358	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-06	2350	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-07	2340	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-08	2343	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-09	2347	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-10	2351	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-11	2355	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-12	2359	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-13	2363	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-14	2367	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-15	2371	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-16	2375	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-17	2379	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-18	2383	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-19	2387	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-20	2391	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-21	2395	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-22	2399	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-23	2403	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-24	2407	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-25	2411	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-26	2415	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-27	2419	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-28	2423	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-29	2427	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-30	2431	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-31	2435	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-32	2439	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-33	2443	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-34	2447	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-35	2451	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-36	2450	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-37	2446	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-38	2442	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-39	2438	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-40	2434	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-41	2430	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-42	2426	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-43	2422	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-44	2418	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-45	2414	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-46	2410	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-47	2406	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-48	2400	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-49	2396	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-50	2388	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-51	2380	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-52	2376	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-53	2372	GOLFVIEW	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-54	1675	WILD FLOWER FIELDS	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-55	1679	WILD FLOWER FIELDS	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-56	1683	WILD FLOWER FIELDS	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-037-57	1687	WILD FLOWER FIELDS	1.00	CHATHAM VILLAGE	\$1,180.51	\$646.13	\$1,826.64
09-05-26-014266-900-00	2349	VILLAGE SQUARE	6.19	RETAIL	\$51,151.53	\$27,997.00	\$79,148.53
09-05-26-014266-906-00		VILLAGE SQUARE	0.42	RETAIL	\$3,470.70	\$1,899.63	\$5,370.34
09-05-26-014266-906-01		VILLAGE SQUARE	1.85	RETAIL	\$15,287.61	\$8,367.44	\$23,655.05
09-05-26-014266-907-00		VILLAGE SQUARE	1.41	RETAIL	\$11,651.64	\$6,377.35	\$18,028.99
09-05-26-014266-908-00		VILLAGE SQUARE	1.20	RETAIL	\$9,916.29	\$5,427.53	\$15,343.82
09-05-26-014266-909-00		VILLAGE SQUARE	1.03	RETAIL	\$8,511.48	\$4,658.63	\$13,170.11
09-05-26-014266-911-00		VILLAGE SQUARE	1.95	RETAIL	\$16,113.97	\$8,819.73	\$24,933.70
09-05-26-014266-999-00	1771	BAPTIST CLAY	31.66	RETAIL	\$261,624.79	\$143,196.39	\$404,821.18
09-05-26-014266-999-01	1747	BAPTIST CLAY	0.96	RETAIL	\$7,933.03	\$4,342.03	\$12,275.06
16-05-26-014266-012-01	2488	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-02	2484	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-03	2480	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-04	2476	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-05	2471	PINEHURST	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-06	2475	PINEHURST	1.00	SOUTHERN LINKS (O&M ONLY)	\$1,180.51	\$0.00	\$1,180.51
16-05-26-014266-012-07	2479	PINEHURST	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-08	2483	PINEHURST	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-09	2487	PINEHURST	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-10	2486	PINEHURST	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-11	2482	PINEHURST	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-12	2466	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-13	2462	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-14	2458	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-15	2450	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-16	2430	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-17	2426	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-18	2422	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-19	2418	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-20	2414	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-21	2410	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64
16-05-26-014266-012-22	2406	SOUTHERN LINKS	1.00	SOUTHERN LINKS	\$1,180.51	\$646.13	\$1,826.64























# EXHIBIT 7



## **FIP Lifeguard Report for August of the 2025 season**

### **Swim Tests:**

Swim tests continue throughout the pool season and include all guests under 12 years old.

### **Incidents:**

No saves occurred at the pool since the last report.

### **Swim Lessons:**

- Private and semi-private lessons continue.
- Swim Revenue to date is \$210

### **Confirmed Staff:**

- We currently have 31 lifeguards on staff. More than half of our summer staff have recently returned to college, while others are busy with high school commitments. We thank them all for their hard work and dedication during this hot, busy summer.

### **Pool and Slide Coverage at the Splash Park:**

As of August 11<sup>th</sup>, we have returned to our original contracted lifeguard numbers for the remainder of the season. Through Labor Day at the Splash Park, 4 lifeguards will be on site during the weekdays and 5 lifeguards on the weekends. The remainder of September, we'll staff 4 lifeguards

We will continue to monitor this closely to be sure we are providing the proper pool and slide coverage and not overextending our lifeguard staff.

Questions or Comments can be sent to [admin@eliteamenities.com](mailto:admin@eliteamenities.com) or (904) 710-0172

# EXHIBIT 8



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

August 2025

**Maintenance Team:** Our Maintenance team is continuing with their weekly mowing and detailing schedule with a focus on detail and weed treatments in plant beds, pine straw areas and concrete joints. The Large Viburnum hedge in front of Johns Landing has been pruned apart from the section on Radar rd. which is being allowed to grow in to match the height of the overall hedge.

**Irrigation Team:** The Irrigation team continues to perform irrigation inspections as scheduled. Techs are adjusting water usage on clocks depending on how much rainfall we receive. Techs have capped identified areas that require deletion and will continue to monitor rain sensors to ensure the system is shutting down properly during rain events to reduce usage. One rotor on tennis court # 4 has been replaced due to bad bearings.

**Agrow Pro:** The Agrow-Pro team applied 21-0-0 AMS/ 6-0-0/ Acelpryn/Bifen XTS (chinch bugs have been identified and treated in multiple areas and we will continue to monitor those areas and retreat as needed as we proceed through the season.) a second blanket application is being performed this week and areas of active chinch bugs have been identified and are being spot treated to eradicate.

**Annuals:**

Annuals at entranceway median on TC Blvd and HWY 17 had to be replaced due to heat stress – completed.

Annuals at woodlands median pocket park island were replaced due to heat stress. - completed

**Irrigation reserve headcount:** Head count for rotors remains at (41) they are all hunter 6-inch rotors.

**Open proposals not approved –**

- Sod replacement /vehicle damage in front of Cypress Glenn -**submitted**
- Replace jack frost ligustrum at woodlands entrance -**submitted**
- Ornamental grasses installed at Cypress Glenn pond -**submitted**
- Village square median islands 3 year phased development plan - **submitted**

**Notes / requests from the Board/management company**

- Tree limbs on sidewalk leaving splash park and going into walk through gate at lake ridge south have been removed.
- The pine straw area at the top of the hill near the golf club on TC Blvd. has been completed.
- 1600 additional bales of pine straw were installed on the backs of berms (additional straw is needed in areas that were deemed too thin.)
- Crape myrtle pencil pruning is scheduled for February
- Oak canopy lifting and de-mossing is ongoing on TC Blvd. We have completed from the entrance at Hwy 17 to the entrance of Covington and we will continue tree work each Saturday throughout the month of August.
- A digital calendar of services has been created and can be shared with anyone who wants access. (Fred has access)
- Wax myrtle limbs and dead trees were removed from the berm behind calming water drive in Lake Ridge North.
- Spraying and berm clearing are on a rotation and will be maintained along with detail in each area.
- Storm ditch in front of thunderbolt elementary has been cleared for storm surge.
- Irrigation issue at lake ridge north on c.d. d. clock has been repaired and resolved, valve has been located and replaced.



## Fleming Island Plantation

### Weekly Communication

July 18, 2025

Margaret:

I hope all is well. Just a quick line to update you on the services performed this week at Fleming Island plantation.

- (available backstock of Irrigation headcount remains at 41 heads)
- All maintenance items were completed throughout the community.
- Mowing rotation completed in all areas (all St. Augustine turf was mowed at a height of 4-1/2 inches- No areas were too wet to mow, and all mowing was completed)
- Hard edging was completed throughout the community
- Soft edging was completed at amenities areas and all High visibility areas throughout
- Line trimming was completed throughout community
- Blowing of all hard surfaces was completed
- Detail rotation was completed at amenities, pools, splash parks and section (1) from Int17 and town center Blvd. to the 3-way stop sign at Fleming Plantation Blvd.
- Bed and Crack weeds were treated with herbicide and pre-emergent from Int 17 and Town Center Blvd. to the 3 way stop sign at Fleming plantation Blvd. as well as amenities center, tennis courts and golf club.
- Spot spraying was performed on entrance island at Fleming plantation Blvd.
- Mushroom patch on walkdown to amenities center was treated with fungicide to eradicate spore patch. Will follow up next week to confirm eradication and possible need of retreat.
- Large Viburnum hedge in front of Johns Landing on Town Center Blvd. was hard pruned Area on Radar rd. was not touched to allow plant material to grow in hopes of matching the height with the section on Town Center. (We will continue to monitor the area on Radar rd. and lightly prune as needed to promote growth)
- Gazebo area was serviced today Friday 7/18/2025 as per Freds request.

- All approved enhancement proposals were completed by E.O.B. on 7/17/2025. (Completed enhancements)
- ❖ Monument sign at Town Center Blvd.
- ❖ Ornamental Grasses beside pond on Fleming Plantation Blvd
- ❖ Grading and rock installation at Tennis Courts
- ❖ Tri color jasmine installed in planters at Southern Links
- Sod areas were patched on walk up to amenities center from Town Center Blvd. beside green poles as per Feds request on 7/17/2025. (completed Friday 7/18/2025) (more sod will be required in this area)
- Sod area was patched across from the golf club at the 3 way in front of light pole at Town center and Fleming Plantation Blvd. (completed 7/18/2025)
- Proposal was submitted to re-landscape all islands on Village square. Total for the entire project was completed. (I am putting together a phased development plan to span a 3-year period with all nine islands being broken down in hopes of completing 3 islands per year. The plan will be completed by the end of day today and hand delivered as file is too large to send via email.
- The remainder of pine straw will be installed next week
- Chinch bug areas were identified throughout in multiple locations. Agro-pro will begin blanket application throughout on Monday 7/21/25
- ❖ Storm drainage ditch in front of Thunderbolt elementary will be scheduled to be serviced within the next two weeks as per Feds request.





## Fleming Island Plantation

### Weekly Communication

August 1, 2025

Margaret:

I hope all is well. Just a quick line to update you on the services performed this week at Fleming Island plantation.

- (available backstock of Irrigation headcount remains at 41 heads) They are all Hunter 6 inch rotors
- All maintenance items were completed throughout the community.
- Mowing rotation completed in all areas (all St. Augustine turf was mowed at a height of 4-1/2 inches- No areas were too wet to mow, and all mowing was completed)
- Hard edging was completed throughout the community (common area in the links was corrected as per conversation with Fred)
- Soft edging was completed at amenities areas and all High visibility areas throughout
- Line trimming was completed throughout community
- Blowing of all hard surfaces was completed
- Detail rotation was completed at amenities, pools, splash parks and section (3) from the 4 way stop sign to the round-a-bout on Town Center Blvd.
- Bed and Crack weeds were treated with herbicide and pre-emergent from 3 way stop to 4 way stop on Town Center Blvd.
- Additional Pine straw was installed on Thursday 7/24/2025 in areas where pine straw was missing. (we have identified a few areas that are thin and will be corrected this week.
- Berms at Lakeridge North and South as well as splash park were de-weeded and limbs removed before installation of pine straw was performed on backsides of berms.

- ❖ Storm drainage ditch in front of Thunderbolt elementary was completed on Monday 7/28/2025. (some low hanging pine limbs along ditch line were removed to allow access to ditch)



- ❖ Maintenance crew was onsite Saturday touching up a few pine straw areas (more to be done this week.)
- ❖ Low tree limbs from splash park sidewalk to entrance gate at Lake Ridge South were lifted per the Boards request at the Board Meeting on 7/22/2025 (completed on 7/23/2025)
- ❖ Pine straw area on Town Center Blvd near Golf course at the top of the hill was corrected per the Boards request at Board Meeting on 7/22/2025. (completed on 7/23/2025).
- ❖ Reduction of Palmetto clusters on Fleming Plantation Blvd are scheduled for the last week of August Through the first week of September.
- ❖ Tree lifting and de-mossing are scheduled to continue down Town Center Blvd. this coming Saturday 8/09/2025.
- ❖ Irrigation issue (weeping valve at Lakeridge south) continues to be diagnosed, we are trying to locate the valve in question, heads have been capped in area to alleviate the leak.
- ❖ Annual flowers on side of monument sign in center island at Town Center/ HWY 17 entrance were replaced due to heat stress.



## Fleming Island Plantation

### Weekly Communication

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**RUPPERT**  
LANDSCAPE

# Monthly Gardening Tips

## August

### Flowers

- Annuals to plant include coleus and salvia.
- Pinch or deadhead and re-fertilize flowering annual beds to keep them productive.
- Check flowering plants weekly to head off insect or disease problems.
- Prepare perennial beds for planting next month. September is one of the best times to establish perennials in our area, especially those that are started from divisions such as liriopé, mondo and daylilies
- Do all that you can to increase air circulation between plants so that the foliage and stems can dry off between rain showers to decrease the possibility of fungal diseases such as leaf and stem blights.

### Trees and Shrubs

- Watch for azalea defoliator caterpillars on azaleas. These are the large, black caterpillars that can strip foliage and weaken plants very quickly. Control them by hand picking or with an approved insecticide.
- Check shrubs weekly to head off insect or disease problems.
- White webbing that covers the branches and trunks of trees is from a group of insects called the phocid's (tree cattle). These insects do not injury trees but feed on surface debris.
- Finish any major pruning on hydrangeas and gardenias.

## Fruits and Nuts

- Last call for major pruning of blueberries.

## Vegetable Garden

- The warm-season vegetables that can be planted outdoors include pole beans, lima beans, sweet corn, cucumbers, southern peas, peppers, pumpkins, summer squash, winter squash, tomatoes and watermelon.
- Some fall-planted warm-season vegetables are subject to more severe pest problems than spring planted crops. More intensive pest control measures will be required.
- The cool-season vegetables that can be planted include broccoli, cauliflower, collards, bunching onions, and turnips.

## Lawns

- Watch for chinch bugs in St. Augustine lawns, mole crickets and sod webworms
- To help reduce stress on the grass as temperatures rise, raise the lawn mowing height by ½ to 1 inch.
- Check lawn weekly to head off insect or disease problems.



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

August 2025

Hello All:

As we roll into August, it is apparent that the summer is upon us. As the heat index climbs and the afternoon Thunderstorms increase, We are reminded that the beauty of our landscape can be greatly affected by the weather patterns this time of year. While everything in our plant pallet is in full bloom and our daily rain patterns are beneficial to plant life, continuous monitoring of our irrigation system is critical and ever changing. Temperatures in the high 90's with feel like temperatures reaching triple digits can damage foliage on delicate plantings in a matter of hours prompting us to increase run times in full shade areas while having to closely monitor run times in areas of shade due to oversaturation in shade areas and low lying spots along roadways. This becomes a delicate dance of staying closely in tune with the daily weather patterns. While some areas may appear to be oversaturated, this practice is necessary in order to keep plants alive in areas that are historical hot spots due to full sun exposure.

Along with keeping up with the irrigation system, as we move into our round of summer fertilizers and turf builders, it is important to note that fertilizers are not selective and will in fact feed every living thing that they come in contact with. That being said, it is typical to see some varieties of turf weeds pop up immediately after fertilizers applied. A round of turf weed treatments is required a few weeks after fertilizer is applied to eradicate the turf weed growth that is present in the weeks following.

Tree limbs will begin to droop lower due to saturation of branches and blooms accumulating rainfall and bearing the burden of additional water weight. It is typical this time of year for the need of canopy lifting along roadways and bloom reduction of ornamental trees at entranceways to neighborhoods. Typically the bulk of our contract tree work is performed over the winter months when hard cuts and pruning are less likely to affect trees due to heat stress, it is still necessary to perform canopy lifting in select areas that begin to droop to low to allow vehicles to safely pass under or when signage and lighting begins to be blocked by volunteer growth. We are currently lifting oak canopies and performing de-mossing along Town Center Blvd.

Chinch bugs and other lawn pests can be a burden this time of year with most of the infestations being driven by dry areas and areas of existing heat stress allowing insects to enter and thrive. Again, close monitoring of irrigation system coverage and identifying problem areas are key to controlling most insect infestations. While no product will prevent lawn insects 100 %, being able to notice stress areas and treat quickly will eradicate problems and ensure that our turf pannels look their best. In many cases a follow up treatment is required to fully eradicate insects in problem areas.

As we navigate through the summer months, it is important to stop and take in all of the color and splendor that our plant pallet provides us during our evening strolls down the parkway and our morning runs through our neighborhoods. We are truly blessed to live in a tropical state that allows us extended warm months and all of the wonder that our climate zone provides. While August will without a doubt be one of the warmest and challenging months of the year in the landscape industry, it is also the most colorful month for our landscape and the most rewarding month for plant lovers and nature enthusiasts alike.

