



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

Advanced Meeting Package

Regular Meeting

***Tuesday
September 23, 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

Board of Supervisors
Fleming Island Plantation Community Development District

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, September 23, 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 . 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, September 23, 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 General Manager outside of the context of the meeting.

IV. Presentation of Proof of Publication(s)

[Exhibit 1](#)
[Pg. 7-9](#)

V. Presentations

A. Reserve Study – Community Advisors

[Exhibit 2](#)
[Pgs. 11-205](#)

VI. Vendor Reports

A. Pond Maintenance Update & Inspection List of Control Structures – The Lake Doctors, Inc.

[Exhibit 3](#)
[Pgs. 207-219](#)

B. Lifeguard Services Report – Elite Amenities

[Exhibit 4](#)
[Pg. 221](#)

C. Landscaping Update – Ruppert Landscape

[Exhibit 5](#)
[Pgs. 223-231](#)

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

[Exhibit 6](#)
[Pg. 233](#)

VII. Staff Reports

A. District Engineer

1. Consideration of Requisitions #154-157
2. Update on Cypress Glen Pond Outfall
3. Update on Town Center Blvd. Pipe Repair
4. Update on Lake Ridge S. Drainage

[Exhibit 7](#)
[Pgs. 235-239](#)
[Exhibit 8](#)
[Pgs. 241-252](#)

B. District Counsel

C. General Manager's Report

1. Splash Park Parking Procedures

[Exhibit 9](#)
[Pg. 254](#)

D. Amenity Manager's Report

[Exhibit 10](#)
[Pgs. 256-257](#)

E. Field Operations Manager's Report

1. Repairs to Amenity Center Parking Lot

[Exhibit 11](#)
[Pgs. 259-260](#)

F. District Manager

1. Action Item Report
2. Meeting Matrix
3. Insurance Coverage Update

[Exhibit 12](#)
[Pgs. 262-263](#)
[Exhibit 13](#)
[Pgs. 265-268](#)
[Exhibit 14](#)
[Pg. 270](#)

VIII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Emergency Meeting Held on August 13, 2025

[Exhibit 15](#)
[Pgs. 272-274](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 26, 2025

[Exhibit 16](#)
[Pgs. 276-281](#)

C. Consideration for Acceptance – The August 2025 Unaudited Financial Statements

[Exhibit 17](#)
[Pgs. 283-300](#)

IX. Public Hearing

A. Suspension & Termination Rules

1. Open the Public Hearing
2. Presentation of Suspension & Termination Rules

[Exhibit 18](#)
[Pgs. 302-306](#)

3. Public Comments

4. Close the Public Hearing

5. Consideration & Adoption of **Resolution 2025-15**, Adopting Suspension & Termination Rules

[Exhibit 19](#)
[Pgs. 308-310](#)

X. Business Items

A. Consideration of Grau & Associates FY 2025 Audit Services Engagement Letter

[Exhibit 20](#)
[Pgs. 312-316](#)

XI. Discussion Topics

A. Budget & Financials Format for FY 2027 & Beyond – DM Team
– *To Be Distributed*

[Exhibit 21](#)

XII. Supervisors’ Requests

A. Lifeguard RFP – Supervisor Glickman
B. Splash Pad – Supervisor Glickman

XIII. Action Items Summary

XIV. Next Regular Meeting Agenda Items

**XV. Next Meeting Quorum Check: October 28 at 6:00PM located at
the Amenity Center – 2300 Town Center Blvd.**

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

CLAY TODAY

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PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of Rule Development

RUN DATES

8/14/2025

COST

\$60.75

NOTICE OF RULE DEVELOPMENT BY THE

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Fleming Island Plantation Community Development District ("District") hereby gives notice of its intention to develop revised Suspension and Termination of Access Rule ("Suspension and Termination Rules") to govern the use of the District's recreational facilities. The proposed rule number is 2025-01.

The purpose and effect of the Suspension and Termination Rules is to provide for efficient and effective District operations of the District's amenity facilities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the District to adopt the proposed Suspension and Termination Rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes. A public hearing will be conducted by the District on September 23, 2025, at 6:00 p.m., at the Fleming Island Plantation Splash Park, 1510 Calming Water Drive, Fleming Island, Florida 32003.

Additional information regarding this public hearing may be obtained from the District's website <https://fipcdd.com/> or by contacting the District Manager, David McInnes, at dmcinnes@vestapropertyservices.com or by calling (321) 263-0132.

A copy of the Suspension and Termination Rules may be obtained by contacting the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

David McInnes, District Manager
Fleming Island Plantation
Community Development District
**Legal 160096 Published 8/14/2025 in
Clay County's Clay Today newspaper**

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PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of Rulemaking

RUN DATES

8/21/2025

COST

\$99.90

NOTICE OF RULEMAKING BY THE

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its Revised Suspension and Termination of Access Rule ("Proposed Rule"). The Proposed Rule number is 20250-01. Prior notice of rule development relative to the Proposed Rule was published in Clay Today on Thursday, August 14, 2025.

A public hearing will be conducted by the Board of Supervisors ("Board") of the Fleming Island Plantation Community Development District ("District") on September 23, 2025, at 6:00 p.m., at the Fleming Island Plantation Splash Park, 1510 Calming Water Drive, Fleming Island, Florida 32003 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Section 190.035, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Phone: (321) 263-0132, E-Mail: dmcinnes@vestapropertyservices.com ("District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office. David McInnes, District Manager
Fleming Island Plantation
Community Development District
**Legal 161100 Published 8/21/2025 in
Clay County's Clay Today newspaper**

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PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of BOS Meeting
September 23, 2025

RUN DATES

9/11/2025

COST

\$74.25

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District (the "District") will be held on Tuesday, September 23, 2025, at 6:00 p.m. at Splash Park, 1510 Calming Water Dr., Fleming Island, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's 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 a record of the proceedings is needed 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 the appeal is to be based.

**Fleming Island Plantation
Community Development District**

David McInnes,
District Manager
(321) 263-0132, Ext. 193

**Legal 164131 Published 9/11/2025 in
Clay County's Clay Today newspaper**

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EXHIBIT 2

Full Reserve Study Fleming Island Plantation CDD Fleming Island, Florida



**Prepared for FY 2025
Report Date: July 3, 2025**





July 3, 2025

Board of Supervisors
Fleming Island Plantation CDD
2300 Town Center Blvd.
Fleming Island Florida 32003

Re: Reserve Study Report for Fleming Island Plantation CDD

Dear Supervisors:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



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Fleming Island Plantation CDD
 Fleming Island, Florida
Funding Model Summary

Report Date	July 3, 2025
Account Number	2173
Version	1
Budget Year Beginning	October 1, 2025
Budget Year Ending	September 30, 2026
Total Units	2891

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	2.00%
Interest Rate on Reserve Deposit	3.00%
2025 Beginning Balance	\$2,232,243

GENERAL INFORMATION

- Date of Completion: January 1, 2000
- Date of site visit: June 4, 2025
- Components Included: 131
- Current replacement cost: \$6,090,080
- Level of Service: Level I Reserve Study
- Funding Method: The Cash Flow Method
- Funding Goal: Adequate funding with moderate contributions

NOTES

- Current funding level is not adequate for component replacement in FY 2041/2042.
- Required contributions provide adequate funding over the term of this analysis with the Threshold or low balance year of \$1,277,881 at the end of FY2034/2025.
- Components with a replacement cost of less than \$1,200.00 are considered an operating expense and not included in the funding plan.
- The condition of the stormwater system is unknown therefore an allowance for an evaluation by a qualified consultant is included. Upon completion of the evaluation this analysis should be update to incorporate any funding needed for repair or replacement.

<i>Cash Flow Funding Plan Summary of Calculations</i>	
Required Annual Contribution	\$410,013.00
<i>\$141.82 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$64,784.29</u>
Total Annual Allocation to Reserves	\$474,797.29
<i>\$164.23 per unit annually</i>	

**Fleming Island Plantation CDD
Required Funding Model Projection**

Beginning Balance: \$2,232,243

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	6,090,080	410,013	64,784	482,780	2,224,261
26-27	6,239,633	418,213	63,851	514,108	2,192,217
27-28	6,426,821	426,578	69,754	293,657	2,394,891
28-29	6,619,626	435,109	71,940	431,986	2,469,955
29-30	6,818,215	443,811	59,365	934,924	2,038,208
30-31	7,022,761	452,687	57,680	568,238	1,980,337
31-32	6,966,360	461,741	57,590	522,410	1,977,259
32-33	7,175,351	470,976	65,402	268,169	2,245,468
33-34	7,390,611	480,396	66,804	499,052	2,293,616
34-35	7,612,330	490,003	37,220	1,542,958	1,277,881
35-36	7,840,700	499,804	44,437	296,468	1,525,653
36-37	8,075,921	509,800	43,543	584,033	1,494,963
37-38	8,318,198	519,996	41,319	637,657	1,418,620
38-39	8,567,744	530,396	52,207	208,767	1,792,456
39-40	8,824,776	541,003	51,965	601,287	1,784,138
40-41	9,089,520	551,824	48,517	718,734	1,665,744
41-42	9,362,205	562,860	43,112	791,532	1,480,184
42-43	9,643,071	574,117	54,350	242,638	1,866,013
43-44	9,932,364	585,600	64,018	317,674	2,197,957
44-45	10,230,334	597,312	64,512	644,869	2,214,911
45-46	10,537,244	609,258	65,817	630,253	2,259,733
46-47	10,853,362	621,443	57,152	976,115	1,962,213
47-48	11,178,963	633,872	69,593	276,302	2,389,376
48-49	11,514,332	646,549	86,460	153,940	2,968,445
49-50	11,859,761	659,480	79,226	987,042	2,720,110
50-51	12,215,554	672,670	88,492	443,034	3,038,237
51-52	12,582,021	686,123	90,249	716,053	3,098,557
52-53	12,959,482	699,846	62,496	1,715,208	2,145,690
53-54	13,348,266	713,843	76,410	312,531	2,623,412
54-55	13,748,714	728,119	65,533	1,167,103	2,249,961

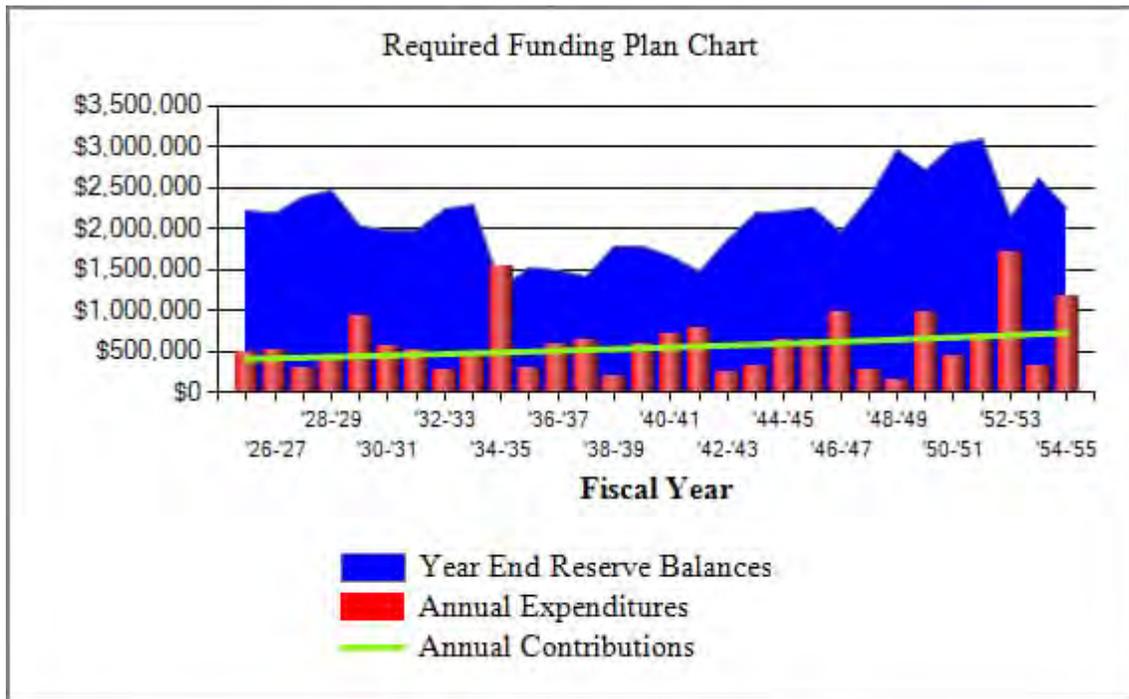
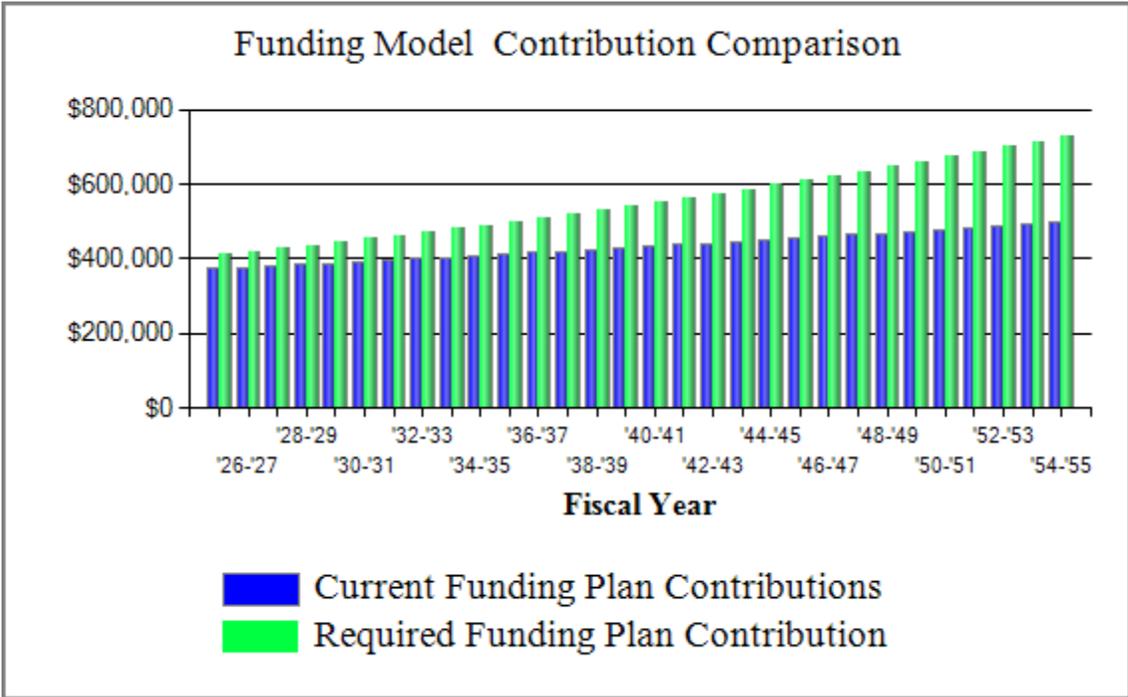


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

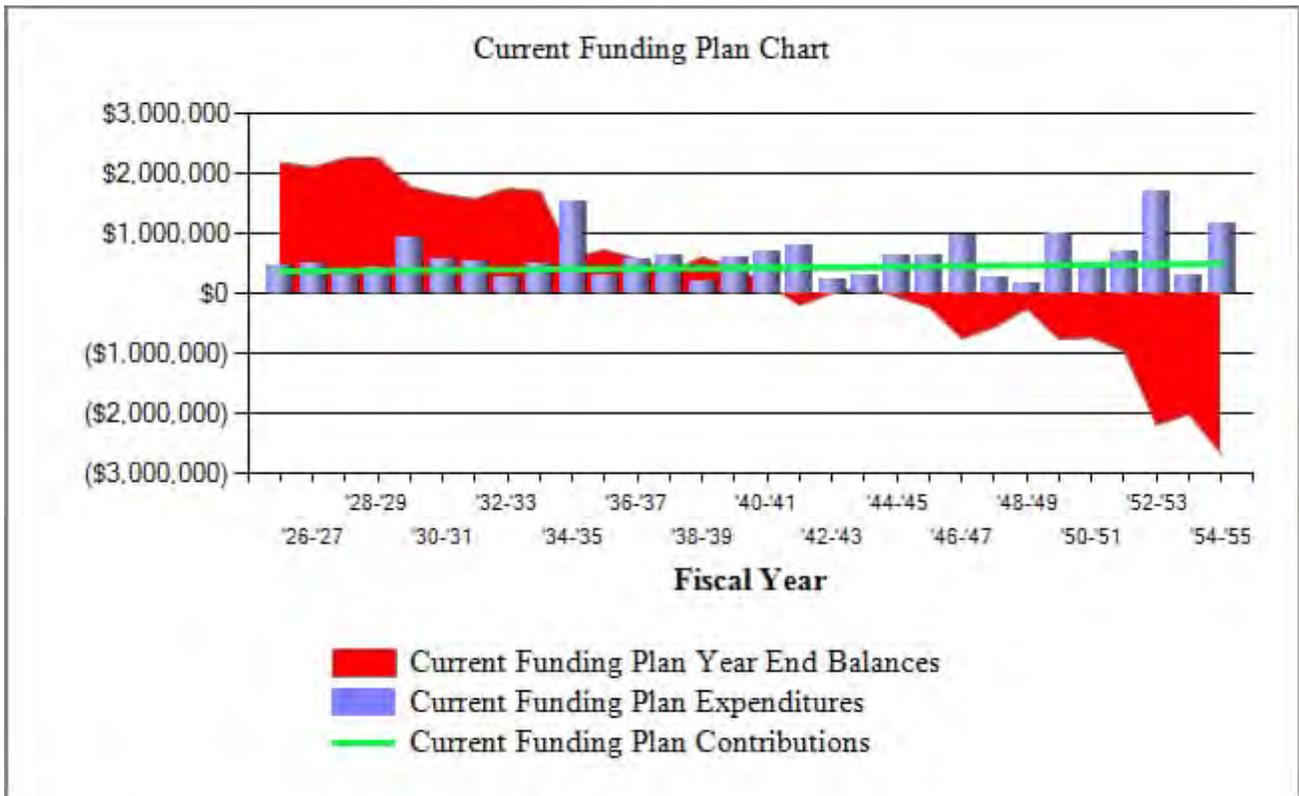


This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**Fleming Island Plantation CDD
Current Funding Model Projection**

Beginning Balance: \$2,232,243

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves
25-26	6,090,080	372,498	63,659	482,780	2,185,620
26-27	6,239,633	376,223	61,432	514,108	2,109,167
27-28	6,426,821	379,985	65,865	293,657	2,261,360
28-29	6,619,626	383,785	66,395	431,986	2,279,555
29-30	6,818,215	387,623	51,968	934,924	1,784,221
30-31	7,022,761	391,499	48,224	568,238	1,655,707
31-32	6,966,360	395,414	45,861	522,410	1,574,573
32-33	7,175,351	399,368	51,173	268,169	1,756,945
33-34	7,390,611	403,362	49,838	499,052	1,711,093
34-35	7,612,330	407,396	17,266	1,542,958	592,796
35-36	7,840,700	411,470	21,234	296,468	729,032
36-37	8,075,921	415,584	16,817	584,033	577,400
37-38	8,318,198	419,740	10,784	637,657	370,268
38-39	8,567,744	423,937	17,563	208,767	603,002
39-40	8,824,776	428,177	12,897	601,287	442,788
40-41	9,089,520	432,459	4,695	718,734	161,208
41-42	9,362,205	436,783		791,532	-193,541
42-43	9,643,071	441,151	149	242,638	5,121
43-44	9,932,364	445,563	3,990	317,674	137,000
44-45	10,230,334	450,018		644,869	-57,851
45-46	10,537,244	454,518		630,253	-233,586
46-47	10,853,362	459,064		976,115	-750,637
47-48	11,178,963	463,654		276,302	-563,285
48-49	11,514,332	468,291		153,940	-248,934
49-50	11,859,761	472,974		987,042	-763,003
50-51	12,215,554	477,703		443,034	-728,333
51-52	12,582,021	482,480		716,053	-961,906
52-53	12,959,482	487,305		1,715,208	-2,189,809
53-54	13,348,266	492,178		312,531	-2,010,162
54-55	13,748,714	497,100		1,167,103	-2,680,165



This chart illustrates how the CDD's current funding plan will perform over time.

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Beginning Balance	2,232,243	2,224,261	2,192,217	2,394,891	2,469,955	2,038,208	1,980,337	1,977,259	2,245,468	2,293,616
Annual Assessment	410,013	418,213	426,578	435,109	443,811	452,687	461,741	470,976	480,396	490,003
Interest Earned	64,784	63,851	69,754	71,940	59,365	57,680	57,590	65,402	66,804	37,220
Expenditures	482,780	514,108	293,657	431,986	934,924	568,238	522,410	268,169	499,052	1,542,958
Ending Balance	2,224,261	2,192,217	2,394,891	2,469,955	2,038,208	1,980,337	1,977,259	2,245,468	2,293,616	1,277,881

Description

General Site Components

Aluminum Fence - Town Center Blvd.										
Community Information Signs										
Concrete Pavers - Roundabout										144,357
Concrete Pavers - Town Center Blvd./FP Blvd.										105,555
Concrete Pavers - Town Center Blvd./VSq. Pkw.										153,049
Monument Sign Refurbish - Roundabout										15,918
Traffic/Way Finding Post/Signs										529,216
General Site Components Total:										948,095

Village Square Pkw. Entry

Fountain Pump/Motor/Controls		20,600								26,095
Pergola -Free Standing/Top of Walls		37,080								
Refurbish Allowance - Entry Features		30,900								
Refurbish Allowance - Fountain Basin		90,352								
Refurbish Allowance - Fountain Filtration		12,360								
Sign Lights		4,738								
Site Lighting		20,600								
Vinyl Ranch Fence		7,318								
Village Square Pkw. Entry Total:		223,948								26,095

Fleming Plant.. Blvd. Entry

Fountain Pumps/Motor/Controls			46,680							
Pergola - Top of Wall			12,731							
Refurbish Allowance - Entry Features			21,218							
Sign Lights			4,880							
Site Lighting			16,974							

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
<i>Fleming Plant.. Blvd. Entry continued...</i>										
Vinyl Ranch Fence			5,092							
Fleming Plant.. Blvd. Entry Total:			107,575							
Town Center Blvd. Entry										
Refurbish Allowance - Monument Sign			2,758							
Site Lighting			1,273							
Town Center Blvd. Entry Total:			4,031							
Community Site Elements										
Community Sign Refurbish					76,535					
Pergola - Thornhill Park								17,218		
Pergola - Woodlands Park								17,218		
Sign Lighting					37,817					
Vinyl Privacy Fence - Covington										100,347
Vinyl Ranch Fencing - Monument Signs					121,037					
Community Site Elements Total:					235,389			34,436		100,347
Stormwater System										
Stormwater System Evaluation Allowance	35,000									
Stormwater System Total:	35,000									
Landscape/Irrigation										
Irrigation Allowance (annual)	25,000	25,750	26,522	27,318	28,138	28,982	29,851	30,747	31,669	32,619
Landscape Allowance (annual)	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Landscape/Irrigation Total:	55,000	56,650	58,349	60,100	61,903	63,760	65,673	67,643	69,672	71,763
Swim/Rec - Site Elements										
Asphalt Mill/Overlay - Amenity Lot						145,985				
Asphalt Seal Coat - Amenity Lot							11,703			
Concrete Curb Allow at Paving						7,906				
Frame/Rails/Decking - Cart Bridge										
Swim/Rec - Site Elements Total:						153,891	11,703			

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Swim/Rec - Fencing										
Aluminum Fence - Pool Area								37,292		
Aluminum Fence - Top of Concrete Wall								17,538		
Swim/Rec - Fencing Total:								54,830		
Swim/Rec - Site Lighting										
Decorative Lightpoles										
Light Bollards						16,160				
Swim/Rec - Site Lighting Total:						16,160				
Swim/Rec - Roof/Gutters										
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Pavilions										
Asphalt Shingles - Pool Bld										
Asphalt Shingles - Tennis Maintenance Bld										
Swim/Rec - Roof/Gutters Total:										
Swim/Rec - Buildings										
Window/Door Allowance - Blds										
Swim/Rec - Buildings Total:										
Swim/Rec - HVAC										
Heat Pump - Pool Bld	4,200									
Heat Pump 1 - 3 Ton	4,800									
Heat Pump 2 - 5 Ton	8,900									
Heat Pump 3 - 5 Ton	8,900									
Swim/Rec - HVAC Total:	26,800									
Swim/Rec - Int. Finishes										
Refurbish Allowance - Clubhouse				21,855						
Refurbish Allowance - Pool Restrooms						33,765				
Swim/Rec - Int. Finishes Total:				21,855		33,765				

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Swim/Rec - FF&E										
Access Control System										
Camera System Allowance		15,450								
Furniture Allowance - Clubhouse				13,113						
Outdoor Televisions - Pool					4,052					
Pool Furniture Allowance					84,413					
Site Furnishings Allowance (annual)	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
Telephone System					4,502					
Swim/Rec - FF&E Total:	3,000	18,540	3,183	16,391	96,344	3,478	3,582	3,690	3,800	3,914
Swim/Rec - Ex.Repair/Paint										
Ext. Repair/Paint - Blds/Pavilions			50,923							
Swim/Rec - Ex.Repair/Paint Total:			50,923							
Swim/Rec - Pools/Equip										
Concrete Pavers - Pool Deck										
Filtration Refurbish Allowance					112,551					
Pool Lift										20,876
Pool Resurface/Tile - Family Pool				109,098						
Pool Resurface/Tile - Lap Pool				196,131						
Shade Structure/Fabric Replace - Pool										
Shade Structure/Fabric Replace - Splash Pad										
Splash Tread - Splash Pad										
Wood Retaining Wall - Pools										65,813
Swim/Rec - Pools/Equip Total:				305,229	112,551					86,689
Swim/Rec - Tennis Courts										
Chain Link Fence					48,541					
Court Maintenance Equip. Allowance					16,883					
Court Refurbish Allowance			42,436					49,195		
Light Poles/Fixtures										
Shade Structures										
Windscreens			12,731							
Swim/Rec - Tennis Courts Total:			55,167		65,424			49,195		

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Swim/Rec - Pickleball Cts										
Asphalt Court Replacement										
Asphalt Court Resurfacing					18,026					20,897
Chain Link Fence										
Light Poles/Fixtures										
Shade Structure/Fabric - Pickleball Courts										
Swim/Rec - Pickleball Cts Total:					18,026					20,897
Swim/Rec - Basketball Ct										
Asphalt Court Replacement										
Asphalt Court Resurfacing					14,118					16,367
Basketball Pole/Goal						19,476				
Light Poles/Fixtures					28,813					
Swim/Rec - Basketball Ct Total:					42,931	19,476				16,367
Swim/Rec - Playground										
Play Equipment Allowance							119,405			
Swim/Rec - Playground Total:							119,405			
Splash Park - Site Elements										
Asphalt Mill/Overlay - Splash Park Lot	122,176									
Asphalt Seal Coat - Splash Park Lot		9,794					11,354			
Concrete Curb Allow at Paving	6,820									
Outdoor Fitness Equip Allowance					19,809					
Pergolas			14,428							
Splash Park - Site Elements Total:	128,996	9,794	14,428		19,809		11,354			
Splash Park - Fencing/Gates										
Aluminum Fence - Pools										
Dumpster Gates							6,687			
Splash Park - Fencing/Gates Total:							6,687			
Splash Park - Site Lighting										
Light Poles/Fixture - Pool										
Light Poles/Fixtures Parking Lot					64,874					
Splash Park - Site Lighting Total:					64,874					