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Christopher C. Cesaro

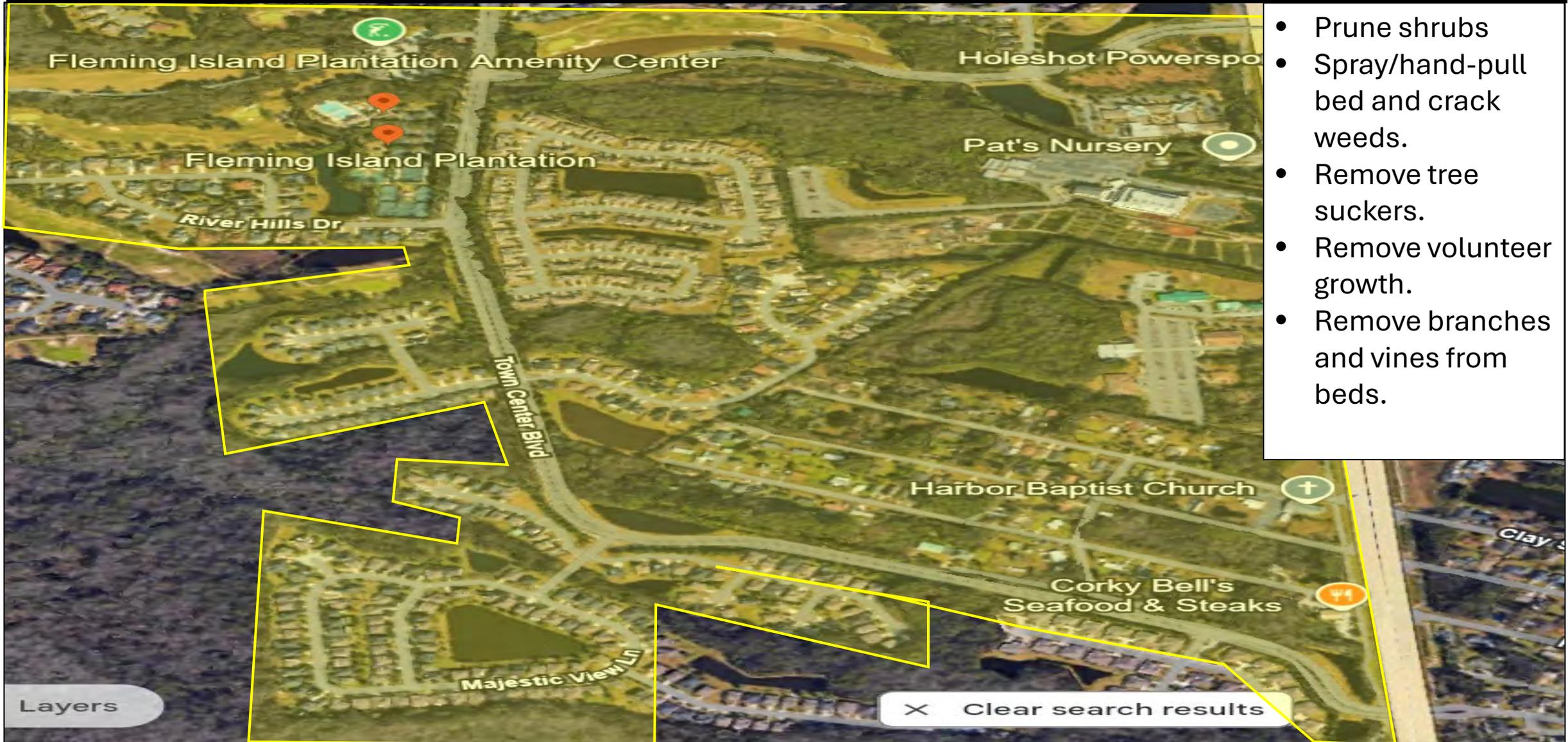
Area Manager

Fleming island Plantation



# Fleming Island Plantation Detail Map (Monday)

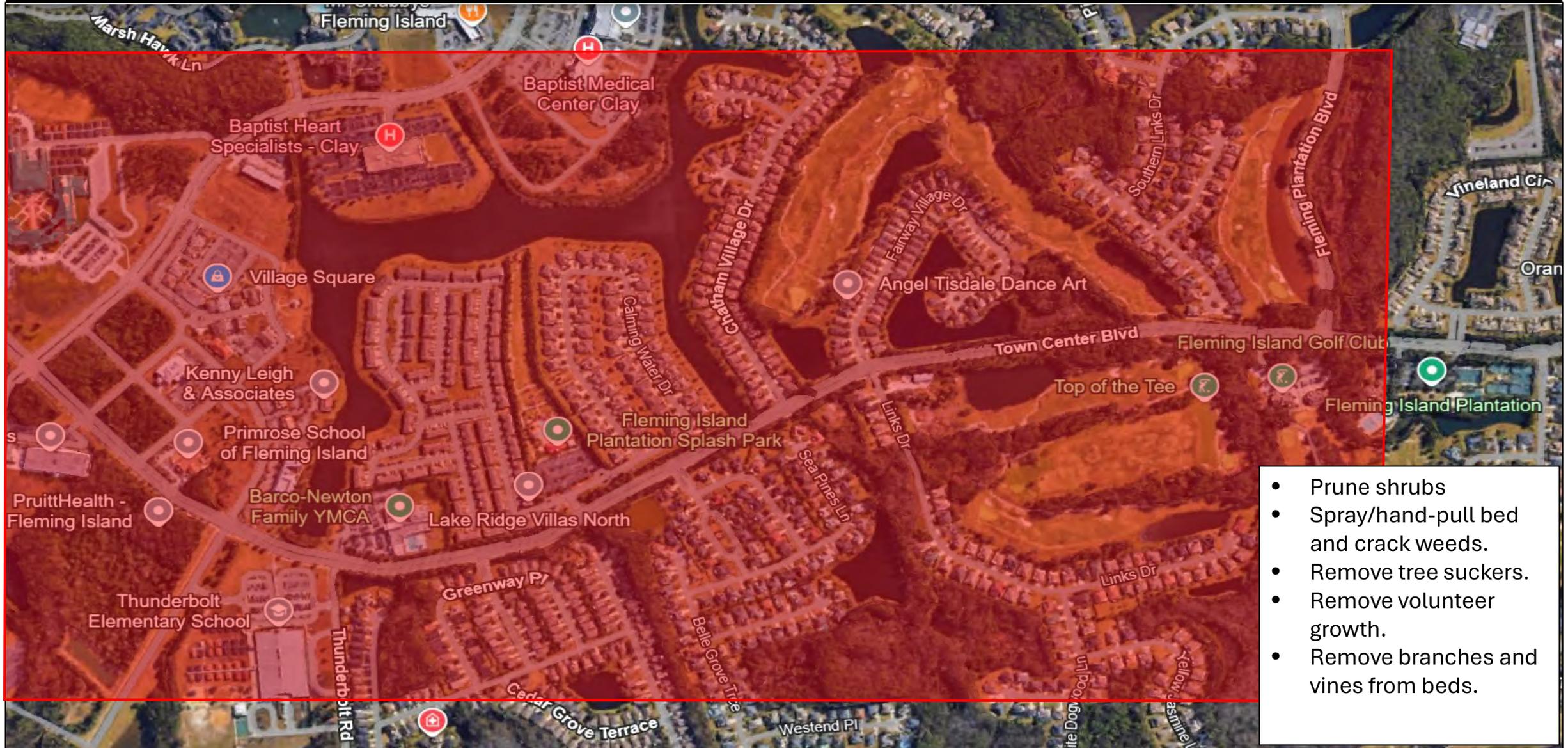
Town Center Blvd & Hwy 17 from entrance to 3 way stop sign at amenities center



- Prune shrubs
- Spray/hand-pull bed and crack weeds.
- Remove tree suckers.
- Remove volunteer growth.
- Remove branches and vines from beds.

# Fleming Island Plantation Detail Map (Tuesday)

3 way stop sign to 4 way stop sign (Fleming Plantation Blvd to Old hard rd.)



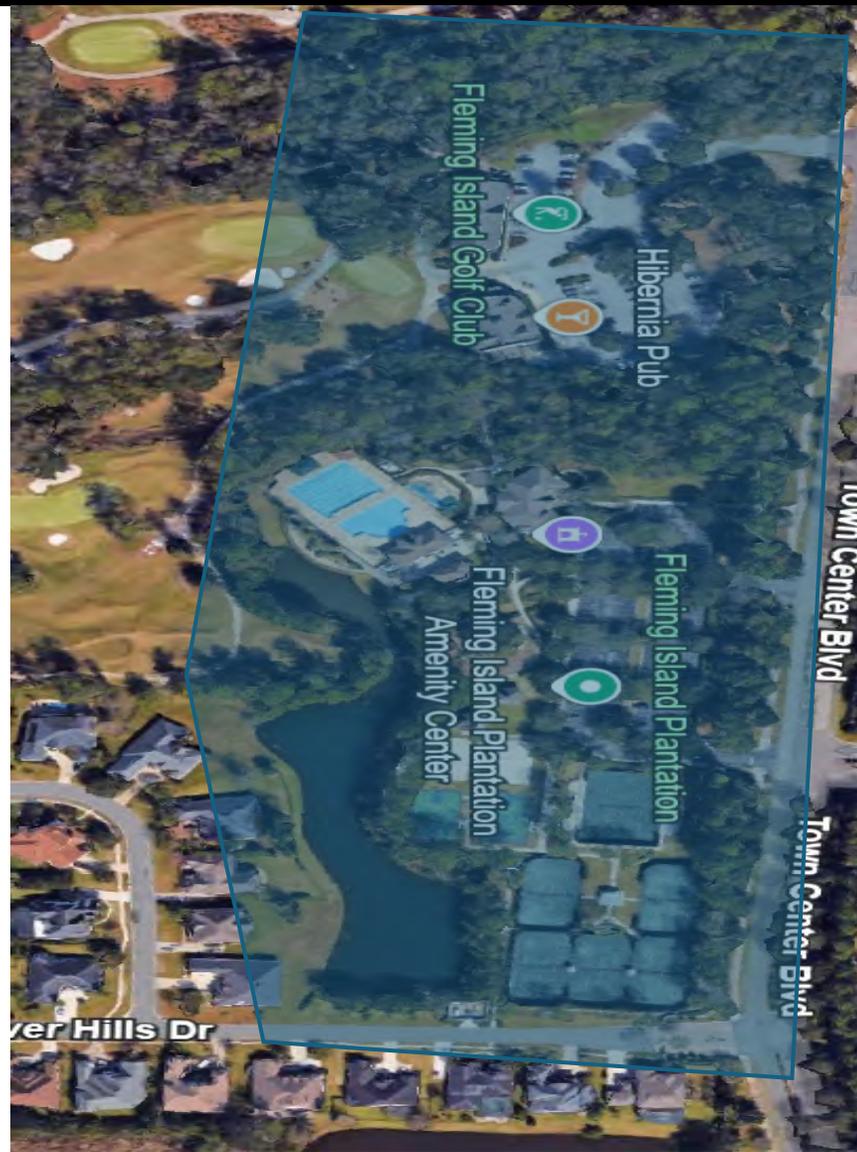
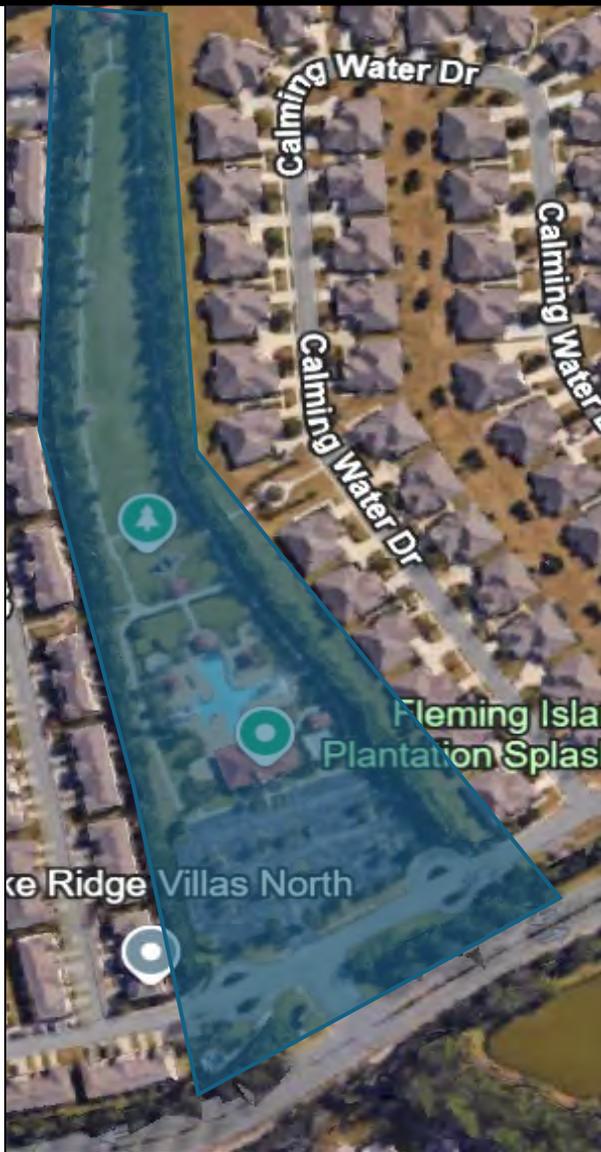
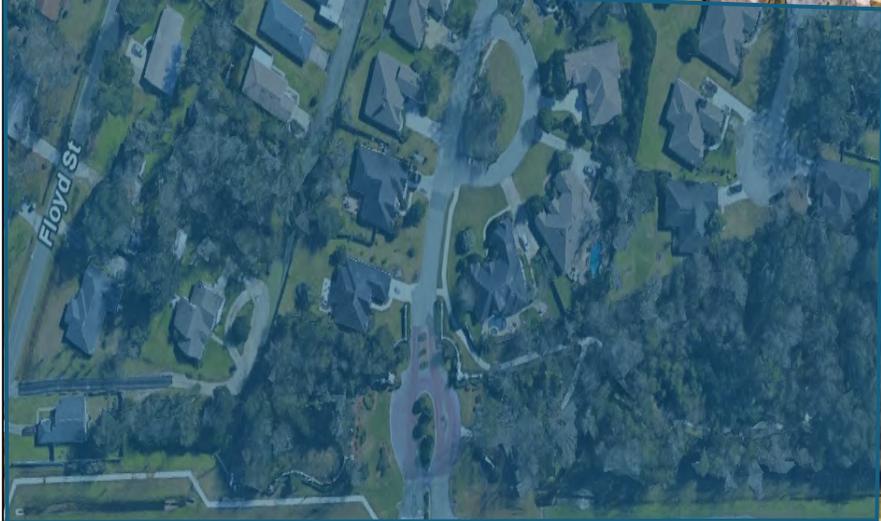
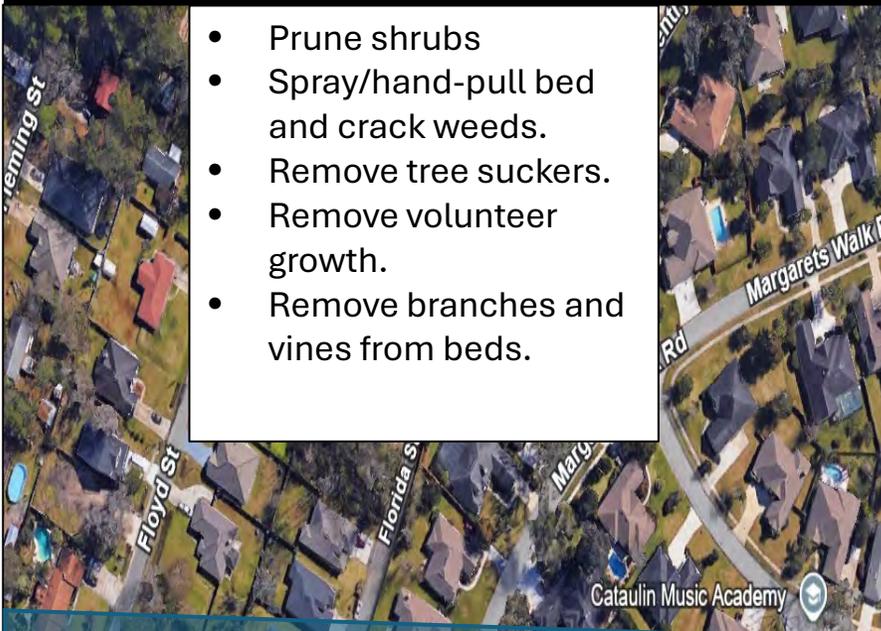
# Fleming Island Plantation Detail Map (Wednesday) 4 way stop sign to roundabout island



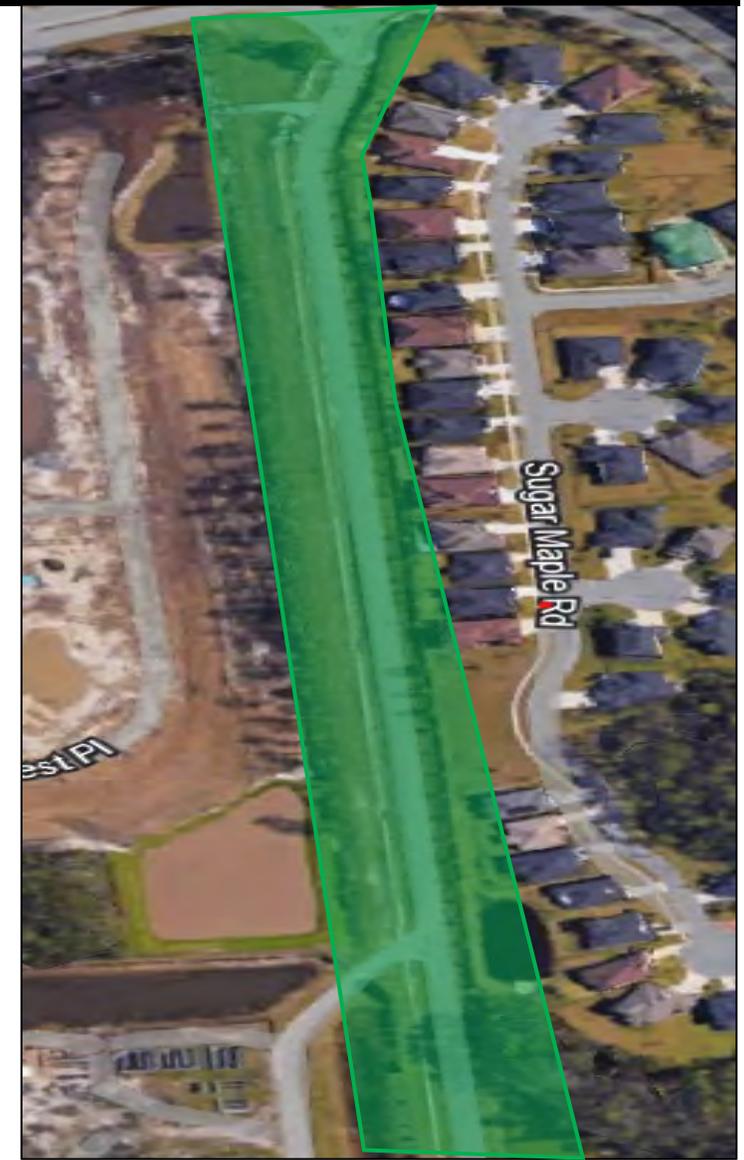
# Fleming Island Plantation Detail Map (Thursday)

## Amenities center – splash park – Margarets walk

- Prune shrubs
- Spray/hand-pull bed and crack weeds.
- Remove tree suckers.
- Remove volunteer growth.
- Remove branches and vines from beds.