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Splash Park - Roofing										
Standing Seam Metal - Maintenance Bld										13,400
Standing Seam Roof - Clubhouse										135,859
Standing Seam Roof - Pavilions										75,481
Splash Park - Roofing Total:										224,741
Splash Park - Buildings										
Window/Door Allowance										
Splash Park - Buildings Total:										
Splash Park - HVAC										
Mini Split System - Kitchen	5,800									
Mini Split System - Office								7,133		
Split System (10 Ton)	16,000									
Splash Park - HVAC Total:	21,800							7,133		
Splash Park - Int Finishes										
Refurbish Allowance - Kitchen Area							17,911			
Refurbish Allowance - Restrooms	40,000									
Refurbish Allowance - Social Room		7,004								
Splash Park - Int Finishes Total:	40,000	7,004					17,911			
Splash Park - FF&E										
Access Control System	12,000									
Camera System Allowance		15,450								
Exterior Televisions		2,472								
Kitchen Equipment Allowance	10,000									
Pool Furniture Replace		154,500								
Sound System Allowance		15,450					17,911			
Splash Park - FF&E Total:	22,000	187,872					17,911			
Splash Park - Ext Repair/Paint										
Ext. Repair/Paint - Blds/Pavilions										52,167
Splash Park - Ext Repair/Paint Total:										52,167

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Splash Park - Pools/Equip										
Concrete Pavers - Pool Deck										
Filtration Refurbish Allowance					135,061					
Pool Lift	8,000									
Pool Play Equip Allowance							238,810			
Pool Resurface/Tile									298,902	
Refurbish Allowance - Pool Slide/Tower	100,000								126,677	
Splash Park - Pools/Equip Total:	108,000				135,061		238,810		425,579	
Splash Park - Playground										
Play Equipment Allowance										
Splash Park - Playground Total:										
Amphitheater Park										
Ext. Repair/Paint - Pavilion/Restroom Bld.				28,411						
Light Bollards					18,909					
Light Poles/Fixtures					29,939					
Metal Roof - Pavilion										25,052
Metal Roof - Restroom Bld.										18,997
Refurbish Allowance - Restroom Bld.							23,881			
Amphitheater Park Total:				28,411	48,847		23,881			44,049
Margaret's Walk Park										
Aluminum Fence - Margarets Walk								15,821		
Aluminum Fence Allowance - US 17								35,420		
Deck/Rails/Frame Allowance - Pier	32,184									
Pier Replacement						259,305				
Site Lighting							5,493			
Wood Bridge Decking/Rails - Margarets Walk										
Margaret's Walk Park Total:	32,184					259,305	5,493	51,241		
Rolling Stock										
Vehicle 1	10,000									
Vehicle 2		10,300								
Rolling Stock Total:	10,000	10,300								

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35
Operating Expense										
Awning Fabric										
Backflow Prevention Devices										
Clean/Repair Brick - Margaret's Walk										
Computers/Office Equipment										
Interior Painting										
Lane Markers/Reel										
Lifeguard Chairs										
Overhead Door - Maintenance Bld										
Park Water Fountains										
Pool Furniture Partial Replace										
Shade Structure Fabric										
TC Blvd./Fleming Plant. Blvd. Wall Repair										
Televisions - Interior Locations										
Vinyl Fence - Dumpster Enclosure										
Wall Mount Water Fountains										
Wood Overlook Decks										
Maintained By Others										
Utility Service										
Long Life Components										
Bld Siding Full Replacement										
Bridge Balustrade - Margaret's Walk										
Building Foundations/Frames										
Concrete Curb/Walk Full Replacement										
Electrical Wiring/Panels										
Fire Protection Systems										
Pool Shells										
Stamped Concrete - Pavilions										
Tennis Court Replacement										
Utility Service to Buildings										
Water/Sewer Pipes										
Wood Cart Bridge - Swim/Rec										
Year Total:	482,780	514,108	293,657	431,986	934,924	568,238	522,410	268,169	499,052	1,542,958

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Beginning Balance	1,277,881	1,525,653	1,494,963	1,418,620	1,792,456	1,784,138	1,665,744	1,480,184	1,866,013	2,197,957
Annual Assessment	499,804	509,800	519,996	530,396	541,003	551,824	562,860	574,117	585,600	597,312
Interest Earned	44,437	43,543	41,319	52,207	51,965	48,517	43,112	54,350	64,018	64,512
Expenditures	296,468	584,033	637,657	208,767	601,287	718,734	791,532	242,638	317,674	644,869
Ending Balance	1,525,653	1,494,963	1,418,620	1,792,456	1,784,138	1,665,744	1,480,184	1,866,013	2,197,957	2,214,911

Description

General Site Components

Aluminum Fence - Town Center Blvd.				50,753						
Community Information Signs					42,353					
Concrete Pavers - Roundabout										
Concrete Pavers - Town Center Blvd./FP Blvd.										
Concrete Pavers - Town Center Blvd./VSq. Pkw.										
Monument Sign Refurbish - Roundabout										
Traffic/Way Finding Post/Signs										
General Site Components Total:				50,753	42,353					

Village Square Pkw. Entry

Fountain Pump/Motor/Controls								33,057		
Pergola -Free Standing/Top of Walls										
Refurbish Allowance - Entry Features							48,141			
Refurbish Allowance - Fountain Basin										
Refurbish Allowance - Fountain Filtration										
Sign Lights				6,755						
Site Lighting										
Vinyl Ranch Fence										
Village Square Pkw. Entry Total:				6,755			48,141	33,057		

Fleming Plant.. Blvd. Entry

Fountain Pumps/Motor/Controls	59,132								74,907	
Pergola - Top of Wall										
Refurbish Allowance - Entry Features				28,515						
Sign Lights									7,831	
Site Lighting										

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
<i>Fleming Plant.. Blvd. Entry continued...</i>										
Vinyl Ranch Fence										
Fleming Plant.. Blvd. Entry Total:	59,132		28,515						82,738	
Town Center Blvd. Entry										
Refurbish Allowance - Monument Sign			3,707							
Site Lighting										
Town Center Blvd. Entry Total:			3,707							
Community Site Elements										
Community Sign Refurbish					102,856					
Pergola - Thornhill Park										
Pergola - Woodlands Park										
Sign Lighting										
Vinyl Privacy Fence - Covington										
Vinyl Ranch Fencing - Monument Signs										
Community Site Elements Total:					102,856					
Stormwater System										
Stormwater System Evaluation Allowance	47,037									
Stormwater System Total:	47,037									
Landscape/Irrigation										
Irrigation Allowance (annual)	33,598	34,606	35,644	36,713	37,815	38,949	40,118	41,321	42,561	43,838
Landscape Allowance (annual)	40,317	41,527	42,773	44,056	45,378	46,739	48,141	49,585	51,073	52,605
Landscape/Irrigation Total:	73,915	76,133	78,417	80,769	83,192	85,688	88,259	90,907	93,634	96,443
Swim/Rec - Site Elements										
Asphalt Mill/Overlay - Amenity Lot										
Asphalt Seal Coat - Amenity Lot		13,567					15,728			
Concrete Curb Allow at Paving										
Frame/Rails/Decking - Cart Bridge		91,371								
Swim/Rec - Site Elements Total:		104,937					15,728			

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Swim/Rec - Fencing										
Aluminum Fence - Pool Area										
Aluminum Fence - Top of Concrete Wall										
Swim/Rec - Fencing Total:										
Swim/Rec - Site Lighting										
Decorative Lightpoles										235,671
Light Bollards										
Swim/Rec - Site Lighting Total:										235,671
Swim/Rec - Roof/Gutters										
Asphalt Shingles - Clubhouse					60,035					
Asphalt Shingles - Pavilions					24,459					
Asphalt Shingles - Pool Bld					21,494					
Asphalt Shingles - Tennis Maintenance Bld					4,447					
Swim/Rec - Roof/Gutters Total:					110,434					
Swim/Rec - Buildings										
Window/Door Allowance - Blds					90,755					
Swim/Rec - Buildings Total:					90,755					
Swim/Rec - HVAC										
Heat Pump - Pool Bld			5,988							
Heat Pump 1 - 3 Ton			6,844							
Heat Pump 2 - 5 Ton			12,689							
Heat Pump 3 - 5 Ton			12,689							
Swim/Rec - HVAC Total:			38,210							
Swim/Rec - Int. Finishes										
Refurbish Allowance - Clubhouse									31,159	
Refurbish Allowance - Pool Restrooms					45,378					
Swim/Rec - Int. Finishes Total:					45,378				31,159	

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Swim/Rec - FF&E										
Access Control System		27,685								
Camera System Allowance		20,764								
Furniture Allowance - Clubhouse						18,696				
Outdoor Televisions - Pool	4,838						5,777			
Pool Furniture Allowance							120,353			
Site Furnishings Allowance (annual)	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
Telephone System										
Swim/Rec - FF&E Total:	8,870	52,601	4,277	4,406	4,538	23,370	130,944	4,959	5,107	5,261
Swim/Rec - Ex.Repair/Paint										
Ext. Repair/Paint - Blds/Pavilions	64,508								81,717	
Swim/Rec - Ex.Repair/Paint Total:	64,508								81,717	
Swim/Rec - Pools/Equip										
Concrete Pavers - Pool Deck										
Filtration Refurbish Allowance										
Pool Lift										
Pool Resurface/Tile - Family Pool						155,547				
Pool Resurface/Tile - Lap Pool						279,636				
Shade Structure/Fabric Replace - Pool								19,834		
Shade Structure/Fabric Replace - Splash Pad								27,768		
Splash Tread - Splash Pad			45,681							
Wood Retaining Wall - Pools										
Swim/Rec - Pools/Equip Total:			45,681			435,184		47,602		
Swim/Rec - Tennis Courts										
Chain Link Fence										
Court Maintenance Equip. Allowance					22,689					
Court Refurbish Allowance			57,030					66,114		
Light Poles/Fixtures										172,896
Shade Structures						43,623				
Windscreens	16,127								20,429	
Swim/Rec - Tennis Courts Total:	16,127		57,030		22,689	43,623		66,114	20,429	172,896

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Swim/Rec - Pickleball Cts										
Asphalt Court Replacement										
Asphalt Court Resurfacing					24,226					28,084
Chain Link Fence										
Light Poles/Fixtures										
Shade Structure/Fabric - Pickleball Courts										28,757
Swim/Rec - Pickleball Cts Total:					24,226					56,842
Swim/Rec - Basketball Ct										
Asphalt Court Replacement										
Asphalt Court Resurfacing					18,974					21,996
Basketball Pole/Goal										
Light Poles/Fixtures										
Swim/Rec - Basketball Ct Total:					18,974					21,996
Swim/Rec - Playground										
Play Equipment Allowance										
Swim/Rec - Playground Total:										
Splash Park - Site Elements										
Asphalt Mill/Overlay - Splash Park Lot										
Asphalt Seal Coat - Splash Park Lot		13,163					15,259			
Concrete Curb Allow at Paving										
Outdoor Fitness Equip Allowance										
Pergolas										
Splash Park - Site Elements Total:		13,163					15,259			
Splash Park - Fencing/Gates										
Aluminum Fence - Pools					40,585					
Dumpster Gates										
Splash Park - Fencing/Gates Total:					40,585					
Splash Park - Site Lighting										
Light Poles/Fixture - Pool		34,883								
Light Poles/Fixtures Parking Lot										
Splash Park - Site Lighting Total:		34,883								

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Splash Park - Roofing										
Standing Seam Metal - Maintenance Bld										
Standing Seam Roof - Clubhouse										
Standing Seam Roof - Pavilions										
Splash Park - Roofing Total:										
Splash Park - Buildings										
Window/Door Allowance										
Splash Park - Buildings Total:										
Splash Park - HVAC										
Mini Split System - Kitchen			8,269							
Mini Split System - Office										10,170
Split System (10 Ton)						24,927				
Splash Park - HVAC Total:			8,269			24,927				10,170
Splash Park - Int Finishes										
Refurbish Allowance - Kitchen Area										
Refurbish Allowance - Restrooms						62,319				
Refurbish Allowance - Social Room										
Splash Park - Int Finishes Total:						62,319				
Splash Park - FF&E										
Access Control System				17,109						
Camera System Allowance					20,764					
Exterior Televisions										3,322
Kitchen Equipment Allowance		13,439								
Pool Furniture Replace										207,635
Sound System Allowance										20,764
Splash Park - FF&E Total:		13,439	252,484	17,109						24,071
Splash Park - Ext Repair/Paint										
Ext. Repair/Paint - Blds/Pavilions										66,084
Splash Park - Ext Repair/Paint Total:										66,084

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Splash Park - Pools/Equip										
Concrete Pavers - Pool Deck							308,660			
Filtration Refurbish Allowance										
Pool Lift						12,464				
Pool Play Equip Allowance										
Pool Resurface/Tile										
Refurbish Allowance - Pool Slide/Tower							160,471			
Splash Park - Pools/Equip Total:						12,464	469,131			
Splash Park - Playground										
Play Equipment Allowance				356,440						
Splash Park - Playground Total:				356,440						
Amphitheater Park										
Ext. Repair/Paint - Pavilion/Restroom Bld.		35,990								45,591
Light Bollards										
Light Poles/Fixtures										
Metal Roof - Pavilion										
Metal Roof - Restroom Bld.										
Refurbish Allowance - Restroom Bld.									34,049	
Amphitheater Park Total:		35,990							34,049	45,591
Margaret's Walk Park										
Aluminum Fence - Margarets Walk										
Aluminum Fence Allowance - US 17										
Deck/Rails/Frame Allowance - Pier										
Pier Replacement										
Site Lighting										
Wood Bridge Decking/Rails - Margarets Walk						15,307				
Margaret's Walk Park Total:						15,307				
Rolling Stock										
Vehicle 1	13,439									
Vehicle 2		13,842								
Rolling Stock Total:	13,439	13,842								

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	35-36	36-37	37-38	38-39	39-40	40-41	41-42	42-43	43-44	44-45
Operating Expense										
Awning Fabric										
Backflow Prevention Devices										
Clean/Repair Brick - Margaret's Walk										
Computers/Office Equipment										
Interior Painting										
Lane Markers/Reel										
Lifeguard Chairs										
Overhead Door - Maintenance Bld										
Park Water Fountains										
Pool Furniture Partial Replace										
Shade Structure Fabric										
TC Blvd./Fleming Plant. Blvd. Wall Repair										
Televisions - Interior Locations										
Vinyl Fence - Dumpster Enclosure										
Wall Mount Water Fountains										
Wood Overlook Decks										
Maintained By Others										
Utility Service										
Long Life Components										
Bld Siding Full Replacement										
Bridge Balustrade - Margaret's Walk										
Building Foundations/Frames										
Concrete Curb/Walk Full Replacement										
Electrical Wiring/Panels										
Fire Protection Systems										
Pool Shells										
Stamped Concrete - Pavilions										
Tennis Court Replacement										
Utility Service to Buildings										
Water/Sewer Pipes										
Wood Cart Bridge - Swim/Rec										
Year Total:	296,468	584,033	637,657	208,767	601,287	718,734	791,532	242,638	317,674	644,869

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Beginning Balance	2,214,911	2,259,733	1,962,213	2,389,376	2,968,445	2,720,110	3,038,237	3,098,557	2,145,690	2,623,412
Annual Assessment	609,258	621,443	633,872	646,549	659,480	672,670	686,123	699,846	713,843	728,119
Interest Earned	65,817	57,152	69,593	86,460	79,226	88,492	90,249	62,496	76,410	65,533
Expenditures	630,253	976,115	276,302	153,940	987,042	443,034	716,053	1,715,208	312,531	1,167,103
Ending Balance	2,259,733	1,962,213	2,389,376	2,968,445	2,720,110	3,038,237	3,098,557	2,145,690	2,623,412	2,249,961

Description

General Site Components

Aluminum Fence - Town Center Blvd.

Community Information Signs

Concrete Pavers - Roundabout

Concrete Pavers - Town Center Blvd./FP Blvd.

Concrete Pavers - Town Center Blvd./VSq. Pkw.

Monument Sign Refurbish - Roundabout 22,696

Traffic/Way Finding Post/Signs

General Site Components Total: 22,696

Village Square Pkw. Entry

Fountain Pump/Motor/Controls 41,876

Pergola -Free Standing/Top of Walls 77,637

Refurbish Allowance - Entry Features

Refurbish Allowance - Fountain Basin 189,176

Refurbish Allowance - Fountain Filtration 25,879

Sign Lights 9,631

Site Lighting 37,206

Vinyl Ranch Fence

Village Square Pkw. Entry Total: 37,206 51,507 292,693

Fleming Plant.. Blvd. Entry

Fountain Pumps/Motor/Controls 94,890

Pergola - Top of Wall 26,655

Refurbish Allowance - Entry Features 38,322

Sign Lights

Site Lighting 30,658

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
<i>Fleming Plant.. Blvd. Entry continued...</i>										
Vinyl Ranch Fence										
Fleming Plant.. Blvd. Entry Total:			68,980				94,890	26,655		
Town Center Blvd. Entry										
Refurbish Allowance - Monument Sign			4,982							
Site Lighting								2,666		
Town Center Blvd. Entry Total:			4,982					2,666		
Community Site Elements										
Community Sign Refurbish					138,230					
Pergola - Thornhill Park								31,098		
Pergola - Woodlands Park								31,098		
Sign Lighting					68,302					
Vinyl Privacy Fence - Covington										
Vinyl Ranch Fencing - Monument Signs										
Community Site Elements Total:					206,532			62,196		
Stormwater System										
Stormwater System Evaluation Allowance	63,214									
Stormwater System Total:	63,214									
Landscape/Irrigation										
Irrigation Allowance (annual)	45,153	46,507	47,903	49,340	50,820	52,344	53,915	55,532	57,198	58,914
Landscape Allowance (annual)	54,183	55,809	57,483	59,208	60,984	62,813	64,698	66,639	68,638	70,697
Landscape/Irrigation Total:	99,336	102,316	105,386	108,547	111,804	115,158	118,613	122,171	125,836	129,611
Swim/Rec - Site Elements										
Asphalt Mill/Overlay - Amenity Lot										
Asphalt Seal Coat - Amenity Lot		18,233					21,137			
Concrete Curb Allow at Paving										
Frame/Rails/Decking - Cart Bridge										
Swim/Rec - Site Elements Total:		18,233					21,137			

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

45-46 46-47 47-48 48-49 49-50 50-51 51-52 52-53 53-54 54-55

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Swim/Rec - Fencing										
Aluminum Fence - Pool Area										
Aluminum Fence - Top of Concrete Wall										
Swim/Rec - Fencing Total:										
Swim/Rec - Site Lighting										
Decorative Lightpoles										
Light Bollards										
Swim/Rec - Site Lighting Total:										
Swim/Rec - Roof/Gutters										
Asphalt Shingles - Clubhouse										
Asphalt Shingles - Pavilions										
Asphalt Shingles - Pool Bld										
Asphalt Shingles - Tennis Maintenance Bld										
Swim/Rec - Roof/Gutters Total:										
Swim/Rec - Buildings										
Window/Door Allowance - Blds										
Swim/Rec - Buildings Total:										
Swim/Rec - HVAC										
Heat Pump - Pool Bld					8,538					
Heat Pump 1 - 3 Ton					9,757					
Heat Pump 2 - 5 Ton					18,092					
Heat Pump 3 - 5 Ton					18,092					
Swim/Rec - HVAC Total:					54,479					
Swim/Rec - Int. Finishes										
Refurbish Allowance - Clubhouse								44,426		
Refurbish Allowance - Pool Restrooms					60,984					
Swim/Rec - Int. Finishes Total:					60,984			44,426		

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Swim/Rec - FF&E										
Access Control System				39,472						
Camera System Allowance		27,904								
Furniture Allowance - Clubhouse								26,655		
Outdoor Televisions - Pool			6,898						8,237	
Pool Furniture Allowance									171,595	
Site Furnishings Allowance (annual)	5,418	5,581	5,748	5,921	6,098	6,281	6,470	6,664	6,864	7,070
Telephone System			7,664							
Swim/Rec - FF&E Total:	5,418	33,485	20,311	45,392	6,098	6,281	6,470	33,319	186,695	7,070
Swim/Rec - Ex.Repair/Paint										
Ext. Repair/Paint - Blds/Pavilions								103,516		
Swim/Rec - Ex.Repair/Paint Total:								103,516		
Swim/Rec - Pools/Equip										
Concrete Pavers - Pool Deck					183,356					
Filtration Refurbish Allowance										
Pool Lift		29,765								
Pool Resurface/Tile - Family Pool								221,773		
Pool Resurface/Tile - Lap Pool								398,695		
Shade Structure/Fabric Replace - Pool										
Shade Structure/Fabric Replace - Splash Pad										
Splash Tread - Splash Pad								71,170		
Wood Retaining Wall - Pools										
Swim/Rec - Pools/Equip Total:		29,765			183,356			691,638		
Swim/Rec - Tennis Courts										
Chain Link Fence										
Court Maintenance Equip. Allowance					30,492					
Court Refurbish Allowance			76,644					88,852		
Light Poles/Fixtures										
Shade Structures										
Windscreens							25,879			
Swim/Rec - Tennis Courts Total:			76,644		30,492		25,879	88,852		

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Swim/Rec - Pickleball Cts										
Asphalt Court Replacement										452,461
Asphalt Court Resurfacing					32,557					37,743
Chain Link Fence										36,989
Light Poles/Fixtures										50,902
Shade Structure/Fabric - Pickleball Courts										
Swim/Rec - Pickleball Cts Total:					32,557					578,094
Swim/Rec - Basketball Ct										
Asphalt Court Replacement										316,722
Asphalt Court Resurfacing					25,499					29,561
Basketball Pole/Goal										
Light Poles/Fixtures										
Swim/Rec - Basketball Ct Total:					25,499					346,283
Swim/Rec - Playground										
Play Equipment Allowance		186,029								
Swim/Rec - Playground Total:		186,029								
Splash Park - Site Elements										
Asphalt Mill/Overlay - Splash Park Lot						255,809				
Asphalt Seal Coat - Splash Park Lot		17,689					20,507			
Concrete Curb Allow at Paving						14,280				
Outdoor Fitness Equip Allowance					35,777					
Pergolas								30,210		
Splash Park - Site Elements Total:		17,689			35,777	270,088	20,507	30,210		
Splash Park - Fencing/Gates										
Aluminum Fence - Pools										
Dumpster Gates										
Splash Park - Fencing/Gates Total:										
Splash Park - Site Lighting										
Light Poles/Fixture - Pool										
Light Poles/Fixtures Parking Lot										
Splash Park - Site Lighting Total:										

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Splash Park - Roofing										
Standing Seam Metal - Maintenance Bld										
Standing Seam Roof - Clubhouse										
Standing Seam Roof - Pavilions										
Splash Park - Roofing Total:										
Splash Park - Buildings										
Window/Door Allowance		74,412								
Splash Park - Buildings Total:		74,412								
Splash Park - HVAC										
Mini Split System - Kitchen					11,790					
Mini Split System - Office										
Split System (10 Ton)										
Splash Park - HVAC Total:					11,790					
Splash Park - Int Finishes										
Refurbish Allowance - Kitchen Area										
Refurbish Allowance - Restrooms										
Refurbish Allowance - Social Room			12,650							
Splash Park - Int Finishes Total:			12,650							
Splash Park - FF&E										
Access Control System					24,394					
Camera System Allowance		27,904								
Exterior Televisions		4,465								
Kitchen Equipment Allowance	18,061									
Pool Furniture Replace		279,044								
Sound System Allowance		27,904					32,349			
Splash Park - FF&E Total:	18,061	339,318			24,394		32,349			
Splash Park - Ext Repair/Paint										
Ext. Repair/Paint - Blds/Pavilions		83,713								106,045
Splash Park - Ext Repair/Paint Total:		83,713								106,045

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Splash Park - Pools/Equip										
Concrete Pavers - Pool Deck										
Filtration Refurbish Allowance										
Pool Lift										
Pool Play Equip Allowance										
Pool Resurface/Tile	426,163									
Refurbish Allowance - Pool Slide/Tower					203,279					
Splash Park - Pools/Equip Total:	426,163				203,279					
Splash Park - Playground										
Play Equipment Allowance								555,322		
Splash Park - Playground Total:								555,322		
Amphitheater Park										
Ext. Repair/Paint - Pavilion/Restroom Bld.								57,754		
Light Bollards										
Light Poles/Fixtures										
Metal Roof - Pavilion										
Metal Roof - Restroom Bld.										
Refurbish Allowance - Restroom Bld.										
Amphitheater Park Total:								57,754		
Margaret's Walk Park										
Aluminum Fence - Margarets Walk										
Aluminum Fence Allowance - US 17										
Deck/Rails/Frame Allowance - Pier										
Pier Replacement										
Site Lighting										
Wood Bridge Decking/Rails - Margarets Walk										
Margaret's Walk Park Total:										
Rolling Stock										
Vehicle 1	18,061									
Vehicle 2		18,603								
Rolling Stock Total:	18,061	18,603								

**Fleming Island Plantation CDD
Income & Expense Spreadsheet**

Description	45-46	46-47	47-48	48-49	49-50	50-51	51-52	52-53	53-54	54-55
Operating Expense										
Awning Fabric										
Backflow Prevention Devices										
Clean/Repair Brick - Margaret's Walk										
Computers/Office Equipment										
Interior Painting										
Lane Markers/Reel										
Lifeguard Chairs										
Overhead Door - Maintenance Bld										
Park Water Fountains										
Pool Furniture Partial Replace										
Shade Structure Fabric										
TC Blvd./Fleming Plant. Blvd. Wall Repair										
Televisions - Interior Locations										
Vinyl Fence - Dumpster Enclosure										
Wall Mount Water Fountains										
Wood Overlook Decks										
Maintained By Others										
Utility Service										
Long Life Components										
Bld Siding Full Replacement										
Bridge Balustrade - Margaret's Walk										
Building Foundations/Frames										
Concrete Curb/Walk Full Replacement										
Electrical Wiring/Panels										
Fire Protection Systems										
Pool Shells										
Stamped Concrete - Pavilions										
Tennis Court Replacement										
Utility Service to Buildings										
Water/Sewer Pipes										
Wood Cart Bridge - Swim/Rec										
Year Total:	630,253	976,115	276,302	153,940	987,042	443,034	716,053	1,715,208	312,531	1,167,103

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 25-26	
Stormwater System	
Stormwater System Evaluation Allowance	35,000
Landscape/Irrigation	
Irrigation Allowance (annual)	25,000
Landscape Allowance (annual)	30,000
Swim/Rec - HVAC	
Heat Pump - Pool Bld	4,200
Heat Pump 1 - 3 Ton	4,800
Heat Pump 2 - 5 Ton	8,900
Heat Pump 3 - 5 Ton	8,900
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	3,000
Splash Park - Site Elements	
Asphalt Mill/Overlay - Splash Park Lot	122,176
Concrete Curb Allow at Paving	6,820
Splash Park - HVAC	
Mini Split System - Kitchen	5,800
Split System (10 Ton)	16,000
Splash Park - Int Finishes	
Refurbish Allowance - Restrooms	40,000
Splash Park - FF&E	
Access Control System	12,000
Kitchen Equipment Allowance	10,000
Splash Park - Pools/Equip	
Pool Lift	8,000
Refurbish Allowance - Pool Slide/Tower	100,000
Margaret's Walk Park	
Deck/Rails/Frame Allowance - Pier	32,184
Rolling Stock	
Vehicle 1	10,000
Total for 2025 - 2026	\$482,780
 Replacement Year 26-27	
Village Square Pkw. Entry	
Fountain Pump/Motor/Controls	20,600