# Fleming Island Plantation Detail Map (Friday) Old hard road / Radar Road



# EXHIBIT 9



# Tri-County Public Safety and Training

## Tri-County Safety and Security

### Multi Agency Private Enforcement Radio Network



#### Fleming Island Plantation CDD Security Report

July/August 2025

1. Criminal Offences – No Reports
2. Injuries – No Reports
3. Major Incidents – Shots Fired Investigation
  - A. Golf Course Employees suspected of dispatching a snake by FIP Amenities center with a firearm.
  - B. FIP Property Management Advised, CCSO was requested, and no action was taken. Employees advised that they discharged a “popper” to scare said snake. Suspects advised security that they had attempted to dispatch the snake.
4. Minor Incidents – 6 Reports
  - A. Ejection After Hours Basketball – 1 Group
  - B. Ejection No ID’s Pickleball – 4 Groups
  - C. Splash Park Playground – 1 Group
5. Maintenance Reports – No Reports
6. 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

**11481 Old St. Augustine Rd Ste. 104**  
**Jacksonville, FL 32258**  
**(833) 807-2565**

# EXHIBIT 10



## PROJECT MEMORANDUM

**TO:** Fleming Island Plantation CDD Board Members  
**FROM:** PRIME AE Group, Inc. - Ryan Stilwell, PE  
**DATE:** August 15, 2025  
**RE:** August 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 punchlist for sod repair from pump damage, but did not take and have requested they replace soil and sod.** Total cost for the project has been determined and reimbursement from Comcast requested by the CDD Attorney.
- 1713 Margarets Walk Road – **Work completed.**

### Cypress Glen –

- Cypress Glen Pond #45 – **Updated pricing provided by Vallencourt Inc. but not to exceed amount and working with Supervisor Nelson to authorize. Will provide update at August meeting.**

### Town Center Boulevard –

- Town Center Boulevard before Cypress Glen Drive – **Board approved not to exceed amount of \$205,000. At emergency meeting on 8/13/2025. Working with Chairman and Clay County and will provide update at meeting.**

End of Report

# Exhibit 10A

## FIPCDD 2021 Requisition Break Down

Date: 8/15/2025  
 Prossor No. 109064.04

Companies/Payee	Project	Contract Amount	Total Invoices	
<b>Construction</b>				
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	
		<b>OVERALL TOTAL :</b>	\$1,190,332.44	
<b>Design/Permitting</b>				
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	\$72,411.44
			Other Engineering Services (Since Oct. 2021) (monthly reports, coordination w/vendors & staff)	
		<b>OVERALL TOTAL :</b>		\$267,636.30

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

# Exhibit 10B



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

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

TABLE OF CONTENTS:

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

<b>FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 08.15.25</b>		
<b>TOTAL BOND ISSUANCE FUNDS</b>	<b>\$1,949,935</b>	
<b>APPROVED PROJECTS</b>		
KOMPAN PLAYGROUND	\$328,428.00	COMPLETED
BLISS WADING POOL SHADE SAIL	\$22,550.00	COMPLETED
BLISS SPLASH PAD SHADE SAIL	\$24,477.50	COMPLETED
SLIDE EXPERTS SLIDE RESTORATION	\$55,850.00	COMPLETED
TENNIS COURT RESURFACING	\$31,500.00	COMPLETED
FITNESS STATIONS	\$37,671.00	COMPLETED
AMENITY CENTER ADA CHAIR LIFT	\$8,836.84	COMPLETED
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 SINGLE VOLLEYBALL COURT	\$64,010.00	COMPLETED
PICKLEBALL COURTS	\$382,480.00	COMPLETED
TENNIS COURT RESTROOM/PAVILION (HOFFMAN)	\$421,639.00	(WITH ACCEPTED
		ALTERNATIVES)
REMAINING AFTER APPROVED PROJECTS:	<b>\$323,264.03</b>	
<b>PROSSER REQUISITIONS</b>		
REQUISITIONS 1-153	\$267,636.30	
<b>REMAINING LUMP SUM SERVICES</b>		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)		
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS)		
TOTAL REMAINING:	<b>\$55,627.73</b>	
	(+ALLOWABLE INTEREST)	

# EXHIBIT 11



## General Manager's Report

Meeting date: **8-26-2025**

Submitted by: **Margaret Alfano**

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

**NON-RESIDENT TRESPASS / No Board action required:**

We recently encountered an issue involving a non-resident utilizing the tennis courts to conduct lessons.

Despite our efforts to communicate the appropriate guest policies and clearly outline the requirements for offering instruction at FIP, the individual chose to disregard the guidance provided. Multiple attempts were made to address the situation both through conversation and on-site engagement, with the intent to resolve the matter amicably and within our established procedures.

Unfortunately, the individual continued to violate policy. As a result, the Clay County Sheriff's Office was contacted, and a formal County Trespass Order was issued to prevent further unauthorized use of the facilities.

**THE HISTORY OF FLEMING ISLAND PLANTATION / No Board action required:**

As we move further into our second year of operations, a consistent pattern has emerged.

We've found that certain locations within the community have site-specific instructions, boundaries, or operational nuances that are unique and not always formally documented. To improve clarity and ensure alignment across the team, we've begun developing detailed binders to track and organize this information.

Each binder will focus on a specific area, including the Amenity Center, Splash Park, Monuments, Gazebo, Margaret's Walk Park, and more. These binders will serve as a central resource for both routine reference and long-term knowledge retention.

In addition to documenting these location-specific details, we will also be cataloging technical information such as motor and pump specifications, installation dates, equipment types, and other relevant data to create a comprehensive and reliable operations reference.

This initiative is aimed at enhancing consistency and supporting both current and future team members with accurate and accessible information.

**LANDSCAPE SCOPE / Board update:**

As directed, we have limited our communications to matters involving safety or resident-reported concerns, refraining from broader scope-related updates.

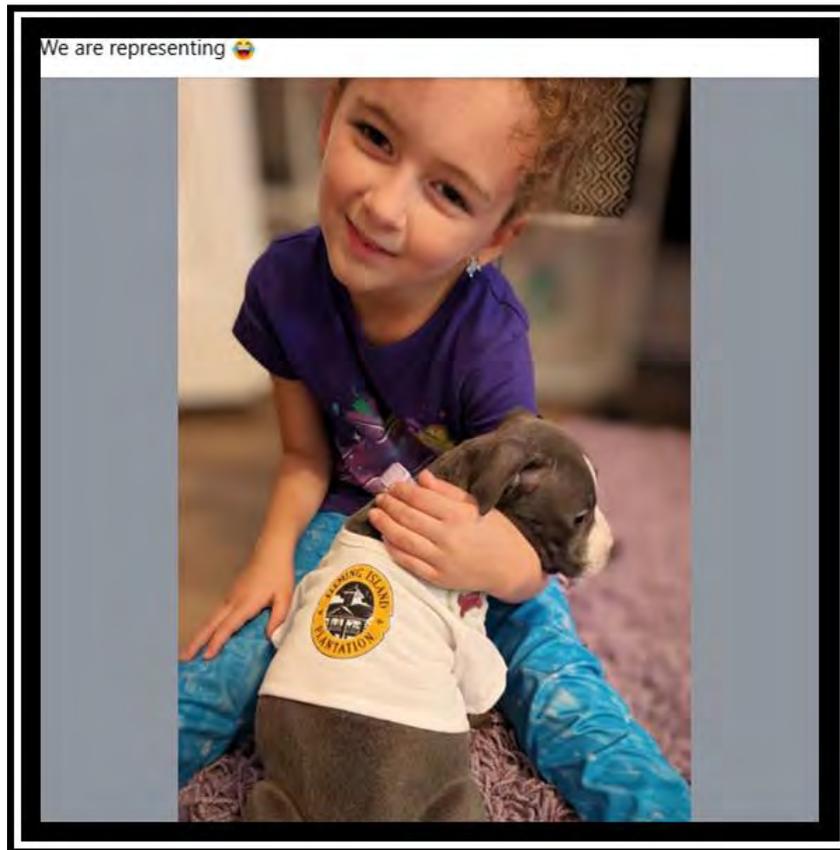
In alignment with this directive, a detailed photographic inspection of the property was conducted by Fred, during which over 200 photos documenting various deficiencies were captured and uploaded to the shared Google Drive for your convenient review.

Additionally, Fred conducted an inspection along Town Center Blvd., extending to the roundabout, and identified 22 irrigation areas in need of repair. These locations were clearly marked in the field. We were later informed that all 22 flags were removed and that the corresponding issues had been addressed.

Fred will be conducting a follow-up inspection of the previously identified areas to assess the progress made and verify that improvements have been completed satisfactorily.

**CUTENESS OVERLOAD / No Board action required:**

**WARNING!!!** As we are finishing our reports something too adorable NOT to include came through on Facebook. Last Halloween we had a Create-A-Creature station where the little ones could build their own stuffed animal. If that was adorable enough each creature came with their own Fleming Island Plantation commemorative t-shirt. Well as the caption indicates... REPRESENTING! Look at her new puppy wearing its own FIP tee!



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



# EXHIBIT 11A



August 19, 2025

2300 Town Center Boulevard  
 Fleming Island , FL 32003

Attn: Fred Atwood

Re: Replace 400 missing spartinia grasses in pinestraw buffer on Brookgreen Dr. in the woodlands

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Fleming Island Plantation**. Specifically, the scope of work shall be as described here in.

**Scope of Work - Replace 400 missing spartinia grasses in large pinestraw buffer on Brookgreen Dr. In the woodlands**

**Plants:**

Plant Description	Quantity	UM/Size
spartinia grass	400	3 gal

**Miscellaneous:**

Description
labor to install

**Total price\* :                      \$6,987\_\_\_\_\_ Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.

- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
  - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
  - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
  - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.

- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

**Fred Atwood**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 11B



- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
  - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
  - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
  - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We

recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.

- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

**Fred Atwood**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 11C



digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.

- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
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  - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
  - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.
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- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

**Fred Atwood**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 11D



- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
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Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
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My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

**Fred Atwood**

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\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 11E



- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
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Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
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My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

**Fred Atwood**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 11F



August 19, 2025

2300 Town Center Boulevard  
 Fleming Island , FL 32003

**Attn: Fred Atwood**

**Re: Spartinia grass replacement on Laurel oaks Dr. in the woodlands**

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Fleming Island Plantation**. Specifically, the scope of work shall be as described here in.

**Scope of Work - Replace 100 missing spartinia grasses in pinestraw buffer on Laurel Oaks dr. In the woodlands**

**Plants:**

Plant Description	Quantity	UM/Size
spartinia grass	100	3 gal

**Miscellaneous:**

Description
labor to install

**Total price\* :                      \$1,825 \_\_\_\_\_ Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.
- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand

Ruppert Landscape, Inc.  
 2105 Harbor Lake Drive ■ Fleming Island, FL 32003  
 Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.

- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
  - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
  - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
  - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to

pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.

- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

**Fred Atwood**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 11G



Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.

- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
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  - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

### Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
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- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

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**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 11H



- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
  - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
  - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
  - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.

- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

**Fred Atwood**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 11I



- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
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  - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
  - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
  - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

**Additional watering:** YES \_\_\_\_\_ NO \_\_\_\_\_

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
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- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me. Thank you.

**Acceptance of Proposal:**

**fatwood@vestapropertyservices.com**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 12



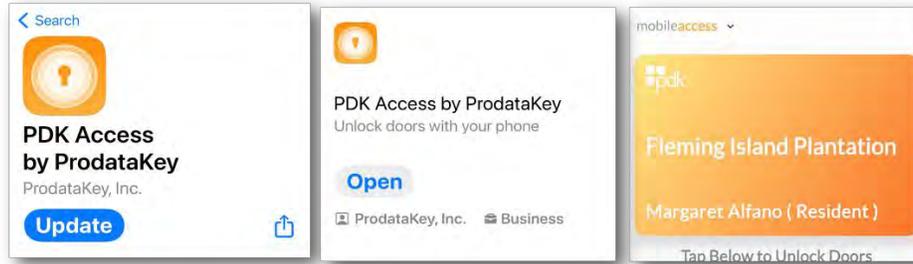
## Amenity Manager's Report

Meeting date: **8-26-2025**

Submitted by: **Jennifer Meadows**

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

The PDK system process is still moving along smoothly. We have even had a recent update for Apple App users. They now have a mini access card on their App that shows their name along with Fleming Island Plantation. One more step in the right direction! We have now reached 3,115 resident credentials, as I prepared this report. We have also registered 154 residents for after-hours swimming! Android users also received the recent update although it appears those automatically updated for those users.



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

**BACK TO SCHOOL BASH:** On Saturday, August 2, we took a trip back to prehistoric times to celebrate the start of school because *Dinosaurs dig learning!* We had a game station where kids could play to win some awesome prizes, a craft station to create Sand Art Dinosaurs pictures, and a fun inflatable slip-n-slide. Kids could ride bouncy Dino's and race one another, dig for Dinosaur bones in our Paleontology Sand Pit, and even adopt their own baby Dinosaur. If that wasn't enough, we also had an interactive reptile show with Wild Wonders that had kids and parents captivated while getting a much-needed break from the heat! We even had a visit from a "real" T-Rex named Taco. She walked the pool deck and took pictures with our excited residents. She even brought along baby Velociraptor that the kids loved to pet and hug, of course with caution. This event was a fantastic start to the school year! We will have an amazing video recap to share at the meeting. Brandon did an excellent job creating the recap and on social media it received over 600 views. We are thrilled with following we are receiving on our App and all social media platforms.



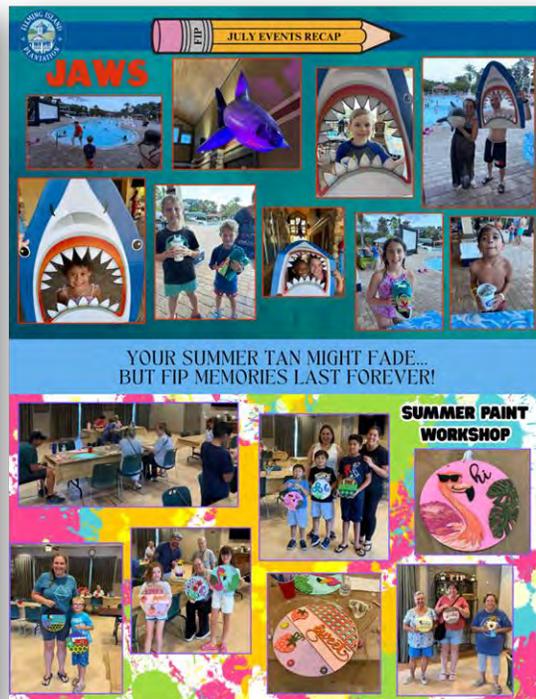
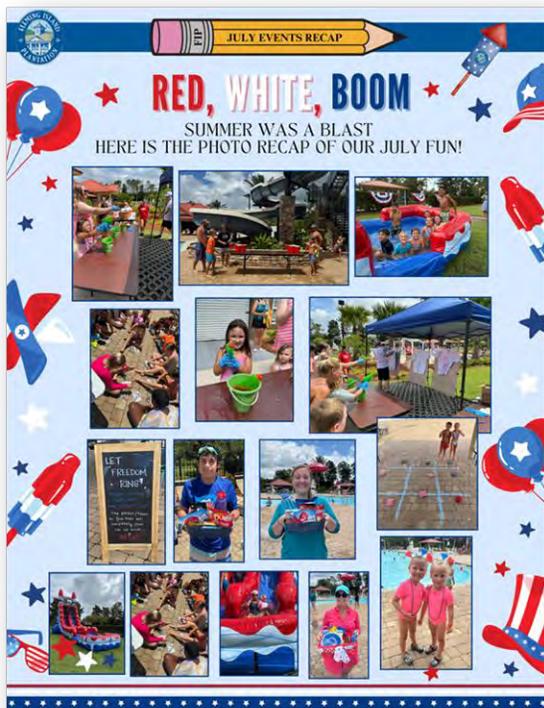
**ADULT ONLY POOL NIGHT:** Mother Nature had other plans and forced us to cancel our Chill Adult Only Pool Night! That is always such a tough call knowing that sometime the skies will clear. However, our decision this time was the correct one.