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 26-27 continued...</i>	
Pergola -Free Standing/Top of Walls	37,080
Refurbish Allowance - Entry Features	30,900
Refurbish Allowance - Fountain Basin	90,352
Refurbish Allowance - Fountain Filtration	12,360
Sign Lights	4,738
Site Lighting	20,600
Vinyl Ranch Fence	7,318
Landscape/Irrigation	
Irrigation Allowance (annual)	25,750
Landscape Allowance (annual)	30,900
Swim/Rec - FF&E	
Camera System Allowance	15,450
Site Furnishings Allowance (annual)	3,090
Splash Park - Site Elements	
Asphalt Seal Coat - Splash Park Lot	9,794
Splash Park - Int Finishes	
Refurbish Allowance - Social Room	7,004
Splash Park - FF&E	
Camera System Allowance	15,450
Exterior Televisions	2,472
Pool Furniture Replace	154,500
Sound System Allowance	15,450
Rolling Stock	
Vehicle 2	10,300
Total for 2026 - 2027	<u>\$514,108</u>
 Replacement Year 27-28	
Fleming Plant.. Blvd. Entry	
Fountain Pumps/Motor/Controls	46,680
Pergola - Top of Wall	12,731
Refurbish Allowance - Entry Features	21,218
Sign Lights	4,880
Site Lighting	16,974
Vinyl Ranch Fence	5,092

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 27-28 continued...</i>	
Town Center Blvd. Entry	
Refurbish Allowance - Monument Sign	2,758
Site Lighting	1,273
Landscape/Irrigation	
Irrigation Allowance (annual)	26,522
Landscape Allowance (annual)	31,827
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	3,183
Swim/Rec - Ex.Repair/Paint	
Ext. Repair/Paint - Blds/Pavilions	50,923
Swim/Rec - Tennis Courts	
Court Refurbish Allowance	42,436
Windscreens	12,731
Splash Park - Site Elements	
Pergolas	14,428
Total for 2027 - 2028	<u>\$293,657</u>
 Replacement Year 28-29	
Landscape/Irrigation	
Irrigation Allowance (annual)	27,318
Landscape Allowance (annual)	32,782
Swim/Rec - Int. Finishes	
Refurbish Allowance - Clubhouse	21,855
Swim/Rec - FF&E	
Furniture Allowance - Clubhouse	13,113
Site Furnishings Allowance (annual)	3,278
Swim/Rec - Pools/Equip	
Pool Resurface/Tile - Family Pool	109,098
Pool Resurface/Tile - Lap Pool	196,131
Amphitheater Park	
Ext. Repair/Paint - Pavilion/Restroom Bld.	28,411
Total for 2028 - 2029	<u>\$431,986</u>

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 29-30	
Community Site Elements	
Community Sign Refurbish	76,535
Sign Lighting	37,817
Vinyl Ranch Fencing - Monument Signs	121,037
Landscape/Irrigation	
Irrigation Allowance (annual)	28,138
Landscape Allowance (annual)	33,765
Swim/Rec - Int. Finishes	
Refurbish Allowance - Pool Restrooms	33,765
Swim/Rec - FF&E	
Outdoor Televisions - Pool	4,052
Pool Furniture Allowance	84,413
Site Furnishings Allowance (annual)	3,377
Telephone System	4,502
Swim/Rec - Pools/Equip	
Filtration Refurbish Allowance	112,551
Swim/Rec - Tennis Courts	
Chain Link Fence	48,541
Court Maintenance Equip. Allowance	16,883
Swim/Rec - Pickleball Cts	
Asphalt Court Resurfacing	18,026
Swim/Rec - Basketball Ct	
Asphalt Court Resurfacing	14,118
Light Poles/Fixtures	28,813
Splash Park - Site Elements	
Outdoor Fitness Equip Allowance	19,809
Splash Park - Site Lighting	
Light Poles/Fixtures Parking Lot	64,874
Splash Park - Pools/Equip	
Filtration Refurbish Allowance	135,061
Amphitheater Park	
Light Bollards	18,909
Light Poles/Fixtures	29,939
Total for 2029 - 2030	<u>\$934,924</u>

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 30-31	
Landscape/Irrigation	
Irrigation Allowance (annual)	28,982
Landscape Allowance (annual)	34,778
Swim/Rec - Site Elements	
Asphalt Mill/Overlay - Amenity Lot	145,985
Concrete Curb Allow at Paving	7,906
Swim/Rec - Site Lighting	
Light Bollards	16,160
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	3,478
Swim/Rec - Basketball Ct	
Basketball Pole/Goal	19,476
Splash Park - Ext Repair/Paint	
Ext. Repair/Paint - Blds/Pavilions	52,167
Margaret's Walk Park	
Pier Replacement	259,305
Total for 2030 - 2031	<u>\$568,238</u>
Replacement Year 31-32	
Landscape/Irrigation	
Irrigation Allowance (annual)	29,851
Landscape Allowance (annual)	35,822
Swim/Rec - Site Elements	
Asphalt Seal Coat - Amenity Lot	11,703
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	3,582
Swim/Rec - Playground	
Play Equipment Allowance	119,405
Splash Park - Site Elements	
Asphalt Seal Coat - Splash Park Lot	11,354
Splash Park - Fencing/Gates	
Dumpster Gates	6,687
Splash Park - Int Finishes	
Refurbish Allowance - Kitchen Area	17,911

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 31-32 continued...</i>	
Splash Park - FF&E	
Sound System Allowance	17,911
Splash Park - Pools/Equip	
Pool Play Equip Allowance	238,810
Amphitheater Park	
Refurbish Allowance - Restroom Bld.	23,881
Margaret's Walk Park	
Site Lighting	5,493
Total for 2031 - 2032	\$522,410
Replacement Year 32-33	
Community Site Elements	
Pergola - Thornhill Park	17,218
Pergola - Woodlands Park	17,218
Landscape/Irrigation	
Irrigation Allowance (annual)	30,747
Landscape Allowance (annual)	36,896
Swim/Rec - Fencing	
Aluminum Fence - Pool Area	37,292
Aluminum Fence - Top of Concrete Wall	17,538
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	3,690
Swim/Rec - Tennis Courts	
Court Refurbish Allowance	49,195
Splash Park - HVAC	
Mini Split System - Office	7,133
Margaret's Walk Park	
Aluminum Fence - Margarets Walk	15,821
Aluminum Fence Allowance - US 17	35,420
Total for 2032 - 2033	\$268,169
Replacement Year 33-34	
Landscape/Irrigation	
Irrigation Allowance (annual)	31,669

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 33-34 continued...</i>	
Landscape Allowance (annual)	38,003
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	3,800
Splash Park - Pools/Equip	
Pool Resurface/Tile	298,902
Refurbish Allowance - Pool Slide/Tower	126,677
Total for 2033 - 2034	<u>\$499,052</u>
 Replacement Year 34-35	
General Site Components	
Concrete Pavers - Roundabout	144,357
Concrete Pavers - Town Center. Blvd./FP Blvd.	105,555
Concrete Pavers - Town Center. Blvd./VSq. Pkw.	153,049
Monument Sign Refurbish - Roundabout	15,918
Traffic/Way Finding Post/Signs	529,216
Village Square Pkw. Entry	
Fountain Pump/Motor/Controls	26,095
Community Site Elements	
Vinyl Privacy Fence - Covington	100,347
Landscape/Irrigation	
Irrigation Allowance (annual)	32,619
Landscape Allowance (annual)	39,143
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	3,914
Swim/Rec - Pools/Equip	
Pool Lift	20,876
Wood Retaining Wall - Pools	65,813
Swim/Rec - Pickleball Cts	
Asphalt Court Resurfacing	20,897
Swim/Rec - Basketball Ct	
Asphalt Court Resurfacing	16,367
Splash Park - Roofing	
Standing Seam Metal - Maintenance Bld	13,400

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 34-35 continued...</i>	
Standing Seam Roof - Clubhouse	135,859
Standing Seam Roof - Pavilions	75,481
Amphitheater Park	
Metal Roof - Pavilion	25,052
Metal Roof - Restroom Bld.	18,997
Total for 2034 - 2035	<u>\$1,542,958</u>
 Replacement Year 35-36	
Fleming Plant.. Blvd. Entry	
Fountain Pumps/Motor/Controls	59,132
Stormwater System	
Stormwater System Evaluation Allowance	47,037
Landscape/Irrigation	
Irrigation Allowance (annual)	33,598
Landscape Allowance (annual)	40,317
Swim/Rec - FF&E	
Outdoor Televisions - Pool	4,838
Site Furnishings Allowance (annual)	4,032
Swim/Rec - Ex.Repair/Paint	
Ext. Repair/Paint - Blds/Pavilions	64,508
Swim/Rec - Tennis Courts	
Windscreens	16,127
Splash Park - FF&E	
Kitchen Equipment Allowance	13,439
Rolling Stock	
Vehicle 1	13,439
Total for 2035 - 2036	<u>\$296,468</u>
 Replacement Year 36-37	
Landscape/Irrigation	
Irrigation Allowance (annual)	34,606
Landscape Allowance (annual)	41,527
Swim/Rec - Site Elements	
Asphalt Seal Coat - Amenity Lot	13,567

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 36-37 continued...</i>	
Frame/Rails/Decking - Cart Bridge	91,371
Swim/Rec - FF&E	
Access Control System	27,685
Camera System Allowance	20,764
Site Furnishings Allowance (annual)	4,153
Splash Park - Site Elements	
Asphalt Seal Coat - Splash Park Lot	13,163
Splash Park - Site Lighting	
Light Poles/Fixture - Pool	34,883
Splash Park - FF&E	
Camera System Allowance	20,764
Exterior Televisions	3,322
Pool Furniture Replace	207,635
Sound System Allowance	20,764
Amphitheater Park	
Ext. Repair/Paint - Pavilion/Restroom Bld.	35,990
Rolling Stock	
Vehicle 2	13,842
Total for 2036 - 2037	<u>\$584,033</u>
Replacement Year 37-38	
Fleming Plant.. Blvd. Entry	
Refurbish Allowance - Entry Features	28,515
Town Center Blvd. Entry	
Refurbish Allowance - Monument Sign	3,707
Landscape/Irrigation	
Irrigation Allowance (annual)	35,644
Landscape Allowance (annual)	42,773
Swim/Rec - HVAC	
Heat Pump - Pool Bld	5,988
Heat Pump 1 - 3 Ton	6,844
Heat Pump 2 - 5 Ton	12,689
Heat Pump 3 - 5 Ton	12,689
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	4,277

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 37-38 continued...</i>	
Swim/Rec - Pools/Equip	
Splash Tread - Splash Pad	45,681
Swim/Rec - Tennis Courts	
Court Refurbish Allowance	57,030
Splash Park - HVAC	
Mini Split System - Kitchen	8,269
Splash Park - FF&E	
Access Control System	17,109
Splash Park - Playground	
Play Equipment Allowance	356,440
Total for 2037 - 2038	<u>\$637,657</u>
 Replacement Year 38-39	
General Site Components	
Aluminum Fence - Town Center Blvd.	50,753
Village Square Pkw. Entry	
Sign Lights	6,755
Landscape/Irrigation	
Irrigation Allowance (annual)	36,713
Landscape Allowance (annual)	44,056
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	4,406
Splash Park - Ext Repair/Paint	
Ext. Repair/Paint - Blds/Pavilions	66,084
Total for 2038 - 2039	<u>\$208,767</u>
 Replacement Year 39-40	
General Site Components	
Community Information Signs	42,353
Community Site Elements	
Community Sign Refurbish	102,856
Landscape/Irrigation	
Irrigation Allowance (annual)	37,815

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 39-40 continued...</i>	
Landscape Allowance (annual)	45,378
Swim/Rec - Roof/Gutters	
Asphalt Shingles - Clubhouse	60,035
Asphalt Shingles - Pavilions	24,459
Asphalt Shingles - Pool Bld	21,494
Asphalt Shingles - Tennis Maintenance Bld	4,447
Swim/Rec - Buildings	
Window/Door Allowance - Blds	90,755
Swim/Rec - Int. Finishes	
Refurbish Allowance - Pool Restrooms	45,378
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	4,538
Swim/Rec - Tennis Courts	
Court Maintenance Equip. Allowance	22,689
Swim/Rec - Pickleball Cts	
Asphalt Court Resurfacing	24,226
Swim/Rec - Basketball Ct	
Asphalt Court Resurfacing	18,974
Splash Park - Fencing/Gates	
Aluminum Fence - Pools	40,585
Margaret's Walk Park	
Wood Bridge Decking/Rails - Margarets Walk	15,307
Total for 2039 - 2040	<u>\$601,287</u>
 Replacement Year 40-41	
Landscape/Irrigation	
Irrigation Allowance (annual)	38,949
Landscape Allowance (annual)	46,739
Swim/Rec - Int. Finishes	
Refurbish Allowance - Clubhouse	31,159
Swim/Rec - FF&E	
Furniture Allowance - Clubhouse	18,696
Site Furnishings Allowance (annual)	4,674

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 40-41 continued...</i>	
Swim/Rec - Pools/Equip	
Pool Resurface/Tile - Family Pool	155,547
Pool Resurface/Tile - Lap Pool	279,636
Swim/Rec - Tennis Courts	
Shade Structures	43,623
Splash Park - HVAC	
Split System (10 Ton)	24,927
Splash Park - Int Finishes	
Refurbish Allowance - Restrooms	62,319
Splash Park - Pools/Equip	
Pool Lift	12,464
Total for 2040 - 2041	<u>\$718,734</u>
Replacement Year 41-42	
Village Square Pkw. Entry	
Refurbish Allowance - Entry Features	48,141
Landscape/Irrigation	
Irrigation Allowance (annual)	40,118
Landscape Allowance (annual)	48,141
Swim/Rec - Site Elements	
Asphalt Seal Coat - Amenity Lot	15,728
Swim/Rec - FF&E	
Outdoor Televisions - Pool	5,777
Pool Furniture Allowance	120,353
Site Furnishings Allowance (annual)	4,814
Splash Park - Site Elements	
Asphalt Seal Coat - Splash Park Lot	15,259
Splash Park - FF&E	
Sound System Allowance	24,071
Splash Park - Pools/Equip	
Concrete Pavers - Pool Deck	308,660
Refurbish Allowance - Pool Slide/Tower	160,471
Total for 2041 - 2042	<u>\$791,532</u>