**STORYTIME BY THE POOL:** We have been lucky to partner with staff at the Clay County Public Library on bringing Storytime straight to our residents. Twice in July and once in August we had Sarah reading books to our little residents during adult swim. It was a great way to excite our little ones and provide something to do while waiting to get back into the pool. We are excited to have Sarah joining us again on Saturday, September 27 where she will not only offer Storytime, but residents will be able to register with her to get their own library card or renew an expired card.

**ADULT ONLY BINGO NIGHT:** On Wednesday, September 17 we will once again be joining forces with the Golf Club of Fleming Island to bring you a night of Bingo fun! Residents will be able to order food and beverages while they enjoy multiple rounds of Bingo to win fantastic, donated prizes.

**MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:**

- Kids Movie Afternoon – Friday, September 26
- Candle Making Class – Saturday, September 27
- Pumpkin Decorating – Saturday, October 11
- Self Defense Class – Saturday, October 18
- Halloween Event – Friday, October 24



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



# EXHIBIT 13



## Field Operations Report

Meeting date: **8-26-2025**

Submitted by: **Fred Atwood**

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

### **PARKING LOT RENOVATIONS / No Board action required:**

Both parking lot projects are now scheduled to be completed in October. With the frequent rain showers this month we are postponing these until the fall and hopefully drier weather conditions. We will keep the Board and residents informed once the dates become available.

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

We have started obtaining bids for this project.

### **MAINTNANCE VEHICLE / Project completed.**

The cart arrived on Thursday, August 15<sup>th</sup>.

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

No updates at this time.

### **POND #7 BULKHEAD CLEANING / No Board action required:**

We partnered with Lake Doctors to have this bulkhead wall pressure washed. We are pleased with the results and are formulating a plan and all the details required for pond #34, stay tuned.



### **PART 1 of 2 LAKE RIDGE SOUTH DRAINAGE / Board discussion required:**

We were contacted by the Lake Ridge South HOA Board regarding a drainage issue in the grassy area between homes. We were able to locate a drainage plan in the office and that is included below for your review. We have received a request from their Board to examine and scope the drain. However, upon inspection the ground was wet but the drains had little to no water back-up visible. We did receive a bid to perform the scope and that came in at a cost of \$3,100.00. We are seeking Board direction on how to proceed.



**PART 2 of 2 / LAKE RIDGE SOUTH IRRIGATION / Board discussion required:**

The second issue within Lake Ridge South involves irrigation concerns near the mailbox kiosk and the berm along Town Center Blvd.

Upon inspection, it has been identified some irrigation heads currently operating on a CDD-controlled zone are physically located on Lake Ridge South property. These heads are irrigating sod that belongs to Lake Ridge South and, by all rights, should be connected to their irrigation system. It appears this crossover has been in place for many years, likely due to misplacement during initial installation, with both parties inadvertently irrigating each other's property.

At this time, we are still in the process of identifying the total number of impacted irrigation heads and zones. A report will be provided at the upcoming meeting.

Once we have a clearer picture, we will be seeking Board direction on how to proceed with separating the systems and determining the party or parties responsible for the associated relocation expenses.

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

**MAINTENANCE DONE SINCE LAST CDD MEETING – JULY TO AUGUST 2025**

- We had a full property inspection of our gutters on all buildings at the Amenity Center. We will be replacing the corners on the main office building as those have failed over the years. We will also be installing 6" gutters on all sides of the shed with two downspouts. This new installation will help to prevent any further rainwater intrusion.
- Had Epic Pools replace the motor for slide pump. Old motor had broken attachments inside due to age and rust.

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

- Replaced main drains in Splash Pad
- Had fence company come out and replace hinges on gates at pickleball with self-closing hinges.
- Repaired bench in sitting area on Town Center overlooking pond near golf course.
- In pool lights at Splash Park and Amenity center repaired by replacing circuit boards. One light in Lap Pool will need to be repaired after pool closes for the season as the mounting screw is stripped and will need to be drilled out. To do this, the water level in pool will need to be dropped below the level of the light.
- Bleached and sanitized slide steps due to child urinating on them while in line for slide
- Repaired steps at Thunder Bucket that were loose
- Rebuilt auto-fill float for Splash Pad. Not the typical, standard type float so had to order parts and rebuild instead of replacing.

- Repaired loose white fence posts at stone columns near Thornhill and Links entrances
- Repaired kick plate on Women’s restroom door at Amenity Center Pool Deck. – A few screws had broken off and needed to be drilled out and replaced.
- Repaired flush valve in 1<sup>st</sup> stall at Women’s restroom on Amenity Center Pool Deck
- Drained water out of all pools due to extra heavy rain overflowing the pools
- Had Tropical Pressure Washing clean the upper section of the gazebo due to webs and insects
- Added new golden cypress mulch to beds at the entrance to Amenity Center office
- Cleaned graffiti off hand rails on Margaret’s Walk Dock
- Reset all lighting timers many times this month due to power outages
- Had Aldridge Plumbing replace valve on the Splash Park Pool Deck shower. Old valve was sticking on when used. We adjusted many times, but would only work correctly one or two times, then stick again.
- Had Aldridge Plumbing run a camera through drains at Amenity Center Pool Deck bathrooms to determine why we have been getting occasional back ups and bad smells. It was determined the pipes need to be jet washed as there is significant build up slowing the flow of water and allowing back ups.
- Ordered correct type door handles for outside restrooms at Amenity Center. Have contacted locksmith to key them to match existing key, then will install. These are “classroom” type handles that are always locked from outside and never locked from inside. This will allow the access systems locks to work properly. Once installed, these doors will require card access to open.
- Drove Town Center and Fleming Plantation Blvd looking at landscape details. Took over 200 pictures of areas with deficiencies. These photos have been uploaded to the shared Google drive for Board members.
- Drove Town Center from Amenity Center to the round-about looking for irrigation issues. Found 22 separate issues and marked with dated, white flags.
- Vendor installed 75 cubic yards of ADA Mulch at Amenity Center Playground to bring mulch level up to required thickness.
- Pressure washed gutters on Amenity Center Pavillion 1 and Pool building
- Cleaned frame for Shade at Splash Pad
- Cleaned frame and pressure washed fabric for green shade near Lap Pool
- Pressure washed ground, tables and trash cans at Amenity Center Pavilions 2 and 3
- Repaired tennis wind screens many times due to strong afternoon storms breaking ziptie attachments

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



# EXHIBIT 14



Last updated on:  
8/14/2025  
By: Dana Harden

Date	Action Item	Status
	<b>Field Operations Section</b>	
	<b>General Manager Section</b>	
	<b>District Manager Section</b>	
7/22/2025	<b>DM</b> Set Public Hearing for Suspension & Termination Rules for Sept. 23	In Progress
8/16/2025	<b>DM</b> to confirm receipt from Comcast for \$128,152	In Progress
8/19/2025	<b>DM</b> to request Community Advisors attend September meeting to discuss reserve study	<b>Completed</b>
	<b>District Engineer Section</b>	
7/22/2025	<b>Supervisor Nelson</b> to work with <b>DE</b> on Cypress Glen Berm awith a NTE of \$35,000	In Progress
8/13/2025	<b>Chair Cella</b> to work with <b>DE</b> on JUM Proposal with a NTE of \$205,000	In Progress
8/13/2025	<b>Chair Cella</b> to work with County, <b>DE</b> and <b>DC</b> to seek partial reimbursement for roadway drainage project approved at 8/13 meeting	In Progress
	<b>District Counsel Section</b>	
8/13/2025	<b>Chair Cella</b> to work with County, <b>DE</b> and <b>DC</b> to seek partial reimbursement for roadway drainage project approved at 8/13 meeting	In Progress
	<b>Board of Supervisors Section</b>	
6/24/2025	<b>Supervisors</b> to complete ethics training	In Progress



# EXHIBIT 15

**FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX**

*September, 2025*

*Regular Meeting:  
9/23*

***Vendor Reports***

- Lake Doctors
- Elite Amenities
- Ruppert Landscape
- Tri-County Safety & Security Inc.

***Staff Reports***

- District Engineer
- District Counsel
- General Manager
- Amenity Manager
  - Update on District Policies
- Field Operations Manager
- District Manager
  - Action Item Report
  - Meeting Matrix

***Consent Agenda Items***

- Minutes--Regular Meeting on 8/26/2025
- Unaudited Financials—August 2025

***Business Items***

- PH on Suspension and Termination Rules

***Discussion Topics/Items***

- Budget Format for FY 2027 and Beyond

**FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX**

<p><i>Unscheduled Items</i></p>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <p><i>Business Items</i></p> <ul style="list-style-type: none"><li>• Lifeguard Contract—January 2026 Agenda</li></ul> <p><i>Discussions (Workshop)</i></p> <ul style="list-style-type: none"><li>• Changing Rooms for Both Pool Areas</li><li>• Opportunities for smart irrigation</li></ul> <p><i>Public Hearing</i></p> <p><i>Vendor Reports</i></p>	
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## FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
Community Advisors (Reserve Study)	
DPFG Management and Consulting LLC (d/b/a Vesta District Services)/District Management	60 day notice to cancel
Elite Amenities NE Florida LLC/Aquatics Staffing Service	3/1/2025 (renewable for additional 12 months terms; canceled within 60 days for any reason—contractor can cancel with 90 day notice)
LLS Tax Solutions LLC	Pending Board Approval
Prosser Hallock, Inc.	DE Services
Tree Amigos Outdoor Services/Ruppert	No executed copy on file
Unicorn Web Development	Contractor: 60 days notice; District: Immediate

# EXHIBIT 16

1 **MINUTES OF MEETING**  
2 **FLEMING ISLAND PLANTATION**  
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community  
5 Development District was held on Tuesday, July 22, 2025 at 6:00 p.m., at The Splash Park, 1510 Calming  
6 Water Dr., Fleming Island, FL 32003.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Mike Cella	Board Supervisor, Chairman
11 Michelle Szafranski	Board Supervisor, Vice Chairman
12 Rodney Ashford	Board Supervisor, Assistant Secretary
13 Michael Glickman	Board Supervisor, Assistant Secretary
14 Rick Nelson	Board Supervisor, Assistant Secretary

15 Also, present were:

16 David McInnes	District Manager, Vesta District Services
17 Dana Harden	Assistant District Manager, Vesta District Services
18 Scott Smith	Vice President, Vesta District Services
19 Margaret Alfano	General Manager, Vesta Property Services
20 Fred Atwood	Field Operations Manager, Vesta Property Services
21 Jennifer Meadows	Amenity Manager, Vesta Property Services
22 Stephanie Taylor	Amenity Manager, Vesta Property Services
23 Jason Davidson	Regional General Manager, Vesta Property Services
24 Katie Buchanan	District Counsel, Kutak Rock
25 Ryan Stilwell	District Engineer, Prosser, Inc.
26 Eric Meyer	Elite Amenities
27 Chris Cesaro	Ruppert Landscape
28 Liz Jeffers	Resident
29 Steven Leslie	Resident

30  
31 *The following is a summary of the discussions and actions taken at the July 22, 2025 Fleming Island*  
32 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*  
33 *records request by emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

34 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

35 Supervisor Cella led all present in reciting the Pledge of Allegiance.  
36

37 On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board  
38 approved amending the agenda to include **Resolution 2025-11**, for the Fleming Island Plantation  
39 Community Development District.

40  
41

42 **THIRD ORDER OF BUSINESS – Audience Comments** – *(limited to 3 minutes per individual for agenda*  
43 *items)*

44 Liz Jeffers asked for clarification on any policies regarding exiting the pool during rain storms with  
45 lightning and thunder in the area. Discussion ensued regarding the policy for lifeguards to clear the  
46 pool when the bottom was not visible.

47 Steven Leslie asked about having his amenity privileges reinstated.

48 **FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

49 Supervisor Ashford asked for clarification regarding the requirements for publishing notices for the  
50 regular meetings. Discussion ensued.

51 **FIFTH ORDER OF BUSINESS – Vendor Reports**

52 A. Exhibit 2: Pond Maintenance Update – The Lake Doctors, Inc.

53 There being none, the next item followed.

54 B. Exhibit 3: Lifeguard Services Report – Elite Amenities

55 Mr. Meyer provided an overview of his report and recommended 6 lifeguards. He also noted that  
56 their total anticipated expenses would be \$275,600.00 or \$24.98 per hour for FY 2026. Discussion  
57 ensued.

58 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH Mr. Cella and Mr. Glickman  
59 voting ‘yay’ and Mr. Nelson voting ‘nay’, the Board approved the Elite Amenities additional lifeguard for  
60 the remainder of the season and the Elite Amenities cost for the entire swim season, in the amount of  
61 \$17,086.32, for the Fleming Island Plantation Community Development District.

62 C. Landscaping Update – Ruppert Landscape

63 Mr. Cesaro provided the report for the month. Discussion ensued regarding pine straw, irrigation,  
64 and other landscaping matters.

65 D. Security Report – Tri-County Safety & Security, Inc.

66 There being none, the next item followed.

67 **SIXTH ORDER OF BUSINESS – Staff Reports**

68 A. Exhibit 4: District Engineer

69 Mr. Stilwell provided an update on his ongoing projects. A handout was provided that listed the  
70 following projects, Fleming Island Fallen Pipe, in the amount of \$128,174.20; Fleming Island Pond  
71 Berm, in the amount of \$44,053.55; and Fleming Island Pond Berm, in the amount of \$24,573.40.  
72 Discussion ensued.

73 1. Erosion Standards

74 2. Margaret’s Walk - Sod Repair

75 3. Control Structure on Cypress Glen – Pond 45

76 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board  
77 assigned Supervisor Nelson to work with the District Engineer on Cypress Glen Berm, at a not-to-exceed  
78 of \$35,000.00, for the Fleming Island Plantation Community Development District.

80 On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAOVR, the Board  
81 assigned Supervisor Cella to work with the District Engineer on a Vallencourt proposal, at a not-to-exceed  
82 of \$128,175.00, for the Fleming Island Plantation Community Development District.

83 4. 1713 Margaret's Walk Road – Pipe Repair

84 5. Exhibit 5: Tennis Building/ Capital Improvement Projects Update

85 B. District Counsel

86 1. Resident Subject to Suspension of Amenity Privileges

87 Ms. Buchanan provided a brief update on efforts made to obtain records of the incident.  
88 Discussion ensued regarding the incident, the subsequent arrest, and the next steps.

89 Mr. Nelson made a motion to reinstate Mr. Leslie's privileges effectively immediately. The  
90 motion died due to the lack of a second.

91 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH Mr. Glickman, Mr. Cella, and Mr.  
92 Nelson voting 'nay', the Board did not reinstate Mr. Leslie's privileges on the one-year mark of the  
93 suspension, for the Fleming Island Plantation Community Development District.

94

95 On a MOTION by Mr. Cella, SECONDED by Ms. Szafranski, WITH Mr. Glickman voting 'yay' and Mr.  
96 Nelson and Mr. Ashford voting 'nay', the Board suspended Mr. Leslie's privileges for two years from the  
97 date of the original suspension, for the Fleming Island Plantation Community Development District.

98 2. Comcast Issue 1904 Sentry Oak Court Updates

99 Ms. Buchanan provided a brief update on this item first and noted that a letter requesting  
100 \$128,152.00 from Comcast had been sent.

101 C. Exhibit 6: General Manager's Report

102 Ms. Alfano provided a brief summary of her report. Discussion ensued regarding possibly going  
103 for landscaping RFP due to noticeable deficiencies in services.

104 1. Update on District Policies

105 D. Exhibit 7: Amenity Manager's Report

106 Ms. Meadows provided an update on her report.

107 E. Exhibit 8: Field Operations Manager's Report

108 *Supervisor Glickman left the meeting at approximately 9:05 p.m.*

109 Mr. Atwood provided an update on his report. Discussion ensued.

110 1. Utility Vehicle Proposals – *To Be Distributed*

111 Mr. Atwood discussed possible options for maintenance/utility vehicles for staff.

112 On a MOTION by Mr. Ashford, SECONDED by Mr. Nelson, WITH Mr. Cella and Ms. Szafranski voting  
113 'yay' with Mr. Glickman not present to cast his vote for this motion, the Board approved the purchase of a  
114 maintenance utility vehicle from JDs Custom Carts, in the amount of \$9,000.00, for the Fleming Island  
115 Plantation Community Development District.

116 Discussion continued regarding the Field Operations Manager's Report.

117 F. District Manager

118 *Supervisor Glickman returned to the meeting at approximately 9:22 p.m.*

119 Mr. McInnes provided updates to the Board regarding the transition.

120 1. Exhibit 9: Action Item Report

121 Ms. Harden presented the report.

122 2. Exhibit 10: Meeting Matrix

123 Mr. McInnes presented the report.

124 3. Exhibit 11: FY 26 Budget Discussion

125 Ms. Alfano and Mr. Atwood presented the current version of the budget. Discussion  
126 ensued.

127 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

128 A. Exhibit 12: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting  
129 Held on June 24, 2025

130 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
131 approved the Consent agenda presented, for the Fleming Island Plantation Community Development  
132 District.

133 **EIGHTH ORDER OF BUSINESS – Business Items**

134 A. Exhibit 13: Consideration & Adoption of **Resolution 2025-07**, Setting Public Hearing for  
135 Suspension & Termination Rules

136 *Should be Resolution 2025-10*

137 Ms. Buchanan provided a brief explanation of the resolution.

138 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
139 adopted **Resolution 2025-10**, Setting Public Hearing for Suspension & Termination Rules for Tuesday,  
140 September 23<sup>rd</sup>, for the Fleming Island Plantation Community Development District.

141  
142 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board  
143 adopted **Resolution 2025-11**, Designating Public Depositories, for the Fleming Island Plantation  
144 Community Development District.

145 **NINTH ORDER OF BUSINESS – Discussion Topics**

146 **TENTH ORDER OF BUSINESS – Supervisors' Requests**

147 Supervisor Ashford asked for clarification on whether the area by Village Square was the District's  
148 property or Wawa's property. And asked the Board to consider discussing adding changing rooms  
149 to both pool areas.

150 **ELEVENTH ORDER OF BUSINESS – Action Items Summary**

151 Add to January 2026 meeting matrix – lifeguard contract

152

153 Katie to draft a letter to Mr. Leslie regarding suspension.

154

155 Dana/David to work with Margaret/Fred on landscaping RFP.

156

157 **TWELFTH ORDER OF BUSINESS – Next Regular Meeting Agenda Items**

158 Add changing room to both pool areas for August Discussion

159 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 26, 6:00PM +**  
160 **Budget Public Hearing**

161 All five Board members noted that they would be attending the Tuesday, August 26<sup>th</sup> Board meeting  
162 and budget public hearing.

163 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

164 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to  
165 adjourn the meeting. There being none, Mr. Glickman made a motion to adjourn the meeting.

166 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board  
167 adjourned the meeting at 10:05 p.m. for the Fleming Island Plantation Community Development District.

168 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
169 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
170 *including the testimony and evidence upon which such appeal is to be based.*

171 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
172 **meeting held on August 26, 2025.**

173

174

175

176

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

177 **Title:**     **Secretary**     **Assistant Secretary**

**Title:**     **Chairman**     **Vice Chairman**

# EXHIBIT 17

FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

JUNE 30, 2025



**Fleming Island Plantation CDD**  
**Balance Sheet**  
**June 30, 2025**

	<u>General Fund</u>	<u>Debt Service 2021</u>	<u>A &amp; C 2021</u>	<u>Total</u>
<b>Assets:</b>				
Operating Account - VNB	\$ 2,003,965	\$ -	\$ -	\$ 2,003,965
Money Markey - BU	1,364,450			1,364,450
Cash - HW	22,977			22,977
Investments:				-
Revenue Trust Fund		157,158		157,158
Interest Fund		11		11
Prepayment		17		17
Rebate		21,193		21,193
Sinking Fund		167		167
Reserve Fund				-
Construction Fund			684,261	684,261
Accounts Receivable	1,450			1,450
Assessments Receivable - On Roll				-
Due from Other Funds		92,826		92,826
Prepaid Items				-
Deposits	10,397			10,397
<b>Total Assets:</b>	<b><u>\$ 3,403,239</u></b>	<b><u>\$ 271,372</u></b>	<b><u>\$ 684,261</u></b>	<b><u>\$ 4,358,873</u></b>
<b>Liabilities:</b>				
Accounts Payable	\$ 152,547	\$ -	\$ -	\$ 152,547
Accrued Expenses	\$ 45,378			\$ 45,378
Due to Other Funds	13,013			13,013
Deferred Revenue - On Roll				-
				-
				-
<b>Fund Balance:</b>				
Nonspendable	10,397			10,397
Assigned	1,942,418			1,942,418
Restricted		271,372	684,261	955,634
Unassigned	1,239,486			1,239,486
<b>Total Liabilities &amp; Fund Balance:</b>	<b><u>\$ 3,403,239</u></b>	<b><u>\$ 271,372</u></b>	<b><u>\$ 684,261</u></b>	<b><u>\$ 4,358,873</u></b>

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through June 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Month of June	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>Revenue</b>					
Special Assessments - Tax Collector	\$ 3,330,990	\$ 23,897	\$ 3,330,993	\$ 3	100.00%
Special Assessments - Discounts	(133,240)	717	(123,341)	9,899	92.57%
Interest	60,000	12,665	128,589	68,589	214.32%
Room Rentals	7,000	1,090	7,063	63	100.90%
Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
Tennis Membership	2,000	-	2,700	700	135.00%
Court Program Fees	200	-	300	100	150.00%
Special Events	5,000	244	7,601	2,601	152.02%
Access Cards	6,000	2,605	9,413	3,413	156.88%
Other Miscellaneous Revenues	3,000	-	-	(3,000)	0.00%
Insurance Reimbursements	-	-	6,438	6,438	
<b>Total Revenue</b>	<b>\$ 3,281,950</b>	<b>\$ 41,217</b>	<b>\$ 3,369,756</b>	<b>\$ 87,806</b>	<b>102.68%</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Compensation	16,000	1,000	8,600	(7,400)	53.75%
Payroll Taxes	1,224	77	658	(566)	53.75%
Arbitrage	600	-	-	(600)	0.00%
Dissemination Agent	1,200	-	-	(1,200)	0.00%
Engineering Services	30,000	7,326	27,069	(2,931)	90.23%
Legal Services	45,000	-	17,539	(27,461)	38.98%
Management Fees	62,339	5,330	46,889	(15,450)	75.22%
Assessment Administration	9,360	(1,200)	8,160	(1,200)	87.18%
Trustee Fees	4,000	4,000	4,000	-	100.00%
Auditing Services	4,100	-	4,100	-	100.00%
Postage & Freight	3,400	14	539	(2,861)	15.84%
Insurance - General Liability	55,556	-	52,925	(2,631)	95.26%
Printing & Binding	500	-	47	(453)	9.48%
Legal Advertisements	3,000	105	801	(2,199)	26.69%
Misc- Assessment Collection Cost	66,620	492	64,153	(2,467)	96.30%
Misc - Credit Card Fees	500	-	722	222	144.40%
Misc - Contingency	5,000	170	2,315	(2,685)	46.29%
Office Supplies	200	355	528	328	264.10%
Regulatory & Permit Fees	175	-	175	-	100.00%
<b>Total Administrative</b>	<b>308,774</b>	<b>17,668</b>	<b>239,219</b>	<b>(69,555)</b>	<b>77.47%</b>
<b>Field</b>					
Field Management	793,842	71,823	567,072	(226,770)	71.43%
Web Site Development	1,800	-	1,800	-	100.00%
Lifeguard Services - Contract	272,000	70,831	147,159	(124,841)	54.10%
Janitorial Services - Contract	33,000	2,639	22,349	(10,651)	67.72%
Security Services - Contract	57,750	5,088	36,501	(21,249)	63.20%
Landscape - Contracts	678,150	54,867	493,800	(184,350)	72.82%
Electric	78,000	5,956	53,893	(24,107)	69.09%
Water	86,000	12,304	55,059	(30,941)	64.02%
Aquascaping - R&M	66,214	5,125	46,450	(19,764)	70.15%
Common Area - R&M	34,000	66	29,140	(4,860)	85.70%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through June 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Month of June	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Electrical - R&M	30,000	-	15,410	(14,590)	51.37%
Other Landscape - R&M	90,000	-	29,268	(60,732)	32.52%
Irrigation - R&M	32,000	2,038	14,598	(17,402)	45.62%
Misc - Holiday Décor	10,000	119	10,761	761	107.61%
Operating Supplies - General	15,000	2,501	13,204	(1,796)	88.03%
<b>Total Field</b>	<b>2,277,756</b>	<b>233,355</b>	<b>1,536,464</b>	<b>(741,292)</b>	<b>67.46%</b>
<b>Parks and Recreation</b>					
Telephone - Field	12,253	(452)	8,362	(3,891)	68.24%
Internet & WiFi - Gazebo	1,580	(222)	1,673	93	105.86%
Electric - General	34,000	2,576	22,860	(11,140)	67.23%
Refuse Removal	5,500	1,009	4,991	(509)	90.75%
Water & Sewer	30,000	2,728	19,312	(10,688)	64.37%
Lease - Copier	8,000	832	7,969	(31)	99.62%
Air Conditioner - R&M	2,250	804	3,733	1,483	165.89%
Fire Supression System - R&M	500	1,016	1,016	516	203.23%
Grounds - R&M	16,000	1,510	19,276	3,276	120.48%
Pest Control - R&M	660	-	743	83	112.55%
Tennis Courts - R&M	6,500	-	9,863	3,363	151.74%
Event Expense	38,000	4,227	41,148	3,148	108.28%
Termite Bond	684	-	519	(165)	75.93%
Licenses & Permits	700	775	775	75	110.71%
Amenity Center Equipment	5,000	196	4,247	(753)	84.93%
Contingency	10,000	164	8,760	(1,240)	87.60%
Office Supplies	4,500	-	2,831	(1,669)	62.90%
Cleaning Supplies	2,000	25	51	(1,949)	2.57%
Operating Supplies - General	7,000	3,019	12,726	5,726	181.79%
Operating Supplies - Pool Chemicals	22,000	2,500	18,879	(3,121)	85.82%
Operating Supplies - Pool & Splash Pad	4,000	-	3,228	(772)	80.71%
Subscriptions & Memberships	2,100	-	2,669	569	127.07%
<b>Total Parks and Recreation</b>	<b>213,227</b>	<b>20,707</b>	<b>195,630</b>	<b>(17,597)</b>	<b>91.75%</b>
<b>Community Center</b>					
Telephone	6,384	540	4,876	(1,508)	76.39%
Electric - General	20,000	2,455	12,702	(7,298)	63.51%
Refuse Removal	4,320	602	5,456	1,136	126.29%
Water & Sewer	26,100	2,003	11,925	(14,175)	45.69%
Air Conditioner - R&M	1,000	-	807	(194)	80.65%
Fire Supression System - R&M	1,400	1,006	1,006	(394)	71.87%
Grounds - R&M	10,000	64	6,583	(3,417)	65.83%
Pest Control - R&M	466	-	410	(56)	87.90%
Rec Center Equipment	2,500	1,155	5,371	2,871	214.85%
Termite Bond	375	-	300	(75)	80.07%
Licenses & Permits	500	475	475	(25)	95.00%
Contingency	8,500	219	19,008	10,508	223.63%
Office Supplies	500	126	246	(254)	49.29%
Cleaning Supplies	2,000	-	51	(1,949)	2.55%
Operating Supplies - General	2,650	-	2,123	(527)	80.11%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through June 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Month of June	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Operating Supplies - Pool Chemicals	20,000	2,500	19,085	(915)	95.43%
Operating Supplies - Pool & Wading Pool	3,000	-	1,523	(1,477)	50.77%
<b>Total Community Center</b>	<b>109,695</b>	<b>11,146</b>	<b>91,949</b>	<b>(17,746)</b>	<b>83.82%</b>
<b>Total Expenditures</b>	<b>2,909,452</b>	<b>282,876</b>	<b>2,063,262</b>	<b>(846,190)</b>	<b>70.92%</b>
<b>Reserves</b>					
CDD Amenity	322,498	104,411	379,372	56,874	117.64%
Splash Park	50,000	2,737	2,737	(47,263)	5.47%
<b>Total Reserves</b>	<b>372,498</b>	<b>107,148</b>	<b>382,109</b>	<b>9,611</b>	<b>102.58%</b>
<b>Total Expenditures &amp; Reserves</b>	<b>\$ 3,281,950</b>	<b>\$ 390,024</b>	<b>\$ 2,445,371</b>	<b>\$ (836,579)</b>	<b>74.51%</b>
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>-</b>	<b>(348,807)</b>	<b>924,384</b>	<b>\$ (836,579)</b>	
Fund Balance Beginning	2,267,916		2,267,916	-	
<b>Fund Balance Ending</b>	<b>\$ 2,267,916</b>	<b>\$ (348,807)</b>	<b>\$ 3,192,300</b>	<b>\$ (836,579)</b>	

Fleming Island Plantation CDD

Debt Service Series 2021

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through June 30, 2025

	<b>FY2025 Adopted Budget</b>	<b>FY2025 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>	<b>% of Budget</b>
<b>Revenue</b>				
Special Assessments	\$ 1,797,727	\$ 1,797,082	\$ (645)	99.96%
Special Assessments - Discounts	(71,909)	(66,543)	5,366	92.54%
Interest	-	23,312	23,312	
<b>Total Revenue</b>	<b>1,725,818</b>	<b>1,753,851</b>	<b>28,033</b>	<b>101.62%</b>
<b>Expenditures</b>				
<b>Administrative</b>				
Assessment Collection Cost	35,955	34,611	(1,344)	96.26%
<b>Total Administrative</b>	<b>35,955</b>	<b>34,611</b>	<b>(1,344)</b>	<b>96.26%</b>
<b>Debt Service</b>				
Principal Retirement	1,515,000	1,515,000	-	100.00%
Principal Prepayments	-	5,000	5,000	
Interest Expense	195,300	193,769	(1,531)	99.22%
<b>Total Debt Service</b>	<b>1,710,300</b>	<b>1,713,769</b>	<b>3,469</b>	<b>100.20%</b>
<b>Total Expenditures</b>	<b>1,746,255</b>	<b>1,748,380</b>	<b>2,125</b>	<b>100.12%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>(20,437)</b>	<b>5,472</b>	<b>25,909</b>	<b>-26.77%</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers In	-	-	-	
Transfers Out	-	-	-	
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>FUND BALANCE BEGINNING</b>	<b>265,901</b>	<b>265,901</b>	<b>-</b>	
<b>Net Changes in fund balance</b>	<b>(20,437)</b>	<b>5,472</b>	<b>25,909</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 245,464</b>	<b>\$ 271,373</b>	<b>\$ 25,909</b>	

**Fleming Island Plantation CDD**  
**Acquisition & Construction 2021**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2024 through June 30, 2025**

	<b>FY2025 Adopted Budget</b>	<b>FY2025 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>
<b>Revenue</b>			
Interest	\$ -	\$ 29,818	29,818
<b>Total Revenue</b>	<u>-</u>	<u>29,818</u>	<u>29,818</u>
<b>Expenditures</b>			
Construction in Progress	-	353,725	353,725
<b>Total Expenditures</b>	<u>-</u>	<u>353,725</u>	<u>353,725</u>
<b>Revenues Over/(Under) Expenditures</b>	-	(323,907)	(323,907)
<b>OTHER FINANCING SOURCES/(USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE BEGINNING (OCT 1, 2024)</b>		1,008,169	
<b>Net Changes in fund balance</b>	-	(323,907)	(323,907)
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ 684,262</u>	<u>\$ (323,907)</u>

**FLEMING ISLAND PLANTATION**

Community Development District

*Balance Sheet - All Funds***Notes to the Financial Statements****June 30, 2025****General Fund****▶ Assets**

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

- **Accounts Receivable \$1,450** - Funds due to the District.

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

\$ 1,450

- **Due From Other Funds \$25,440**

- **Deposits \$10,397**- Verified Deposits with Utility providers.

Clay County Utilities - Water

\$ 2,765

Clay Electric Cooperative

7,632

Total Deposits

\$ 10,397**▶ Liabilities**

- **Accounts Payable \$152,546.95** - Invoices that were posted but not paid until June.

- **Accrued Expenses \$45,377.84** - Expenses not yet billed or pending approval.