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 42-43	
Village Square Pkw. Entry	
Fountain Pump/Motor/Controls	33,057
Landscape/Irrigation	
Irrigation Allowance (annual)	41,321
Landscape Allowance (annual)	49,585
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	4,959
Swim/Rec - Pools/Equip	
Shade Structure/Fabric Replace - Pool	19,834
Shade Structure/Fabric Replace - Splash Pad	27,768
Swim/Rec - Tennis Courts	
Court Refurbish Allowance	66,114
Total for 2042 - 2043	<u>\$242,638</u>
Replacement Year 43-44	
Fleming Plant.. Blvd. Entry	
Fountain Pumps/Motor/Controls	74,907
Sign Lights	7,831
Landscape/Irrigation	
Irrigation Allowance (annual)	42,561
Landscape Allowance (annual)	51,073
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	5,107
Swim/Rec - Ex.Repair/Paint	
Ext. Repair/Paint - Blds/Pavilions	81,717
Swim/Rec - Tennis Courts	
Windscreens	20,429
Amphitheater Park	
Refurbish Allowance - Restroom Bld.	34,049
Total for 2043 - 2044	<u>\$317,674</u>
Replacement Year 44-45	
Landscape/Irrigation	
Irrigation Allowance (annual)	43,838

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 44-45 continued...</i>	
Landscape Allowance (annual)	52,605
Swim/Rec - Site Lighting	
Decorative Lightpoles	235,671
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	5,261
Swim/Rec - Tennis Courts	
Light Poles/Fixtures	172,896
Swim/Rec - Pickleball Cts	
Asphalt Court Resurfacing	28,084
Shade Structure/Fabric - Pickleball Courts	28,757
Swim/Rec - Basketball Ct	
Asphalt Court Resurfacing	21,996
Splash Park - HVAC	
Mini Split System - Office	10,170
Amphitheater Park	
Ext. Repair/Paint - Pavilion/Restroom Bld.	45,591
Total for 2044 - 2045	<u>\$644,869</u>
Replacement Year 45-46	
Stormwater System	
Stormwater System Evaluation Allowance	63,214
Landscape/Irrigation	
Irrigation Allowance (annual)	45,153
Landscape Allowance (annual)	54,183
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	5,418
Splash Park - FF&E	
Kitchen Equipment Allowance	18,061
Splash Park - Pools/Equip	
Pool Resurface/Tile	426,163
Rolling Stock	
Vehicle 1	18,061
Total for 2045 - 2046	<u>\$630,253</u>

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 46-47	
General Site Components	
Monument Sign Refurbish - Roundabout	22,696
Village Square Pkw. Entry	
Site Lighting	37,206
Landscape/Irrigation	
Irrigation Allowance (annual)	46,507
Landscape Allowance (annual)	55,809
Swim/Rec - Site Elements	
Asphalt Seal Coat - Amenity Lot	18,233
Swim/Rec - FF&E	
Camera System Allowance	27,904
Site Furnishings Allowance (annual)	5,581
Swim/Rec - Pools/Equip	
Pool Lift	29,765
Swim/Rec - Playground	
Play Equipment Allowance	186,029
Splash Park - Site Elements	
Asphalt Seal Coat - Splash Park Lot	17,689
Splash Park - Buildings	
Window/Door Allowance	74,412
Splash Park - Int Finishes	
Refurbish Allowance - Social Room	12,650
Splash Park - FF&E	
Camera System Allowance	27,904
Exterior Televisions	4,465
Pool Furniture Replace	279,044
Sound System Allowance	27,904
Splash Park - Ext Repair/Paint	
Ext. Repair/Paint - Blds/Pavilions	83,713
Rolling Stock	
Vehicle 2	18,603
Total for 2046 - 2047	\$976,115

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 47-48	
Fleming Plant.. Blvd. Entry	
Refurbish Allowance - Entry Features	38,322
Site Lighting	30,658
Town Center Blvd. Entry	
Refurbish Allowance - Monument Sign	4,982
Landscape/Irrigation	
Irrigation Allowance (annual)	47,903
Landscape Allowance (annual)	57,483
Swim/Rec - FF&E	
Outdoor Televisions - Pool	6,898
Site Furnishings Allowance (annual)	5,748
Telephone System	7,664
Swim/Rec - Tennis Courts	
Court Refurbish Allowance	76,644
Total for 2047 - 2048	<u>\$276,302</u>
 Replacement Year 48-49	
Landscape/Irrigation	
Irrigation Allowance (annual)	49,340
Landscape Allowance (annual)	59,208
Swim/Rec - FF&E	
Access Control System	39,472
Site Furnishings Allowance (annual)	5,921
Total for 2048 - 2049	<u>\$153,940</u>
 Replacement Year 49-50	
Community Site Elements	
Community Sign Refurbish	138,230
Sign Lighting	68,302
Landscape/Irrigation	
Irrigation Allowance (annual)	50,820
Landscape Allowance (annual)	60,984
Swim/Rec - HVAC	
Heat Pump - Pool Bld	8,538

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 49-50 continued...</i>	
Heat Pump 1 - 3 Ton	9,757
Heat Pump 2 - 5 Ton	18,092
Heat Pump 3 - 5 Ton	18,092
Swim/Rec - Int. Finishes	
Refurbish Allowance - Pool Restrooms	60,984
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	6,098
Swim/Rec - Pools/Equip	
Concrete Pavers - Pool Deck	183,356
Swim/Rec - Tennis Courts	
Court Maintenance Equip. Allowance	30,492
Swim/Rec - Pickleball Cts	
Asphalt Court Resurfacing	32,557
Swim/Rec - Basketball Ct	
Asphalt Court Resurfacing	25,499
Splash Park - Site Elements	
Outdoor Fitness Equip Allowance	35,777
Splash Park - HVAC	
Mini Split System - Kitchen	11,790
Splash Park - FF&E	
Access Control System	24,394
Splash Park - Pools/Equip	
Refurbish Allowance - Pool Slide/Tower	203,279
Total for 2049 - 2050	<u>\$987,042</u>
 Replacement Year 50-51	
Village Square Pkw. Entry	
Fountain Pump/Motor/Controls	41,876
Sign Lights	9,631
Landscape/Irrigation	
Irrigation Allowance (annual)	52,344
Landscape Allowance (annual)	62,813
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	6,281

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 50-51 continued...</i>	
Splash Park - Site Elements	
Asphalt Mill/Overlay - Splash Park Lot	255,809
Concrete Curb Allow at Paving	14,280
Total for 2050 - 2051	<u>\$443,034</u>
 Replacement Year 51-52	
Village Square Pkw. Entry	
Pergola -Free Standing/Top of Walls	77,637
Refurbish Allowance - Fountain Basin	189,176
Refurbish Allowance - Fountain Filtration	25,879
Fleming Plant.. Blvd. Entry	
Fountain Pumps/Motor/Controls	94,890
Landscape/Irrigation	
Irrigation Allowance (annual)	53,915
Landscape Allowance (annual)	64,698
Swim/Rec - Site Elements	
Asphalt Seal Coat - Amenity Lot	21,137
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	6,470
Swim/Rec - Ex.Repair/Paint	
Ext. Repair/Paint - Blds/Pavilions	103,516
Swim/Rec - Tennis Courts	
Windscreens	25,879
Splash Park - Site Elements	
Asphalt Seal Coat - Splash Park Lot	20,507
Splash Park - FF&E	
Sound System Allowance	32,349
Total for 2051 - 2052	<u>\$716,053</u>
 Replacement Year 52-53	
Fleming Plant.. Blvd. Entry	
Pergola - Top of Wall	26,655
Town Center Blvd. Entry	
Site Lighting	2,666

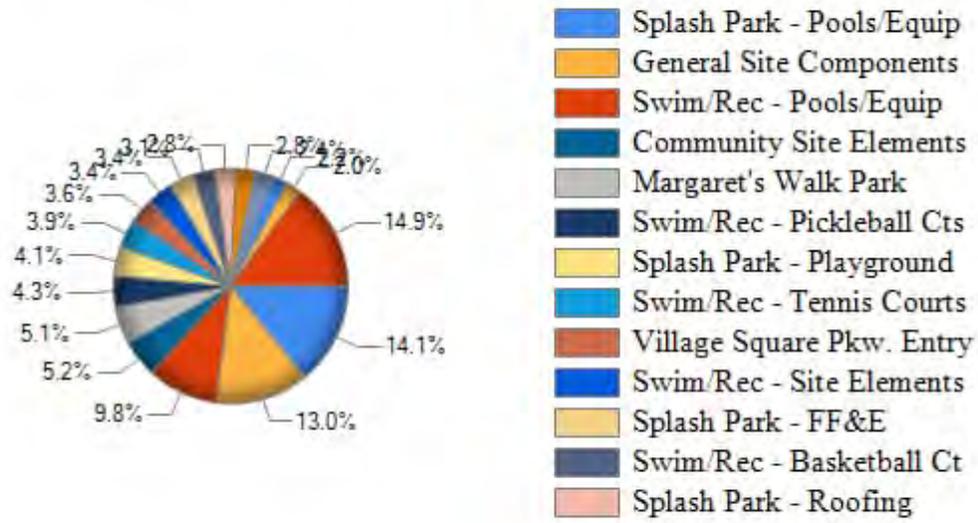
**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 52-53 continued...</i>	
Community Site Elements	
Pergola - Thornhill Park	31,098
Pergola - Woodlands Park	31,098
Landscape/Irrigation	
Irrigation Allowance (annual)	55,532
Landscape Allowance (annual)	66,639
Swim/Rec - Int. Finishes	
Refurbish Allowance - Clubhouse	44,426
Swim/Rec - FF&E	
Furniture Allowance - Clubhouse	26,655
Site Furnishings Allowance (annual)	6,664
Swim/Rec - Pools/Equip	
Pool Resurface/Tile - Family Pool	221,773
Pool Resurface/Tile - Lap Pool	398,695
Splash Tread - Splash Pad	71,170
Swim/Rec - Tennis Courts	
Court Refurbish Allowance	88,852
Splash Park - Site Elements	
Pergolas	30,210
Splash Park - Playground	
Play Equipment Allowance	555,322
Amphitheater Park	
Ext. Repair/Paint - Pavilion/Restroom Bld.	57,754
Total for 2052 - 2053	<u>\$1,715,208</u>
 Replacement Year 53-54	
Landscape/Irrigation	
Irrigation Allowance (annual)	57,198
Landscape Allowance (annual)	68,638
Swim/Rec - FF&E	
Outdoor Televisions - Pool	8,237
Pool Furniture Allowance	171,595
Site Furnishings Allowance (annual)	6,864
Total for 2053 - 2054	<u>\$312,531</u>

**Fleming Island Plantation CDD
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 54-55	
Landscape/Irrigation	
Irrigation Allowance (annual)	58,914
Landscape Allowance (annual)	70,697
Swim/Rec - FF&E	
Site Furnishings Allowance (annual)	7,070
Swim/Rec - Pickleball Cts	
Asphalt Court Replacement	452,461
Asphalt Court Resurfacing	37,743
Chain Link Fence	36,989
Light Poles/Fixtures	50,902
Swim/Rec - Basketball Ct	
Asphalt Court Replacement	316,722
Asphalt Court Resurfacing	29,561
Splash Park - Ext Repair/Paint	
Ext. Repair/Paint - Blds/Pavilions	106,045
Total for 2054 - 2055	<u>\$1,167,103</u>

Asset Current Cost by Category



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**Fleming Island Plantation CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
General Site Components								
Aluminum Fence - Town Center Blvd.	2006	38-39	30	3	13	720 Linear Feet	48.00	34,560
Community Information Signs	2020	39-40	20	0	14	10 Each	2,800.00	28,000
Concrete Pavers - Roundabout	2000	34-35	35	0	9	12,158 Square Feet	9.10	110,638
Concrete Pavers - Town Center Blvd./FP Bl..	2000	34-35	35	0	9	8,890 Square Feet	9.10	80,899
Concrete Pavers - Town Center Blvd./VSq. ..	2000	34-35	35	0	9	12,890 Square Feet	9.10	117,299
Monument Sign Refurbish - Roundabout	2020	34-35	12	3	9	1 Lump Sum	12,200.00	12,200
Traffic/Way Finding Post/Signs	2000	34-35	35	0	9	338 Each	1,200.00	405,600
General Site Components - Total								<u>\$789,196</u>
Village Square Pkw. Entry								
Fountain Pump/Motor/Controls	2018	26-27	8	1	1	1 Each	20,000.00	20,000
Pergola -Free Standing/Top of Walls	2000	26-27	25	2	1	2 Each	18,000.00	36,000
Refurbish Allowance - Entry Features	2010	26-27	15	2	1	1 Lump Sum	30,000.00	30,000
Refurbish Allowance - Fountain Basin	2000	26-27	25	2	1	6,800 Square Feet	12.90	87,720
Refurbish Allowance - Fountain Filtration	2000	26-27	25	2	1	1 Lump Sum	12,000.00	12,000
Sign Lights	2014	26-27	12	1	1	1 Lump Sum	4,600.00	4,600
Site Lighting	2000	26-27	20	7	1	1 Lump Sum	20,000.00	20,000
Vinyl Ranch Fence	2000	26-27	30	-3	1	290 Linear Feet	24.50	7,105
Village Square Pkw. Entry - Total								<u>\$217,425</u>
Fleming Plant.. Blvd. Entry								
Fountain Pumps/Motor/Controls	2020	27-28	8	0	2	2 Each	22,000.00	44,000
Pergola - Top of Wall	2000	27-28	25	3	2	1 Lump Sum	12,000.00	12,000
Refurbish Allowance - Entry Features	2000	27-28	10	18	2	1 Lump Sum	20,000.00	20,000
Sign Lights	2000	27-28	16	12	2	1 Lump Sum	4,600.00	4,600
Site Lighting	2000	27-28	20	8	2	1 Lump Sum	16,000.00	16,000
Vinyl Ranch Fence	2000	27-28	30	-2	2	200 Linear Feet	24.00	4,800
Fleming Plant.. Blvd. Entry - Total								<u>\$101,400</u>
Town Center Blvd. Entry								
Refurbish Allowance - Monument Sign	2015	27-28	10	3	2	1 Lump Sum	2,600.00	2,600
Site Lighting	2000	27-28	25	3	2	1 Lump Sum	1,200.00	1,200
Town Center Blvd. Entry - Total								<u>\$3,800</u>
Community Site Elements								
Community Sign Refurbish	2020	29-30	10	0	4	17 Each	4,000.00	68,000
Pergola - Thornhill Park	2013	32-33	20	0	7	1 Each	14,000.00	14,000
Pergola - Woodlands Park	2013	32-33	20	0	7	1 Each	14,000.00	14,000
Sign Lighting	2003	29-30	20	7	4	14 Each	2,400.00	33,600
Vinyl Privacy Fence - Covington	2000	34-35	30	5	9	986 Linear Feet	78.00	76,908
Vinyl Ranch Fencing - Monument Signs	2000	29-30	30	0	4	2,830 Linear Feet	38.00	107,540
Community Site Elements - Total								<u>\$314,048</u>