**General Fund**

Hancock Whitney - Trustee Fees

\$ 4,000

Elite Amenity - Un 16-30 Lifeguard Services

33,723

Comcast - Internet/WIFI-Gazebo

1,833

Poolsure - June services

5,000

Xerox - Lease - Copier (May &amp; June)

822

Total Accrued Expenses

\$ 45,378

- **Due To Other Funds \$25,440**

**▶ 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 1st qtr expenditures.

Entry Features

198,585

Parks

152,128

Recreation Facilities

575,678

Misc. Site Improvement

256,269

Signage

253,561

Total Assigned Fund Balances

\$ 1,942,417

**Fleming Island Plantation CDD**  
**Notes to the Financial Statements**  
**June 30, 2025**

**Financial Overview / Highlights**

- ▶ Total Non-Ad Valorem assessments are 100% collected as of 6/30/25.
- ▶ Insurance Reimbursements - State Farm (\$6,438) for 9/23/24 loss date.
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 69.8% of the annual budget. Significant variances are explained below.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Engineering	\$ 30,000	\$ 27,069	90%	Prosser - Billed thru Feb 2025. Jackson Geotech-Cypress Glen pond berm \$3,990.
ProfServ-Legal Services	\$ 45,000	\$ 17,539	39%	KUTAK - legal services billed thru Feb 2025.
Insurance - General Liability	\$ 55,556	\$ 52,925	95%	EGIS insurance paid in full.
Misc-Credit Card Fees	\$ 334	\$ 722	216%	Credit Card processing fees for Misc Events YTD.
Office Supplies	\$ 200	\$ 528	264%	Amazon tablet for board member and misc supplies.
<b><u>Field</u></b>				
ProfServ-Field Management	\$ 793,842	\$ 567,072	71%	Vesta amenity management services billed thru June'25.
Contracts - Lifeguard Services	\$ 272,000	\$ 147,159	54%	Elite Amenities lifeguard services thru June'25
R&M-Common Area	\$ 34,000	\$ 29,140	86%	Florida Concrete Co \$5,454-Monument repair; Mark Burdetsky \$9,500-Reairs to columns, walls and fence. Pressure wash bridge. New Pergolas and re-painted splash park.
Holiday Decoration	\$ 10,000	\$ 10,761	108%	Holiday decor for Halloween and Christmas.
<b><u>Parks and Recreation - General (Amenity Center)</u></b>				
Internet/Wi-Fi - Gazebo	\$ 1,580	\$ 1,673	106%	Reviewed and verified.
Utility - Refuse Removal	\$ 5,500	\$ 4,991	91%	GFL Solid Waste with extra pick-ups.
R&M-Air Conditioning	\$ 2,250	\$ 3,733	166%	Nov & Feb repairs; Quarterly PMA annual service agreement for 4 systems \$1,220 with 1st visit in March.
R&M-Fire Suppression	\$ 500	\$ 1,016	203%	May 2025 Fire Supp Systems
R&M-Grounds	\$ 16,000	\$ 19,276	120%	Replaced pool drains, Home Depot maintenance purchases
R&M-Tennis Courts	\$ 6,500	\$ 9,863	152%	Ruppert \$5,324 - Tennis court repairs; 10-S Tennis Supply \$2,413 - Court supplies.
Event Expenses	\$ 38,000	\$ 41,148	108%	Various events (movie night, DJ, etc)
Lease - Copier	\$ 8,000	\$ 7,932	99%	Reviewed and verified.
Misc - Amenity Center Equipment	\$ 3,334	\$ 4,051	122%	10-S Tennis Supply \$2,547 - Tennis Equipment.
Op Supplies - General	\$ 7,000	\$ 12,726	182%	\$3.6k Xerox invoice in April - Should it be reclassified

**FLEMING ISLAND PLANTATION**

Community Development District

**SOR - General Fund**

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Subscriptions & Memberships	\$ 2,100	\$ 2,669	127%	ASCAP fee \$445. BMI fee \$446 & Amazon purchases.
<b><u>Community Center</u></b>				
Refuse Removal	\$ 4,320	\$ 5,456	126%	GFL Solid Waste with extra pick-ups.
Rec Center Equipment	\$ 2,500	\$ 5,371	215%	Tennis Equipment, Control Panal, Access Cards
Contingency	\$ 8,500	\$ 19,008	224%	Pressure wash, Pipe inspection, Paver repairs, Fence, Leak repairs, Storm Drain cleaining
<b><u>Reserves</u></b>				
Reserve - CDD Amenity	\$ 322,498	\$ 379,372	118%	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, All Service Electric - repairs \$79,777; Repaired leaks River Hills/Grande Oaks; Basketball/Pickleball court repairs; Pond Dewatering

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**Fleming Island Plantation CDD**  
**Check Register**  
**June 30, 2025**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
							<b>-81,492.06</b>
Deposit	06/02/2025			Deposit	265.45		-81,226.61
Deposit	06/02/2025			Deposit	23.90		-81,202.71
Bill Pmt -Check	06/02/2025	100172	Epic Pools	Lap and Family Pad Coping Repair		1,000.00	-82,202.71
Deposit	06/04/2025			Deposit	42.75		-82,159.96
Bill Pmt -Check	06/04/2025	1542	Epic Pools	paver repair at family pool		1,000.00	-83,159.96
Bill Pmt -Check	06/04/2025	1543	Epic Pools	May 2025 Pool repair stop leak		1,025.00	-84,184.96
Deposit	06/05/2025			Deposit	81.41		-84,103.55
Deposit	06/05/2025			Deposit	359.78		-83,743.77
Deposit	06/06/2025			Deposit	71.65		-83,672.12
Bill Pmt -Check	06/06/2025	ACH 06.06.2	GFL	Bill Mlissing		2,185.87	-85,857.99
Deposit	06/09/2025			Deposit	10,729.07		-75,128.92
Deposit	06/09/2025			Deposit	128.95		-74,999.97
Deposit	06/10/2025			Deposit	61.09		-74,938.88
Deposit	06/11/2025			Deposit	19.00		-74,919.88
Deposit	06/12/2025			Deposit	145.17		-74,774.71
Bill Pmt -Check	06/13/2025	1544	Karl Bednar	Outstanding at transition		4,500.00	-79,274.71
Deposit	06/13/2025			Deposit	144.00		-79,130.71
Deposit	06/16/2025			Deposit	9.44		-79,121.27
Deposit	06/16/2025			Deposit	57.25		-79,064.02
Deposit	06/17/2025			Deposit	925.00		-78,139.02
Deposit	06/17/2025			Deposit	108.15		-78,030.87
Deposit	06/18/2025			Deposit	30.17		-78,000.70
Deposit	06/20/2025			Deposit	200.91		-77,799.79
Deposit	06/20/2025			Deposit	351.61		-77,448.18
Deposit	06/23/2025			Deposit	755.14		-76,693.04
Bill Pmt -Check	06/23/2025	100196	Elite Amenities NE FL, LLC	AC Pool 6/1-6/15/25 Lifeguard		37,107.79	-113,800.83
Bill Pmt -Check	06/23/2025	1545	FL Department of Health	June 2025 PERMIT# 10-60-00106		175.00	-113,975.83
Bill Pmt -Check	06/23/2025	1546	FL Department of Health	June 2025 PERMIT# 10-60-00107		300.00	-114,275.83
Bill Pmt -Check	06/23/2025	1549	FL Department of Health	June 2025 PERMIT# 10-60-0108 FY25		300.00	-114,575.83
Bill Pmt -Check	06/23/2025	1547	FL Department of Health	June 2025 Wading Pool Permit Fees		175.00	-114,750.83
Bill Pmt -Check	06/23/2025	1548	FL Department of Health	PERMIT# 10-60-00134 FY25		300.00	-115,050.83

**Fleming Island Plantation CDD**  
**Check Register**  
**June 30, 2025**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Bill Pmt -Check	06/23/2025	062325CC1	Truist Bank Credit Card	Various Purchases 5/6/25 - 6/5/25		7,649.95	-122,700.78
Deposit	06/24/2025			Deposit	33.49		-122,667.29
Bill Pmt -Check	06/24/2025	1550	Hancock Whitney Bank	TRANSFER FY25 DS ASSMNTS		79,812.95	-202,480.24
Deposit	06/26/2025			Deposit	24.05		-202,456.19
Bill Pmt -Check	06/27/2025	062725ACH1	Clay County Utility Authority	426 -3 Old Hard Road Irrigation,		878.30	-203,334.49
Bill Pmt -Check	06/27/2025	062725ACH2	Clay County Utility Authority	2300 Town Center Blvd Pool,		850.63	-204,185.12
Bill Pmt -Check	06/27/2025	062725ACH3	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts,		420.98	-204,606.10
Bill Pmt -Check	06/27/2025	062725ACH4	Clay County Utility Authority	426 -2 Old Hard Road Restroom,		344.97	-204,951.07
Bill Pmt -Check	06/27/2025	062725ACH5	Clay County Utility Authority	2300 Town Center Blvd Info Center,		108.60	-205,059.67
Bill Pmt -Check	06/27/2025	062725ACH6	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation,		62.31	-205,121.98
Bill Pmt -Check	06/27/2025	062725ACH7	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation,		21.93	-205,143.91
Bill Pmt -Check	06/27/2025	062725ACH9	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center,		1,895.18	-207,039.09
Bill Pmt -Check	06/27/2025	062725ACH10	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation,		158.30	-207,197.39
Bill Pmt -Check	06/27/2025	062725ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation,		49.47	-207,246.86
Bill Pmt -Check	06/27/2025	062725ACH12	Clay County Utility Authority	River Park Garden Area Irrigation,		34.01	-207,280.87
Bill Pmt -Check	06/27/2025	062725ACH13	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation,		2,469.73	-209,750.60
Bill Pmt -Check	06/27/2025	062725ACH14	Clay County Utility Authority	2300 Town Center Blvd Irrigation,		1,239.59	-210,990.19
Bill Pmt -Check	06/27/2025	062725ACH15	Clay County Utility Authority	Spine Road Reclaimed Irrigation,		399.10	-211,389.29
Bill Pmt -Check	06/27/2025	062725ACH16	Clay County Utility Authority	Spine Road Reclaimed Irrigation,		367.07	-211,756.36
Bill Pmt -Check	06/27/2025	062725ACH17	Clay County Utility Authority	Spine Road Reclaimed Irrigation,		316.60	-212,072.96
Bill Pmt -Check	06/27/2025	062725ACH18	Clay County Utility Authority	Spine Road Reclaimed Irrigation,		316.60	-212,389.56
Bill Pmt -Check	06/27/2025	062725ACH19	Clay County Utility Authority	Spine Road Reclaimed Irrigation,		316.60	-212,706.16
Bill Pmt -Check	06/27/2025	062725ACH20	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation,		158.30	-212,864.46
Bill Pmt -Check	06/27/2025	062725ACH21	Clay County Utility Authority	2300 Town Center Blvd Pavilion,		108.54	-212,973.00
Bill Pmt -Check	06/27/2025	062725ACH22	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		101.04	-213,074.04
Bill Pmt -Check	06/27/2025	062725ACH24	Clay County Utility Authority	Covington Lane Reclaimed Irrigation,		24.54	-213,098.58
Bill Pmt -Check	06/27/2025	062725ACH25	Clay County Utility Authority	Spine Road Reclaimed Irrigation,		2,584.85	-215,683.43
Bill Pmt -Check	06/27/2025	062725ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation,		2,176.53	-217,859.96
Bill Pmt -Check	06/27/2025	062725ACH27	Clay County Utility Authority	Spine Road Reclaimed Irrigation,		1,286.81	-219,146.77
Bill Pmt -Check	06/27/2025	062725ACH28	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		142.02	-219,288.79
Bill Pmt -Check	06/27/2025	062725ACH29	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation,		107.95	-219,396.74
Bill Pmt -Check	06/27/2025	062725ACH23	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation,,		75.02	-219,471.76

Fleming Island Plantation CDD

Check Register

June 30, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	06/27/2025	062725ACH8	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		19.79	-219,491.55
Deposit	06/27/2025			Deposit	101.97		-219,389.58
Bill Pmt -Check	06/27/2025	100198	Vesta Property Services, INC	Vesta - Maint supplies / special events		136.84	-219,526.42
General Journal	06/30/2025	1		Trial balance from Inframark at transition	2,007,123.17		1,787,596.75
General Journal	06/30/2025	7		Reverse outstanding checks - May and prior	85,992.06		1,873,588.81
Deposit	06/30/2025			Deposit	9.59		1,873,598.40
General Journal	06/30/2025	8		ADP Supervisor Pay 06.02.25		1,086.90	1,872,511.50
General Journal	06/30/2025	7		Reverse outstanding checks - June	121,332.58		1,993,844.08
General Journal	06/30/2025	7		Reclass Home Depot Payment 6.20.25	1,926.22		1,995,770.30
Deposit	06/30/2025			Interest	8,194.81		2,003,965.11
					<u>2,239,247.83</u>	<u>153,790.66</u>	<u>2,003,965.11</u>

**Fleming Island Plantation CDD**  
**Non-Ad Valorem Special Assessments**  
**Clay County Tax Collector**  
**For the Fiscal Year Ending September 30, 2025**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	Allocation by Fund	
					General Fund	Series 2021 Debt Service Fund
Assessments Levied				\$ 5,128,071	\$ 3,330,990	\$ 1,797,081
Allocation %				100%	65%	35%
11/08/24	\$46,401	\$2,630	\$947	\$49,978	\$ 32,464	\$ 17,514
11/14/24	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	396,628
12/06/24	2,493,414	106,016	50,886	2,650,316	1,721,539	928,777
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
04/07/25	217,864	35	4,446	222,346	144,427	77,919
05/07/25	9,886	(294)	202	9,794	6,362	3,432
06/10/25	10,729	(319)	219	10,629	6,904	3,725
06/17/25	26,406	(785)	539	26,160	16,992	9,167
<b>TOTAL</b>	<b>\$4,839,427</b>	<b>\$ 189,885</b>	<b>\$ 98,764</b>	<b>\$ 5,128,076</b>	<b>\$ 3,330,993</b>	<b>\$ 1,797,083</b>

% Collected 100.00% 100.00%

**Total Outstanding** **\$ (3)** **\$ (2)**

<u>Transfers to Debt Service Funds</u>		
Valley Bank	468,186.52	CK 1505
Valley Bank	1,072,473.05	CK 1509
Valley Bank	51,222.99	CK 1517
Valley Bank	11,219.56	CK 1523
Valley Bank	79,812.95	CK 1550
	-	CK
<b>Total Amount Transferred</b>	<b>1,682,915.07</b>	<b>-</b>
Due to DS previous year	-	-
Due to DS this year	13,013.66	-
<b>Total to be Transferred</b>	<b>13,013.66</b>	

12/10/2024  
1/30/2025  
2/11/2025  
3/12/2025  
6/25/2025

**Fleming Island Plantation CDD  
Cash and Investment Report  
June 30, 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%	\$ 22,977
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	2,003,965 (1)
<b>Subtotal</b>					<b>\$ 2,026,942</b>
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.06%	\$ 1,364,450
<b>Total GF</b>					<b>\$ 3,391,391</b>

**DEBT SERVICE FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Interest Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 11
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	17
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%	157,158
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	167
<b>Total DS</b>					<b>\$ 178,545</b>

**CONSTRUCTION FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 684,261
<b>Total CP</b>					<b>\$ 684,261</b>
<b>Total All Funds</b>					<b>\$ 4,254,200</b>

(1) Debt service payment to trustee of \$13,013 to be made in August.

**Fleming Island Plantation CDD**  
**Bank Reconciliation**  
**June 30, 2025**

Balance per Bank Statement		\$ 2,176,244.49
Plus:	Deposits	
Less:	Outstanding Checks	(172,279.38)
<b>Adjusted Bank Balance</b>		<b><u>\$ 2,003,965.11</u></b>
Beginning Cash Balance Per Books		\$ (81,492.06)
Cash Receipts		2,239,247.83
Cash Disbursements		(153,790.66)
<b>Balance per Books</b>		<b><u>\$ 2,003,965.11</u></b>

# EXHIBIT 18

FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

JULY 31, 2025



**Fleming Island Plantation CDD**  
**Balance Sheet**  
**July 31, 2025**

	<u>General Fund</u>	<u>Debt Service 2021</u>	<u>A &amp; C 2021</u>	<u>Total</u>
<b>Assets:</b>				
Operating Account - VNB	\$ 1,812,586	\$ -	\$ -	\$ 1,812,586
Money Markey - BU	1,369,084			1,369,084
Cash - HW	21,044			21,044
Investments:				-
Revenue Trust Fund		237,479		237,479
Interest Fund		11		11
Prepayment		17		17
Rebate		21,193		21,193
Sinking Fund		168		168
Reserve Fund				-
Construction Fund			686,473	686,473
Accounts Receivable	1,450			1,450
Assessments Receivable - On Roll				-
Due from Other Funds		13,013		13,013
Prepaid Items				-
Deposits	10,397			10,397
<b>Total Assets:</b>	<b>\$ 3,214,560</b>	<b>\$ 271,881</b>	<b>\$ 686,473</b>	<b>\$ 4,172,915</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 245,809	\$ -	\$ -	\$ 245,809
Accrued Expenses	\$ 46,898			\$ 46,898
Due to Other Funds	13,013			13,013
Deferred Revenue - On Roll				-
<b>Fund Balance:</b>				
Nonspendable	10,397			10,397
Assigned	1,942,418			1,942,418
Restricted		271,881	686,473	958,355
Unassigned	956,025			956,025
<b>Total Liabilities &amp; Fund Balance:</b>	<b>\$ 3,214,560</b>	<b>\$ 271,881</b>	<b>\$ 686,473</b>	<b>\$ 4,172,915</b>