**Fleming Island Plantation CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Stormwater System								
Stormwater System Evaluation Allowance	2000	25-26	10	0	0	1 Lump Sum	35,000.00	<u>35,000</u>
Stormwater System - Total								\$35,000
Landscape/Irrigation								
Irrigation Allowance (annual)	2000	25-26	1	0	0	1 Lump Sum	25,000.00	25,000
Landscape Allowance (annual)	2000	25-26	1	0	0	1 Lump Sum	30,000.00	<u>30,000</u>
Landscape/Irrigation - Total								\$55,000
Swim/Rec - Site Elements								
Asphalt Mill/Overlay - Amenity Lot	2000	30-31	25	6	5	5,940 Square Yards	21.20	125,928
Asphalt Seal Coat - Amenity Lot	2030	31-32	5	2	6	5,940 Square Yards	1.65	9,801
Concrete Curb Allow at Paving	2000	30-31	25	6	5	100 Linear Feet	68.20	6,820
Frame/Rails/Decking - Cart Bridge	2017	36-37	20	0	11	1,480 Square Feet	44.60	<u>66,008</u>
Swim/Rec - Site Elements - Total								\$208,557
Swim/Rec - Fencing								
Aluminum Fence - Pool Area	2000	32-33	30	3	7	521 Linear Feet	58.20	30,322
Aluminum Fence - Top of Concrete Wall	2000	32-33	30	3	7	310 Linear Feet	46.00	<u>14,260</u>
Swim/Rec - Fencing - Total								\$44,582
Swim/Rec - Site Lighting								
Decorative Lightpoles	2000	44-45	30	15	19	56 Each	2,400.00	134,400
Light Bollards	2000	30-31	25	6	5	17 Each	820.00	<u>13,940</u>
Swim/Rec - Site Lighting - Total								\$148,340
Swim/Rec - Roof/Gutters								
Asphalt Shingles - Clubhouse	2020	39-40	20	0	14	81 Squares	490.00	39,690
Asphalt Shingles - Pavilions	2020	39-40	20	0	14	33 Squares	490.00	16,170
Asphalt Shingles - Pool Bld	2020	39-40	20	0	14	29 Squares	490.00	14,210
Asphalt Shingles - Tennis Maintenance Bld	2020	39-40	20	0	14	6 Squares	490.00	<u>2,940</u>
Swim/Rec - Roof/Gutters - Total								\$73,010
Swim/Rec - Buildings								
Window/Door Allowance - Blds	2000	39-40	40	0	14	1 Lump Sum	60,000.00	<u>60,000</u>
Swim/Rec - Buildings - Total								\$60,000
Swim/Rec - HVAC								
Heat Pump - Pool Bld	2000	25-26	12	0	0	1 Each	4,200.00	4,200
Heat Pump 1 - 3 Ton	2006	25-26	12	0	0	1 Each	4,800.00	4,800
Heat Pump 2 - 5 Ton	2004	25-26	12	0	0	1 Each	8,900.00	8,900
Heat Pump 3 - 5 Ton	2007	25-26	12	0	0	1 Each	8,900.00	<u>8,900</u>
Swim/Rec - HVAC - Total								\$26,800

**Fleming Island Plantation CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Swim/Rec - Int. Finishes								
Refurbish Allowance - Clubhouse	2017	28-29	12	0	3	1 Lump Sum	20,000.00	20,000
Refurbish Allowance - Pool Restrooms	2020	29-30	10	0	4	1 Lump Sum	30,000.00	<u>30,000</u>
Swim/Rec - Int. Finishes - Total								\$50,000
Swim/Rec - FF&E								
Access Control System	2025	36-37	12	0	11	1 Lump Sum	20,000.00	20,000
Camera System Allowance	2017	26-27	10	0	1	1 Lump Sum	15,000.00	15,000
Furniture Allowance - Clubhouse	2017	28-29	12	0	3	1 Lump Sum	12,000.00	12,000
Outdoor Televisions - Pool	2024	29-30	6	0	4	3 Each	1,200.00	3,600
Pool Furniture Allowance	2013	29-30	12	5	4	1 Lump Sum	75,000.00	75,000
Site Furnishings Allowance (annual)	2000	25-26	1	0	0	1 Lump Sum	3,000.00	3,000
Telephone System	2010	29-30	18	2	4	1 Lump Sum	4,000.00	<u>4,000</u>
Swim/Rec - FF&E - Total								\$132,600
Swim/Rec - Ex.Repair/Paint								
Ext. Repair/Paint - Blds/Pavilions	2020	27-28	8	0	2	1 Lump Sum	48,000.00	<u>48,000</u>
Swim/Rec - Ex.Repair/Paint - Total								\$48,000
Swim/Rec - Pools/Equip								
Concrete Pavers - Pool Deck	2015	49-50	35	0	24	9,912 Square Feet	9.10	90,199
Filtration Refurbish Allowance	2000	29-30	30	0	4	1 Lump Sum	100,000.00	100,000
Pool Lift	2023	34-35	12	0	9	2 Each	8,000.00	16,000
Pool Resurface/Tile - Family Pool	2015	28-29	12	2	3	3,120 Square Feet	32.00	99,840
Pool Resurface/Tile - Lap Pool	2015	28-29	12	2	3	5,609 Square Feet	32.00	179,488
Shade Structure/Fabric Replace - Pool	2023	42-43	20	0	17	1 Each	12,000.00	12,000
Shade Structure/Fabric Replace - Splash Pad	2023	42-43	20	0	17	1 Lump Sum	16,800.00	16,800
Splash Tread - Splash Pad	2023	37-38	15	0	12	1,780 Square Feet	18.00	32,040
Wood Retaining Wall - Pools	2000	34-35	35	0	9	194 Linear Feet	260.00	<u>50,440</u>
Swim/Rec - Pools/Equip - Total								\$596,807
Swim/Rec - Tennis Courts								
Chain Link Fence	2000	29-30	30	0	4	1,198 Linear Feet	36.00	43,128
Court Maintenance Equip. Allowance	2020	29-30	10	0	4	1 Lump Sum	15,000.00	15,000
Court Refurbish Allowance	2023	27-28	5	0	2	1 Lump Sum	40,000.00	40,000
Light Poles/Fixtures	2000	44-45	30	15	19	1 Lump Sum	98,600.00	98,600
Shade Structures	2016	40-41	25	0	15	1 Lump Sum	28,000.00	28,000
Windscreens	2020	27-28	8	0	2	1 Lump Sum	12,000.00	<u>12,000</u>
Swim/Rec - Tennis Courts - Total								\$236,728
Swim/Rec - Pickleball Cts								
Asphalt Court Replacement	2025	54-55	30	0	29	4 Courts	48,000.00	192,000
Asphalt Court Resurfacing	2025	29-30	5	0	4	1,430 Square Yards	11.20	16,016
Chain Link Fence	2025	54-55	30	0	29	436 Linear Feet	36.00	15,696
Light Poles/Fixtures	2025	54-55	30	0	29	6 Each	3,600.00	21,600

**Fleming Island Plantation CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Swim/Rec - Pickleball Cts continued...</i>								
Shade Structure/Fabric - Pickleball Courts	2025	44-45	20	0	19	2 Each	8,200.00	<u>16,400</u>
Swim/Rec - Pickleball Cts - Total								\$261,712
Swim/Rec - Basketball Ct								
Asphalt Court Replacement	2025	54-55	30	0	29	1,120 Square Yards	120.00	134,400
Asphalt Court Resurfacing	2025	29-30	5	0	4	1,120 Square Yards	11.20	12,544
Basketball Pole/Goal	2006	30-31	25	0	5	6 Each	2,800.00	16,800
Light Poles/Fixtures	2000	29-30	30	0	4	8 Each	3,200.00	<u>25,600</u>
Swim/Rec - Basketball Ct - Total								\$189,344
Swim/Rec - Playground								
Play Equipment Allowance	2017	31-32	15	0	6	1 Lump Sum	100,000.00	<u>100,000</u>
Swim/Rec - Playground - Total								\$100,000
Splash Park - Site Elements								
Asphalt Mill/Overlay - Splash Park Lot	2007	25-26	25	-6	0	5,763 Square Yards	21.20	122,176
Asphalt Seal Coat - Splash Park Lot	2026	26-27	5	0	1	5,763 Square Yards	1.65	9,509
Concrete Curb Allow at Paving	2007	25-26	25	-6	0	100 Linear Feet	68.20	6,820
Outdoor Fitness Equip Allowance	2007	29-30	20	3	4	8 Each	2,200.00	17,600
Pergolas	2007	27-28	25	-4	2	2 Each	6,800.00	<u>13,600</u>
Splash Park - Site Elements - Total								\$169,705
Splash Park - Fencing/Gates								
Aluminum Fence - Pools	2007	39-40	30	3	14	521 Linear Feet	51.50	26,831
Dumpster Gates	2007	31-32	25	0	6	2 Each	2,800.00	<u>5,600</u>
Splash Park - Fencing/Gates - Total								\$32,431
Splash Park - Site Lighting								
Light Poles/Fixture - Pool	2007	36-37	30	0	11	9 Each	2,800.00	25,200
Light Poles/Fixtures Parking Lot	2000	29-30	30	0	4	22 Each	2,620.00	<u>57,640</u>
Splash Park - Site Lighting - Total								\$82,840
Splash Park - Roofing								
Standing Seam Metal - Maintenance Bld	2000	34-35	35	0	9	790 Square Feet	13.00	10,270
Standing Seam Roof - Clubhouse	2000	34-35	35	0	9	7,491 Square Feet	13.90	104,125
Standing Seam Roof - Pavilions	2000	34-35	35	0	9	4,450 Square Feet	13.00	<u>57,850</u>
Splash Park - Roofing - Total								\$172,245
Splash Park - Buildings								
Window/Door Allowance	2007	46-47	40	0	21	1 Lump Sum	40,000.00	<u>40,000</u>
Splash Park - Buildings - Total								\$40,000

**Fleming Island Plantation CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Splash Park - HVAC								
Mini Split System - Kitchen	2007	25-26	12	0	0	1 Each	5,800.00	5,800
Mini Split System - Office	2021	32-33	12	0	7	1 Each	5,800.00	5,800
Split System (10 Ton)	2007	25-26	15	0	0	1 Lump Sum	16,000.00	<u>16,000</u>
Splash Park - HVAC - Total								\$27,600
Splash Park - Int Finishes								
Refurbish Allowance - Kitchen Area	2007	31-32	25	0	6	1 Lump Sum	15,000.00	15,000
Refurbish Allowance - Restrooms	2007	25-26	15	0	0	1 Lump Sum	40,000.00	40,000
Refurbish Allowance - Social Room	2007	26-27	20	0	1	1 Lump Sum	6,800.00	<u>6,800</u>
Splash Park - Int Finishes - Total								\$61,800
Splash Park - FF&E								
Access Control System	2007	25-26	12	0	0	1 Lump Sum	12,000.00	12,000
Camera System Allowance	2017	26-27	10	0	1	1 Lump Sum	15,000.00	15,000
Exterior Televisions	2017	26-27	10	0	1	2 Each	1,200.00	2,400
Kitchen Equipment Allowance	2007	25-26	10	0	0	1 Lump Sum	10,000.00	10,000
Pool Furniture Replace	2007	26-27	10	10	1	1 Lump Sum	150,000.00	150,000
Sound System Allowance	2022	26-27	5	0	1	1 Lump Sum	15,000.00	<u>15,000</u>
Splash Park - FF&E - Total								\$204,400
Splash Park - Ext Repair/Paint								
Ext. Repair/Paint - Blds/Pavilions	2023	30-31	8	0	5	1 Lump Sum	45,000.00	<u>45,000</u>
Splash Park - Ext Repair/Paint - Total								\$45,000
Splash Park - Pools/Equip								
Concrete Pavers - Pool Deck	2007	41-42	35	0	16	21,137 Square Feet	9.10	192,347
Filtration Refurbish Allowance	2000	29-30	30	0	4	1 Lump Sum	120,000.00	120,000
Pool Lift	2007	25-26	15	0	0	1 Each	8,000.00	8,000
Pool Play Equip Allowance	2007	31-32	25	0	6	1 Lump Sum	200,000.00	200,000
Pool Resurface/Tile	2022	33-34	12	0	8	7,420 Square Feet	31.80	235,956
Refurbish Allowance - Pool Slide/Tower	2007	25-26	8	0	0	1 Lump Sum	100,000.00	<u>100,000</u>
Splash Park - Pools/Equip - Total								\$856,303
Splash Park - Playground								
Play Equipment Allowance	2023	37-38	15	0	12	1 Lump Sum	250,000.00	<u>250,000</u>
Splash Park - Playground - Total								\$250,000
Amphitheater Park								
Ext. Repair/Paint - Pavilion/Restroom Bld.	2021	28-29	8	0	3	1 Lump Sum	26,000.00	26,000
Light Bollards	2000	29-30	30	0	4	12 Each	1,400.00	16,800
Light Poles/Fixtures	2000	29-30	30	0	4	7 Each	3,800.00	26,600
Metal Roof - Pavilion	2000	34-35	35	0	9	1,280 Square Feet	15.00	19,200
Metal Roof - Restroom Bld.	2000	34-35	35	0	9	1,120 Square Feet	13.00	14,560
Refurbish Allowance - Restroom Bld.	2020	31-32	12	0	6	1 Lump Sum	20,000.00	<u>20,000</u>
Amphitheater Park - Total								\$123,160