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through July 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Month of June	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>Revenue</b>					
Special Assessments - Tax Collector	\$ 3,330,990	\$ -	\$ 3,330,993	\$ 3	100.00%
Special Assessments - Discounts	(133,240)	-	(123,341)	9,899	92.57%
Interest	60,000	11,906	140,496	80,496	234.16%
Room Rentals	7,000	2,156	9,219	2,219	131.70%
Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
Tennis Membership	2,000	(150)	2,850	850	142.50%
Court Program Fees	200	-	-	(200)	0.00%
Special Events	5,000	348	7,949	2,949	158.98%
Access Cards	6,000	1,117	10,529	4,529	175.49%
Other Miscellaneous Revenues	3,000	350	350	(2,650)	11.67%
Insurance Reimbursements	-	-	6,438	6,438	
<b>Total Revenue</b>	<b>\$ 3,281,950</b>	<b>\$ 15,727</b>	<b>\$ 3,385,483</b>	<b>\$ 103,533</b>	<b>103.15%</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor Compensation	16,000	-	8,600	(7,400)	53.75%
Payroll Taxes	1,224	-	658	(566)	53.75%
Arbitrage	600	-	-	(600)	0.00%
Dissemination Agent	1,200	-	-	(1,200)	0.00%
Engineering Services	30,000	-	27,069	(2,931)	90.23%
Legal Services	45,000	-	17,539	(27,461)	38.98%
Management Fees	62,339	5,195	52,084	(10,255)	83.55%
Assessment Administration	9,360	780	8,940	(420)	95.51%
Trustee Fees	4,000	-	4,000	-	100.00%
Auditing Services	4,100	-	4,100	-	100.00%
Postage & Freight	3,400	-	555	(2,845)	16.32%
Insurance - General Liability	55,556	-	52,925	(2,631)	95.26%
Printing & Binding	500	-	47	(453)	9.48%
Legal Advertisements	3,000	586	1,386	(1,614)	46.22%
Misc- Assessment Collection Cost	66,620	-	64,153	(2,467)	96.30%
Misc - Credit Card Fees	500	-	722	222	144.40%
Misc - Contingency	5,000	4,605	6,920	1,920	138.39%
Office Supplies	200	1,815	972	772	485.93%
Regulatory & Permit Fees	175	-	175	-	100.00%
<b>Total Administrative</b>	<b>308,774</b>	<b>12,981</b>	<b>250,845</b>	<b>(57,929)</b>	<b>81.24%</b>
<b>Field</b>					
Field Management	793,842	76,011	643,083	(150,759)	81.01%
Web Site Development	1,800	-	1,800	-	100.00%
Lifeguard Services - Contract	272,000	70,431	217,590	(54,410)	80.00%
Janitorial Services - Contract	33,000	-	22,349	(10,651)	67.72%
Security Services - Contract	57,750	5,128	41,629	(16,121)	72.08%
Landscape - Contracts	678,150	54,867	548,667	(129,483)	80.91%
Electric	78,000	-	53,893	(24,107)	69.09%
Water	86,000	8,896	63,955	(22,045)	74.37%
Aquascaping - R&M	66,214	200	46,650	(19,564)	70.45%
Common Area - R&M	34,000	106	29,246	(4,754)	86.02%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through July 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Month of June	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Electrical - R&M	30,000	3,122	18,532	(11,468)	61.77%
Other Landscape - R&M	90,000	11,376	40,644	(49,356)	45.16%
Irrigation - R&M	32,000	-	14,598	(17,402)	45.62%
Misc - Holiday Décor	10,000	599	11,360	1,360	113.60%
Operating Supplies - General	15,000	3,244	16,448	1,448	109.65%
<b>Total Field</b>	<b>2,277,756</b>	<b>233,980</b>	<b>1,770,443</b>	<b>(507,313)</b>	<b>77.73%</b>
<b>Parks and Recreation</b>					
Telephone - Field	12,253	-	8,362	(3,891)	68.24%
Internet & WiFi - Gazebo	1,580	122	1,794	214	113.57%
Electric - General	34,000	-	22,860	(11,140)	67.23%
Refuse Removal	5,500	390	5,381	(119)	97.84%
Water & Sewer	30,000	2,280	21,592	(8,408)	71.97%
Lease - Copier	8,000	1,569	9,538	1,538	119.23%
Air Conditioner - R&M	2,250	-	3,733	1,483	165.89%
Fire Supression System - R&M	500	-	1,016	516	203.23%
Grounds - R&M	16,000	600	19,876	3,876	124.23%
Pest Control - R&M	660	434	1,177	517	178.28%
Tennis Courts - R&M	6,500	-	9,863	3,363	151.74%
Event Expense	38,000	5,579	47,135	9,135	124.04%
Termite Bond	684	-	519	(165)	75.93%
Licenses & Permits	700	750	1,525	825	217.86%
Amenity Center Equipment	5,000	528	4,774	(226)	95.49%
Contingency	10,000	7,870	16,630	6,630	166.30%
Office Supplies	4,500	99	2,930	(1,570)	65.11%
Cleaning Supplies	2,000	-	51	(1,949)	2.57%
Operating Supplies - General	7,000	550	13,275	6,275	189.65%
Operating Supplies - Pool Chemicals	22,000	-	18,879	(3,121)	85.82%
Operating Supplies - Pool & Splash Pad	4,000	425	3,653	(347)	91.32%
Subscriptions & Memberships	2,100	480	3,149	1,049	149.93%
<b>Total Parks and Recreation</b>	<b>213,227</b>	<b>21,675</b>	<b>217,714</b>	<b>4,487</b>	<b>102.10%</b>
<b>Community Center</b>					
Telephone	6,384	1,451	6,546	162	102.54%
Electric - General	20,000	-	12,702	(7,298)	63.51%
Refuse Removal	4,320	601	6,057	1,737	140.20%
Water & Sewer	26,100	1,657	13,583	(12,517)	52.04%
Air Conditioner - R&M	1,000	60	867	(134)	86.65%
Fire Supression System - R&M	1,400	519	1,526	126	108.97%
Grounds - R&M	10,000	2,000	8,583	(1,417)	85.83%
Pest Control - R&M	466	141	550	84	118.11%
Rec Center Equipment	2,500	501	5,873	3,373	234.91%
Termite Bond	375	-	300	(75)	80.07%
Licenses & Permits	500	500	2,475	1,975	495.00%
Contingency	8,500	11,914	29,423	20,923	346.15%
Office Supplies	500	177	423	(77)	84.63%
Cleaning Supplies	2,000	31	82	(1,918)	4.12%
Operating Supplies - General	2,650	163	2,286	(364)	86.27%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through July 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Month of June	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Operating Supplies - Pool Chemicals	20,000	-	19,085	(915)	95.43%
Operating Supplies - Pool & Wading Pool	3,000	-	1,523	(1,477)	50.77%
<b>Total Community Center</b>	<b>109,695</b>	<b>19,717</b>	<b>111,884</b>	<b>2,189</b>	<b>102.00%</b>
<b>Total Expenditures</b>	<b>2,909,452</b>	<b>288,353</b>	<b>2,350,886</b>	<b>(558,566)</b>	<b>80.80%</b>
<b>Reserves</b>					
CDD Amenity	322,498	1,801	382,137	59,639	118.49%
Splash Park	50,000	-	2,737	(47,263)	5.47%
Other	-	8,799	8,799	8,799	
<b>Total Reserves</b>	<b>372,498</b>	<b>10,600</b>	<b>393,674</b>	<b>12,377</b>	<b>105.68%</b>
<b>Total Expenditures &amp; Reserves</b>	<b>\$ 3,281,950</b>	<b>\$ 298,954</b>	<b>\$ 2,744,560</b>	<b>\$ (546,189)</b>	<b>83.63%</b>
<b>Excess of Revenue Over (Under) Expenditures</b>	<b>-</b>	<b>(283,226)</b>	<b>640,923</b>	<b>\$ (546,189)</b>	
Fund Balance Beginning	2,267,916		2,267,916	-	
<b>Fund Balance Ending</b>	<b>\$ 2,267,916</b>	<b>\$ (283,226)</b>	<b>\$ 2,908,839</b>	<b>\$ (546,189)</b>	
<b>Allocation of Reserves</b>					
Operating Reserves - FY25			\$ 506,196		
Entry Features			198,585		
Parks			152,128		
Recreation Facilities			575,678		
Misc. Site Improvement			256,269		
Signage			253,561		
			<u>1,942,417</u>		
Prepaid			-		
Deposits			10,397		
			<u>1,952,814</u>		

**Fleming Island Plantation CDD**  
**Debt Service Series 2021**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2024 through July 31, 2025**

	<b>FY2025 Adopted Budget</b>	<b>FY2025 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>	<b>% of Budget</b>
<b>Revenue</b>				
Special Assessments	\$ 1,797,727	\$ 1,797,082	\$ (645)	99.96%
Special Assessments - Discounts	(71,909)	(66,543)	5,366	92.54%
Interest	-	23,821	23,821	
<b>Total Revenue</b>	<b><u>1,725,818</u></b>	<b><u>1,754,360</u></b>	<b><u>28,542</u></b>	<b><u>101.65%</u></b>
<b>Expenditures</b>				
<b>Administrative</b>				
Assessment Collection Cost	35,955	34,611	(1,344)	96.26%
<b>Total Administrative</b>	<b><u>35,955</u></b>	<b><u>34,611</u></b>	<b><u>(1,344)</u></b>	<b><u>96.26%</u></b>
<b>Debt Service</b>				
Principal Retirement	1,515,000	1,515,000	-	100.00%
Principal Prepayments	-	5,000	5,000	
Interest Expense	195,300	193,769	(1,531)	99.22%
<b>Total Debt Service</b>	<b><u>1,710,300</u></b>	<b><u>1,713,769</u></b>	<b><u>3,469</u></b>	<b><u>100.20%</u></b>
<b>Total Expenditures</b>	<b><u>1,746,255</u></b>	<b><u>1,748,380</u></b>	<b><u>2,125</u></b>	<b><u>100.12%</u></b>
<b>Revenues Over/(Under) Expenditures</b>	<b>(20,437)</b>	<b>5,981</b>	<b>26,418</b>	<b>-29.26%</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers In		-	-	
Transfers Out		-	-	
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	
<b>FUND BALANCE BEGINNING</b>	<b>265,901</b>	<b>265,901</b>	<b>-</b>	
<b>Net Changes in fund balance</b>	<b>(20,437)</b>	<b>5,981</b>	<b>26,418</b>	
<b>FUND BALANCE, ENDING</b>	<b><u>\$ 245,464</u></b>	<b><u>\$ 271,882</u></b>	<b><u>\$ 26,418</u></b>	

**Fleming Island Plantation CDD**  
**Acquisition & Construction 2021**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2024 through July 31, 2025**

	<b>FY2025 Adopted Budget</b>	<b>FY2025 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>
<b>Revenue</b>			
Interest	\$ -	\$ 32,030	32,030
<b>Total Revenue</b>	<u>-</u>	<u>32,030</u>	<u>32,030</u>
<b>Expenditures</b>			
Construction in Progress	-	353,725	353,725
<b>Total Expenditures</b>	<u>-</u>	<u>353,725</u>	<u>353,725</u>
<b>Revenues Over/(Under) Expenditures</b>	-	(321,695)	(321,695)
<b>OTHER FINANCING SOURCES/(USES)</b>			
Transfers In	-	-	-
Transfers Out	-	-	-
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE BEGINNING (OCT 1, 2024)</b>		1,008,169	
<b>Net Changes in fund balance</b>	-	(321,695)	(321,695)
<b>FUND BALANCE, ENDING</b>	<u>\$ -</u>	<u>\$ 686,474</u>	<u>\$ (321,695)</u>

**FLEMING ISLAND PLANTATION**

Community Development District

*Balance Sheet - All Funds***Notes to the Financial Statements****July 31, 2025****General Fund****▶ Assets**

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

- **Accounts Receivable \$1,450** - Funds due to the District.

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>\$ 1,450</u>

- **Due From Other Funds \$25,440**

- **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 \$245,809.07** - Invoices that were posted but not paid until July.

- **Accrued Expenses \$45,377.84** - Expenses not yet billed or pending approval.

	<u>General Fund</u>
Hancock Whitney - Trustee Fees	\$ 4,000
Elite Amenity - July 16-30 Lifeguard Services	35,784
Comcast - Internet/WIFI-Gazebo	1,292
Poolsure - June services	5,000
Xerox - Lease - Copier (May & June)	822
Total Accrued Expenses	<u>\$ 46,898</u>

- **Due To Other Funds \$13,013**

**▶ 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 1st qtr expenditures.
Entry Features	198,585	
Parks	152,128	
Recreation Facilities	575,678	
Misc. Site Improvement	256,269	
Signage	253,561	
Total Assigned Fund Balances	<u>\$ 1,942,417</u>	

**Fleming Island Plantation CDD**  
**Notes to the Financial Statements**  
**July 31, 2025**

**Financial Overview / Highlights**

- ▶ Total Non-Ad Valorem assessments are 100% collected as of 6/30/25.
- ▶ Insurance Reimbursements - State Farm (\$6,438) for 9/23/24 loss date.
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 69.8% of the annual budget. Significant variances are explained below.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Engineering	\$ 30,000	\$ 27,069	90%	Prosser - Billed thru Feb 2025. Jackson Geotech-Cypress Glen pond berm \$3,990.
ProfServ-Legal Services	\$ 45,000	\$ 17,539	39%	KUTAK - legal services billed thru Feb 2025.
Insurance - General Liability	\$ 55,556	\$ 52,925	95%	EGIS insurance paid in full.
Misc-Credit Card Fees	\$ 334	\$ 722	216%	Credit Card processing fees for Misc Events YTD.
Office Supplies	\$ 200	\$ 972	486%	Amazon tablet for board member and misc supplies.
<b><u>Field</u></b>				
ProfServ-Field Management	\$ 793,842	\$ 643,083	81%	Vesta amenity management services billed thru July'25.
Contracts - Lifeguard Services	\$ 272,000	\$ 217,590	80%	Elite Amenities lifeguard services thru July'25
R&M-Common Area	\$ 34,000	\$ 29,246	86%	Florida Concrete Co \$5,454-Monument repair; Mark Burdetsky \$9,500-Reairs to columns, walls and fence. Pressure wash bridge. New Pergolas and re-painted splash park.
Holiday Decoration	\$ 10,000	\$ 11,360	114%	Holiday decor for Halloween and Christmas.
<b><u>Parks and Recreation - General (Amenity Center)</u></b>				
Internet/Wi-Fi - Gazebo	\$ 1,580	\$ 1,794	114%	Reviewed and verified.
Utility - Refuse Removal	\$ 5,500	\$ 5,381	98%	GFL Solid Waste with extra pick-ups.
R&M-Air Conditioning	\$ 2,250	\$ 3,733	166%	Nov & Feb repairs; Quarterly PMA annual service agreement for 4 systems \$1,220 with 1st visit in March.
R&M-Fire Supression	\$ 500	\$ 1,016	203%	May 2025 Fire Supp Systems
R&M-Grounds	\$ 16,000	\$ 19,876	124%	Replaced pool drains, Home Depot maintenance purchases
R&M-Tennis Courts	\$ 6,500	\$ 9,863	152%	Ruppert \$5,324 - Tennis court repairs; 10-S Tennis Supply \$2,413 - Court supplies.
Event Expenses	\$ 38,000	\$ 47,135	124%	Various events (movie night, DJ, etc)
Lease - Copier	\$ 8,000	\$ 9,538	119%	Reviewed and verified.
Misc - Amenity Center Equipment	\$ 3,334	\$ 4,774	143%	10-S Tennis Supply \$2,547 - Tennis Equipment.
Op Supplies - General	\$ 7,000	\$ 13,275	190%	\$3.6k Xerox invoice in April - Should it be reclassified

**FLEMING ISLAND PLANTATION**

Community Development District

**SOR - General Fund**

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Subscriptions & Memberships	\$ 2,100	\$ 3,149	150%	ASCAP fee \$445. BMI fee \$446 & Amazon purchases. Canva Newsletter \$120 Reserve my Court \$360
<b><u>Community Center</u></b>				
Refuse Removal	\$ 4,320	\$ 6,057	140%	GFL Solid Waste with extra pick-ups.
Rec Center Equipment	\$ 2,500	\$ 5,873	235%	Tennis Equipment, Control Panel, Access Cards
Contingency	\$ 8,500	\$ 29,423	346%	Pressure wash, Pipe inspection, Paver repairs, Fence, Leak repairs, Storm Drain cleaning, Pool Lighting, Motor Installation
<b><u>Reserves</u></b>				
Reserve - CDD Amenity	\$ 322,498	\$ 382,137	118%	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, All Service Electric - repairs \$79,777; Repaired leaks River Hills/Grande Oaks; Basketball/Pickleball court repairs; Pond Dewatering, Custom Lanyard Order \$1,128.86

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**Fleming Island Plantation CDD**  
**Check Register**  
**July 31, 2025**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
							<b>2,003,965.11</b>
Deposit	07/01/2025			Deposit	43.08		2,004,008.19
General Journal	07/01/2025	15		Tennis Membership Refund		150.00	2,003,858.19
Deposit	07/02/2025			Deposit	106.84		2,003,965.03
Deposit	07/03/2025			Deposit	9.59		2,003,974.62
Deposit	07/06/2025			Deposit	33.94		2,004,008.56
Bill Pmt -Check	07/07/2025	070725ACH1	GFL	Trash Service		391.03	2,003,617.53
Bill Pmt -Check	07/07/2025	070725 ACH1	ADP	Payroll Fees (need backup)		13.00	2,003,604.53
Bill Pmt -Check	07/07/2025	070725ACH2	Comcast Business	1510 Calming Water Drive		540.33	2,003,064.20
Deposit	07/07/2025			Deposit	67.88		2,003,132.08
Bill Pmt -Check	07/11/2025	071125ACH33	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY		325.00	2,002,807.08
Bill Pmt -Check	07/11/2025	071125ACH34	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR		84.00	2,002,723.08
Bill Pmt -Check	07/11/2025	071125ACH35	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN		43.00	2,002,680.08
Deposit	07/11/2025			Deposit	1,666.05		2,004,346.13
Deposit	07/12/2025			Deposit	43.38		2,004,389.51
Bill Pmt -Check	07/14/2025	071425ACH8	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR		2,168.00	2,002,221.51
Bill Pmt -Check	07/14/2025	071425ACH9	Clay Electric Cooperative, Inc.	2204 LINKS DR		73.00	2,002,148.51
Bill Pmt -Check	07/14/2025	071425ACH10	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN		54.00	2,002,094.51
Bill Pmt -Check	07/14/2025	071425ACH11	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR		52.00	2,002,042.51
Bill Pmt -Check	07/14/2025	071425ACH12	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR		49.00	2,001,993.51
Bill Pmt -Check	07/14/2025	071425ACH13	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR		48.00	2,001,945.51
Bill Pmt -Check	07/14/2025	071425ACH14	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT		48.00	2,001,897.51
Bill Pmt -Check	07/14/2025	071425ACH15	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN		47.00	2,001,850.51
Bill Pmt -Check	07/14/2025	071425ACH16	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN		47.00	2,001,803.51
Bill Pmt -Check	07/14/2025	071425ACH17	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR		46.00	2,001,757.51
Bill Pmt -Check	07/14/2025	071425ACH18	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD		46.00	2,001,711.51
Bill Pmt -Check	07/14/2025	071425ACH19	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR		45.00	2,001,666.51
Bill Pmt -Check	07/14/2025	071425ACH20	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING		43.00	2,001,623.51
Bill Pmt -Check	07/14/2025	071425ACH21	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR		43.00	2,001,580.51
Bill Pmt -Check	07/14/2025	071425ACH22	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION		43.00	2,001,537.51
Bill Pmt -Check	07/14/2025	071425ACH23	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION		56.00	2,001,481.51
Bill Pmt -Check	07/14/2025	071425ACH24	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD		48.00	2,001,433.51

**Fleming Island Plantation CDD**  
**Check Register**  
**July 31, 2025**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	07/14/2025	071425ACH25	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR		46.00	2,001,387.51
Bill Pmt -Check	07/14/2025	071425ACH26	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD		43.00	2,001,344.51
Bill Pmt -Check	07/14/2025	071425ACH27	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR		43.00	2,001,301.51
Bill Pmt -Check	07/14/2025	071425ACH28	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD		1,710.00	1,999,591.51
Bill Pmt -Check	07/14/2025	071425ACH29	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD		332.00	1,999,259.51
Bill Pmt -Check	07/14/2025	071425ACH30	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD		275.00	1,998,984.51
Bill Pmt -Check	07/14/2025	071425ACH31	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS		211.00	1,998,773.51
Bill Pmt -Check	07/14/2025	071425ACH32	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD		43.00	1,998,730.51
Bill Pmt -Check	07/14/2025	071425ACH36	Comcast Business	2300 Town Center Blvd, Ofc 2		218.67	1,998,511.84
Deposit	07/14/2025			Deposit	14.22		1,998,526.06
Bill Pmt -Check	07/15/2025	071525ACH2	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR		47.00	1,998,479.06
Bill Pmt -Check	07/15/2025	071525ACH3	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING		3,034.00	1,995,445.06
Bill Pmt -Check	07/15/2025	071525ACH4	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND		739.00	1,994,706.06
Bill Pmt -Check	07/15/2025	071525ACH5	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD		86.00	1,994,620.06
Bill Pmt -Check	07/15/2025	071525ACH6	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD		48.00	1,994,572.06
Bill Pmt -Check	07/15/2025	071525ACH7	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR		47.00	1,994,525.06
Deposit	07/15/2025			Deposit	663.81		1,995,188.87
Bill Pmt -Check	07/16/2025	200000	Xerox Financial Services	Invoice: 40655681 (Reference: 06/15/2025- 07/14/2025 Copier lease. )		1,569.26	1,993,619.61
Bill Pmt -Check	07/16/2025	071625ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING		619.00	1,993,000.61
Bill Pmt -Check	07/17/2025	200001	Pickett Electric, Inc.	Invoice: 466 (Reference: Replace Lamps & GFCI. )		1,857.00	1,991,143.61
Bill Pmt -Check	07/17/2025	200002	Cintas	Invoice: 0F61670299 (Reference: Kitchen Inspection. )		519.40	1,990,624.21
Bill Pmt -Check	07/17/2025	200003	Air-Max Heating & Cooling, Inc.	Invoice: 39595303 (Reference: Service Call. ) Invoice: 39349836 (Reference: Servic		864.00	1,989,760.21
Bill Pmt -Check	07/17/2025	200004	Epic Pools	Invoice: 47315 (Reference: Coping Repair. )		1,150.00	1,988,610.21
Bill Pmt -Check	07/17/2025	200005	HomeTeam Pest Defense	Invoice: 110901587 (Reference: Pest Control. )		98.08	1,988,512.13
Bill Pmt -Check	07/17/2025	200006	The Lake Doctors, Inc.	Invoice: 2047899 (Reference: Fountain Cleaning. )		200.00	1,988,312.13
Bill Pmt -Check	07/17/2025	200007	Tri-County Public Safety and Training	Invoice: B-1345 (Reference: Security 6/1/25 -6/15/25. )		2,280.25	1,986,031.88
Bill Pmt -Check	07/17/2025	200008	Wesco Turf, Inc.	Invoice: 48853886 (Reference: Service Call. )		115.79	1,985,916.09
Bill Pmt -Check	07/17/2025	200009	Ruppert Landscape LLC	Invoice: 737769 (Reference: Landscape Management Jun 25. ) Invoice: 740697 (R€		56,904.54	1,929,011.55
Bill Pmt -Check	07/17/2025	200010	Crystal Springs	Invoice: 23150591 070425 (Reference: Water Service. )		34.74	1,928,976.81
Bill Pmt -Check	07/17/2025	200011	Integrated Access Solutions, LLC	Invoice: 4269 (Reference: Service Call. ) Invoice: 4191 (Reference: Service Call on		756.36	1,928,220.45
Deposit	07/17/2025			Deposit	4.72		1,928,225.17
Bill Pmt -Check	07/18/2025	200012	Elite Amenities NE FL, LLC	Invoice: 1883 (Reference: Splash Park 6/16/25 to 6/30/25 (851.50 @\$24.98). ) Invoi		68,370.27	1,859,854.90

**Fleming Island Plantation CDD**  
**Check Register**  
**July 31, 2025**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Deposit	07/18/2025			Deposit	63.01		1,859,917.91
Deposit	07/19/2025			Deposit	19.18		1,859,937.09
Deposit	07/21/2025			Deposit	204.09		1,860,141.18
Bill Pmt -Check	07/22/2025	200013	The Lake Doctors, Inc.	Invoice: 2061572 (Reference: Pressure washing. )		3,750.00	1,856,391.18
Bill Pmt -Check	07/22/2025	072225CC1	Truist Bank Credit Card	Various Purchases 6/6/25 - 7/5/25		12,422.75	1,843,968.43
Deposit	07/22/2025			Deposit	43.14		1,844,011.57
Bill Pmt -Check	07/23/2025	200014	Wild Wonders Animal Show	Invoice: 070225- (Reference: Reptile Show. )		350.00	1,843,661.57
Bill Pmt -Check	07/23/2025	200015	Osteen Media Group	Invoice: 2025-299952 (Reference: Legal Advertising. )		72.90	1,843,588.67
Bill Pmt -Check	07/23/2025	200016	Progressive Entertainment, Inc.	Invoice: 12922456 (Reference: Dive in Movie. )		399.00	1,843,189.67
Bill Pmt -Check	07/23/2025	200017	Tree Tech Tree Service Inc.	Invoice: 13944 (Reference: Tree Removal. )		3,700.00	1,839,489.67
Deposit	07/23/2025			Deposit	97.25		1,839,586.92
Bill Pmt -Check	07/24/2025	200018	Pickett Electric, Inc.	Invoice: 475 (Reference: Installation of photocell for sign light. )		205.00	1,839,381.92
Bill Pmt -Check	07/24/2025	200019	Tree Tech Tree Service Inc.	Invoice: 13987 (Reference: Tree Removal. ) Invoice: 13986 (Reference: Tree Remo		2,500.00	1,836,881.92
Bill Pmt -Check	07/24/2025	200020	Web Watch Dogs	Invoice: 10133 (Reference: Camera Installation. ) Invoice: 10134 (Reference: Secur		7,248.00	1,829,633.92
Bill Pmt -Check	07/24/2025	200022	Epic Pools	Invoice: 47563 (Reference: Installation of motor. )		5,100.00	1,824,533.92
Bill Pmt -Check	07/24/2025	200023	HomeTeam Pest Defense	Invoice: 110906889 (Reference: Pest Control. )		213.20	1,824,320.72
Bill Pmt -Check	07/24/2025	200024	Tri-County Public Safety and Training	Invoice: B-1382 (Reference: Security 7/1/25 - 7/15/25. )		2,623.81	1,821,696.91
Bill Pmt -Check	07/24/2025	072425ACH1	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,724.85	1,818,972.06
Bill Pmt -Check	07/24/2025	072425ACH2	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		1,549.73	1,817,422.33
Bill Pmt -Check	07/24/2025	072425ACH3	Clay County Utility Authority	2300 Town Center Blvd Pool		802.05	1,816,620.28
Bill Pmt -Check	07/24/2025	072425ACH4	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		460.52	1,816,159.76
Bill Pmt -Check	07/24/2025	072425ACH5	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		441.52	1,815,718.24
Bill Pmt -Check	07/24/2025	072425ACH6	Clay County Utility Authority	Spine Road Reclaimed Irrigation		360.33	1,815,357.91
Bill Pmt -Check	07/24/2025	072425ACH7	Clay County Utility Authority	426 -2 Old Hard Road Restroom		344.97	1,815,012.94
Bill Pmt -Check	07/24/2025	072425ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,814,696.34
Bill Pmt -Check	07/24/2025	072425ACH9	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		158.30	1,814,538.04
Bill Pmt -Check	07/24/2025	072425ACH10	Clay County Utility Authority	2300 Town Center Blvd Info Center		108.72	1,814,429.32
Bill Pmt -Check	07/24/2025	072425ACH11	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		57.42	1,814,371.90
Bill Pmt -Check	07/24/2025	072425ACH12	Clay County Utility Authority	River Park Garden Area Irrigation		34.01	1,814,337.89
Bill Pmt -Check	07/24/2025	072425ACH13	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.63	1,814,315.26
Bill Pmt -Check	07/24/2025	072425ACH15	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,813,998.66
Bill Pmt -Check	07/24/2025	072425ACH16	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		104.02	1,813,894.64

**Fleming Island Plantation CDD**  
**Check Register**  
**July 31, 2025**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Bill Pmt -Check	07/24/2025	072425ACH17	Clay County Utility Authority	2300 Town Center Blvd Irrigation		819.48	1,813,075.16
Bill Pmt -Check	07/24/2025	072425ACH18	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		158.30	1,812,916.86
Bill Pmt -Check	07/24/2025	072425ACH19	Clay County Utility Authority	2300 Town Center Blvd Pavilion		108.54	1,812,808.32
Bill Pmt -Check	07/24/2025	072425ACH20	Clay County Utility Authority	Spine Road Reclaimed Irrigation		49.47	1,812,758.85
Bill Pmt -Check	07/24/2025	072425ACH21	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		26.38	1,812,732.47
Bill Pmt -Check	07/24/2025	072425ACH22	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,255.21	1,811,477.26
Bill Pmt -Check	07/24/2025	072425ACH23	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		1,082.49	1,810,394.77
Bill Pmt -Check	07/24/2025	072425ACH24	Clay County Utility Authority	Spine Road Reclaimed Irrigation		532.75	1,809,862.02
Bill Pmt -Check	07/24/2025	072425ACH25	Clay County Utility Authority	Spine Road Reclaimed Irrigation		333.82	1,809,528.20
Bill Pmt -Check	07/24/2025	072425ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,809,211.60
Bill Pmt -Check	07/24/2025	072425ACH27	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		148.35	1,809,063.25
Bill Pmt -Check	07/24/2025	072425ACH28	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		107.72	1,808,955.53
Bill Pmt -Check	07/24/2025	072425ACH29	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		72.73	1,808,882.80
Bill Pmt -Check	07/24/2025	072425ACH14	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		19.79	1,808,863.01
Deposit	07/25/2025			Deposit	28.92		1,808,891.93
Deposit	07/26/2025			Deposit	91.93		1,808,983.86
Deposit	07/27/2025			Deposit	38.34		1,809,022.20
Deposit	07/28/2025			Deposit	14.31		1,809,036.51
Bill Pmt -Check	07/30/2025	200025	Ruppert Landscape LLC	Invoice: 744850 (Reference: Front sign revamp. )		704.00	1,808,332.51
Deposit	07/30/2025			Deposit	14.31		1,808,346.82
Bill Pmt -Check	07/31/2025	100250	The ScienceSIS LLC	Reference: Special Events - Summer 2025.		854.00	1,807,492.82
Deposit	07/31/2025			Deposit	698.30		1,808,191.12
Bill Pmt -Check	07/31/2025	200026	Pickett Electric, Inc.	Invoice: 480 (Reference: Install 120 Volt Receptable. )		390.00	1,807,801.12
Bill Pmt -Check	07/31/2025	200027	Vesta Property Services, Inc.	Invoice: 427632 (Reference: Billable Expenses - Jun 2025. )		351.38	1,807,449.74
Bill Pmt -Check	07/31/2025	200028	Epic Pools	Invoice: 47571 (Reference: Filter Pump Repairs. )		2,000.00	1,805,449.74
Bill Pmt -Check	07/31/2025	200029	HomeTeam Pest Defense	Invoice: 110907451 (Reference: Pest Control. )		140.80	1,805,308.94
Deposit	07/31/2025			Deposit	4.72		1,805,313.66
Deposit	07/31/2025			Interest	7,272.20		1,812,585.86
					11,243.21	202,622.46	1,812,585.86

**Fleming Island Plantation CDD**  
**Non-Ad Valorem Special Assessments**  
**Clay County Tax Collector**  
**For the Fiscal Year Ending September 30, 2025**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	Allocation by Fund	
					General Fund	Series 2021 Debt Service Fund
Assessments Levied				\$ 5,128,071	\$ 3,330,990	\$ 1,797,081
Allocation %				100%	65%	35%
11/08/24	\$46,401	\$2,630	\$947	\$49,978	\$ 32,464	\$ 17,514
11/14/24	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	396,628
12/06/24	2,493,414	106,016	50,886	2,650,316	1,721,539	928,777
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
04/07/25	217,864	35	4,446	222,346	144,427	77,919
05/07/25	9,886	(294)	202	9,794	6,362	3,432
06/10/25	10,729	(319)	219	10,629	6,904	3,725
06/17/25	26,406	(785)	539	26,160	16,992	9,167
<b>TOTAL</b>	<b>\$4,839,427</b>	<b>\$ 189,885</b>	<b>\$ 98,764</b>	<b>\$ 5,128,076</b>	<b>\$ 3,330,993</b>	<b>\$ 1,797,083</b>

% Collected 100.00%      100.00%

Total Outstanding \$ (3) \$ (2)

<u>Transfers to Debt Service Funds</u>		
Valley Bank	468,186.52	CK 1505
Valley Bank	1,072,473.05	CK 1509
Valley Bank	51,222.99	CK 1517
Valley Bank	11,219.56	CK 1523
Valley Bank	79,812.95	CK 1550
	-	CK
<b>Total Amount Transferred</b>	<b>1,682,915.07</b>	<b>-</b>
Due to DS previous year	-	-
Due to DS this year	13,013.66	-
<b>Total to be Transferred</b>	<b>13,013.66</b>	

12/10/2024  
1/30/2025  
2/11/2025  
3/12/2025  
6/25/2025

**Fleming Island Plantation CDD  
Cash and Investment Report  
July 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%	\$ 21,044
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	1,812,586 (1)
<b>Subtotal</b>					<b>\$ 1,833,629</b>
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.06%	\$ 1,369,084
<b>Total GF</b>					<b>\$ 3,202,713</b>

**DEBT SERVICE FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Interest Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 11
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	17
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%	237,479
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	168
<b>Total DS</b>					<b>\$ 258,867</b>

**CONSTRUCTION FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 686,473
<b>Total CP</b>					<b>\$ 686,473</b>
<b>Total All Funds</b>					<b>\$ 4,148,055</b>

(1) Debt service payment to trustee of \$13,013 to be made in August.

**Fleming Island Plantation CDD**  
**Bank Reconciliation**  
**July 31, 2025**

Balance per Bank Statement		\$ 1,847,746.62
Plus:	Deposits	19.03
Less:	Outstanding Checks	35,179.79
<b>Adjusted Bank Balance</b>		<b><u>\$ 1,812,585.86</u></b>
Beginning Cash Balance Per Books		\$ 2,003,965.11
Cash Receipts		11,243.21
Cash Disbursements		202,622.46
<b>Balance per Books</b>		<b><u>\$ 1,812,585.86</u></b>

# EXHIBIT 19

**RESOLUTION 2025-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2025-2026 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of August, 2025.

ATTEST:

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**Comp. Exhibit A:** Fiscal Year 2025-2026 Annual Meeting Schedule

**EXHIBIT "A"**

**BOARD OF SUPERVISORS MEETING DATES  
FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026**

The Board of Supervisors of the Fleming Island Plantation Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at Splash Park, 1510 Calming Water Dr., Fleming Island, FL at 6:00 p.m. unless otherwise indicated as follows:

**October 28, 2025**  
**November 18, 2025**  
**December 16, 2025**  
**January 27, 2026**  
**February 24, 2026**  
**March 24, 2026**  
**April 28, 2026**  
**May 19, 2026**  
**June 23, 2026**  
**July 28, 2026**  
**August 25, 2026**  
**September 22, 2026**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

# EXHIBIT 20



LLS Tax Solutions Inc.  
1645 Sun City Center Plz.,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

August 7, 2025

Fleming Island Plantation Community Development District  
c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Fleming Island Plantation Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$15,590,000 Fleming Island Plantation Community Development District Special Assessment Revenue and Refunding Bond, Series 2021

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years period beginning June 29, 2024, through the period ending June 28, 2027, is \$1,800, which is \$600 each year. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Fleming Island Plantation Community  
Development District

By: Linda L. Scott  
Linda L. Scott, CPA

By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date: \_\_\_\_\_

# EXHIBIT 21

**Fleming Island Plantation Community Development District ("District")**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 - September 30, 2026**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four Board meetings were held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g. newspaper, District website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 1 00% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes  No

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District's engineer.

**Achieved:** Yes  No

**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 1 5 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 1 5 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

**Standard:** 1 00% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

**Achieved:** Yes  No

**Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit. previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov>) to the results to the District's website for public inspection and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes  No