**Fleming Island Plantation CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Margaret's Walk Park								
Aluminum Fence - Margarets Walk	2000	32-33	30	3	7	268 Linear Feet	48.00	12,864
Aluminum Fence Allowance - US 17	2000	32-33	30	3	7	600 Linear Feet	48.00	28,800
Deck/Rails/Frame Allowance - Pier	2025	25-26	1	0	0	2,682 Square Feet	12.00	32,184
Pier Replacement	2000	30-31	25	6	5	2,682 Square Feet	83.40	223,679
Site Lighting	2000	31-32	30	2	6	1 Lump Sum	4,600.00	4,600
Wood Bridge Decking/Rails - Margarets Wa..	2020	39-40	20	0	14	460 Square Feet	22.00	10,120
Margaret's Walk Park - Total								<u>\$312,247</u>
Rolling Stock								
Vehicle 1	2010	25-26	10	0	0	1 Each	10,000.00	10,000
Vehicle 2	2012	26-27	10	5	1	1 Each	10,000.00	10,000
Rolling Stock - Total								<u>\$20,000</u>
Operating Expense								
Awning Fabric							Operating Expense	0.00
Backflow Prevention Devices							Operating Expense	0.00
Clean/Repair Brick - Margaret's Walk							Operating Expense	0.00
Computers/Office Equipment							Operating Expense	0.00
Interior Painting							Operating Expense	0.00
Lane Markers/Reel							Operating Expense	0.00
Lifeguard Chairs							Operating Expense	0.00
Overhead Door - Maintenance Bld							Operating Expense	0.00
Park Water Fountains							Operating Expense	0.00
Pool Furniture Partial Replace							Operating Expense	0.00
Shade Structure Fabric							Operating Expense	0.00
TC Blvd./Fleming Plant. Blvd. Wall Repair							Operating Expense	0.00
Televisions - Interior Locations							Operating Expense	0.00
Vinyl Fence - Dumpster Enclosure							Operating Expense	0.00
Wall Mount Water Fountains							Operating Expense	0.00
Wood Overlook Decks							Operating Expense	0.00
Operating Expense - Total								
Maintained By Others								
Utility Service							Maintained by Local Utility	0.00
Maintained By Others - Total								
Long Life Components								
Bld Siding Full Replacement							Long Life Component	0.00
Bridge Balustrade - Margaret's Walk							Long Life Component	0.00
Building Foundations/Frames							Long Life Component	0.00
Concrete Curb/Walk Full Replacement							Long Life Component	0.00
Electrical Wiring/Panels							Long Life Component	0.00
Fire Protection Systems							Long Life Component	0.00
Pool Shells							Long Life Component	0.00

**Fleming Island Plantation CDD
Component Inventory**

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Long Life Components continued...</i>							
Stamped Concrete - Pavilions						0.00	
Tennis Court Replacement						0.00	
Utility Service to Buildings						0.00	
Water/Sewer Pipes						0.00	
Wood Cart Bridge - Swim/Rec						0.00	
Long Life Components - Total							
Total Asset Summary							\$6,090,080

**Fleming Island Plantation CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
General Site Components			
1179	Aluminum Fence - Town Center Blvd.	38-39	5-15
1198	Community Information Signs	39-40	5-15
1185	Concrete Pavers - Roundabout	34-35	5-16
1203	Concrete Pavers - Town Center. Blvd./FP Blvd.	34-35	5-17
1193	Concrete Pavers - Town Center. Blvd./VSq. Pkw.	34-35	5-18
1189	Monument Sign Refurbish - Roundabout	34-35	5-19
1178	Traffic/Way Finding Post/Signs	34-35	5-20
Village Square Pkw. Entry			
1164	Fountain Pump/Motor/Controls	26-27	5-21
1167	Pergola -Free Standing/Top of Walls	26-27	5-21
1161	Refurbish Allowance - Entry Features	26-27	5-22
1163	Refurbish Allowance - Fountain Basin	26-27	5-23
1162	Refurbish Allowance - Fountain Filtration	26-27	5-24
1175	Sign Lights	26-27	5-25
1166	Site Lighting	26-27	5-25
1160	Vinyl Ranch Fence	26-27	5-25
Fleming Plant.. Blvd. Entry			
1172	Fountain Pumps/Motor/Controls	27-28	5-26
1188	Pergola - Top of Wall	27-28	5-26
1170	Refurbish Allowance - Entry Features	27-28	5-27
1177	Sign Lights	27-28	5-27
1171	Site Lighting	27-28	5-28
1176	Vinyl Ranch Fence	27-28	5-28
Town Center Blvd. Entry			
1168	Refurbish Allowance - Monument Sign	27-28	5-29
1169	Site Lighting	27-28	5-29
Community Site Elements			
1150	Community Sign Refurbish	29-30	5-30
1191	Pergola - Thornhill Park	32-33	5-30
1192	Pergola - Woodlands Park	32-33	5-31
1054	Sign Lighting	29-30	5-31
1180	Vinyl Privacy Fence - Covington	34-35	5-31
1149	Vinyl Ranch Fencing - Monument Signs	29-30	5-32

**Fleming Island Plantation CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Stormwater System			
1183	Stormwater System Evaluation Allowance	25-26	5-33
Landscape/Irrigation			
1182	Irrigation Allowance (annual)	25-26	5-34
1181	Landscape Allowance (annual)	25-26	5-34
Swim/Rec - Site Elements			
1068	Asphalt Mill/Overlay - Amenity Lot	30-31	5-35
1067	Asphalt Seal Coat - Amenity Lot	31-32	5-36
1117	Concrete Curb Allow at Paving	30-31	5-37
1072	Frame/Rails/Decking - Cart Bridge	36-37	5-37
Swim/Rec - Fencing			
1075	Aluminum Fence - Pool Area	32-33	5-39
1074	Aluminum Fence - Top of Concrete Wall	32-33	5-40
Swim/Rec - Site Lighting			
1131	Decorative Lightpoles	44-45	5-41
1076	Light Bollards	30-31	5-41
Swim/Rec - Roof/Gutters			
1046	Asphalt Shingles - Clubhouse	39-40	5-43
1109	Asphalt Shingles - Pavilions	39-40	5-43
1029	Asphalt Shingles - Pool Bld	39-40	5-44
1115	Asphalt Shingles - Tennis Maintenance Bld	39-40	5-45
Swim/Rec - Buildings			
1040	Window/Door Allowance - Blds	39-40	5-47
Swim/Rec - HVAC			
1108	Heat Pump - Pool Bld	25-26	5-48
1035	Heat Pump 1 - 3 Ton	25-26	5-48
1036	Heat Pump 2 - 5 Ton	25-26	5-48
1037	Heat Pump 3 - 5 Ton	25-26	5-48
Swim/Rec - Int. Finishes			
1002	Refurbish Allowance - Clubhouse	28-29	5-49

**Fleming Island Plantation CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Swim/Rec - Int. Finishes Continued...</i>			
1039	Refurbish Allowance - Pool Restrooms	29-30	5-49
Swim/Rec - FF&E			
1007	Access Control System	36-37	5-51
1199	Camera System Allowance	26-27	5-51
1038	Furniture Allowance - Clubhouse	28-29	5-51
1129	Outdoor Televisions - Pool	29-30	5-52
1027	Pool Furniture Allowance	29-30	5-53
1078	Site Furnishings Allowance (annual)	25-26	5-54
1125	Telephone System	29-30	5-55
Swim/Rec - Ex.Repair/Paint			
1042	Ext. Repair/Paint - Blds/Pavilions	27-28	5-56
Swim/Rec - Pools/Equip			
1033	Concrete Pavers - Pool Deck	49-50	5-57
1021	Filtration Refurbish Allowance	29-30	5-57
1019	Pool Lift	34-35	5-58
1024	Pool Resurface/Tile - Family Pool	28-29	5-59
1025	Pool Resurface/Tile - Lap Pool	28-29	5-60
1102	Shade Structure/Fabric Replace - Pool	42-43	5-61
1011	Shade Structure/Fabric Replace - Splash Pad	42-43	5-62
1031	Splash Tread - Splash Pad	37-38	5-63
1071	Wood Retaining Wall - Pools	34-35	5-64
Swim/Rec - Tennis Courts			
1053	Chain Link Fence	29-30	5-66
1116	Court Maintenance Equip. Allowance	29-30	5-66
1057	Court Refurbish Allowance	27-28	5-67
1055	Light Poles/Fixtures	44-45	5-68
1132	Shade Structures	40-41	5-69
1056	Windscreens	27-28	5-70
Swim/Rec - Pickleball Cts			
1059	Asphalt Court Replacement	54-55	5-72
1058	Asphalt Court Resurfacing	29-30	5-72
1060	Chain Link Fence	54-55	5-73

**Fleming Island Plantation CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Swim/Rec - Pickleball Cts Continued...</i>			
1061	Light Poles/Fixtures	54-55	5-73
1113	Shade Structure/Fabric - Pickleball Courts	44-45	5-74
Swim/Rec - Basketball Ct			
1197	Asphalt Court Replacement	54-55	5-76
1063	Asphalt Court Resurfacing	29-30	5-76
1062	Basketball Pole/Goal	30-31	5-77
1065	Light Poles/Fixtures	29-30	5-78
Swim/Rec - Playground			
1083	Play Equipment Allowance	31-32	5-80
Splash Park - Site Elements			
1100	Asphalt Mill/Overlay - Splash Park Lot	25-26	5-81
1135	Asphalt Seal Coat - Splash Park Lot	26-27	5-82
1186	Concrete Curb Allow at Paving	25-26	5-82
1145	Outdoor Fitness Equip Allowance	29-30	5-83
1144	Pergolas	27-28	5-84
Splash Park - Fencing/Gates			
1015	Aluminum Fence - Pools	39-40	5-86
1159	Dumpster Gates	31-32	5-86
Splash Park - Site Lighting			
1077	Light Poles/Fixture - Pool	36-37	5-88
1146	Light Poles/Fixtures Parking Lot	29-30	5-88
Splash Park - Roofing			
1051	Standing Seam Metal - Maintenance Bld	34-35	5-90
1142	Standing Seam Roof - Clubhouse	34-35	5-90
1141	Standing Seam Roof - Pavilions	34-35	5-91
Splash Park - Buildings			
1041	Window/Door Allowance	46-47	5-93
Splash Park - HVAC			
1137	Mini Split System - Kitchen	25-26	5-94

**Fleming Island Plantation CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Splash Park - HVAC Continued...</i>			
1195	Mini Split System - Office	32-33	5-94
1139	Split System (10 Ton)	25-26	5-95
Splash Park - Int Finishes			
1099	Refurbish Allowance - Kitchen Area	31-32	5-96
1018	Refurbish Allowance - Restrooms	25-26	5-96
1003	Refurbish Allowance - Social Room	26-27	5-97
Splash Park - FF&E			
1008	Access Control System	25-26	5-99
1200	Camera System Allowance	26-27	5-99
1138	Exterior Televisions	26-27	5-99
1136	Kitchen Equipment Allowance	25-26	5-100
1028	Pool Furniture Replace	26-27	5-101
1148	Sound System Allowance	26-27	5-102
Splash Park - Ext Repair/Paint			
1043	Ext. Repair/Paint - Blds/Pavilions	30-31	5-103
Splash Park - Pools/Equip			
1034	Concrete Pavers - Pool Deck	41-42	5-104
1022	Filtration Refurbish Allowance	29-30	5-104
1020	Pool Lift	25-26	5-105
1143	Pool Play Equip Allowance	31-32	5-105
1026	Pool Resurface/Tile	33-34	5-106
1032	Refurbish Allowance - Pool Slide/Tower	25-26	5-107
Splash Park - Playground			
1084	Play Equipment Allowance	37-38	5-109
Amphitheater Park			
1086	Ext. Repair/Paint - Pavilion/Restroom Bld.	28-29	5-110
1133	Light Bollards	29-30	5-110
1087	Light Poles/Fixtures	29-30	5-111
1085	Metal Roof - Pavilion	34-35	5-112
1089	Metal Roof - Restroom Bld.	34-35	5-113
1090	Refurbish Allowance - Restroom Bld.	31-32	5-114

**Fleming Island Plantation CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Margaret's Walk Park			
1098	Aluminum Fence - Margarets Walk	32-33	5-116
1091	Aluminum Fence Allowance - US 17	32-33	5-117
1118	Deck/Rails/Frame Allowance - Pier	25-26	5-118
1095	Pier Replacement	30-31	5-118
1096	Site Lighting	31-32	5-119
1097	Wood Bridge Decking/Rails - Margarets Walk	39-40	5-120
Rolling Stock			
1004	Vehicle 1	25-26	5-121
1005	Vehicle 2	26-27	5-121
Operating Expense			
	Awning Fabric	25-26	5-123
	Backflow Prevention Devices	25-26	5-123
	Clean/Repair Brick - Margaret's Walk	25-26	5-123
	Computers/Office Equipment	25-26	5-124
	Interior Painting	25-26	5-124
	Lane Markers/Reel	25-26	5-125
	Lifeguard Chairs	25-26	5-125
	Overhead Door - Maintenance Bld	25-26	5-125
	Park Water Fountains	25-26	5-125
	Pool Furniture Partial Replace	25-26	5-126
	Shade Structure Fabric	25-26	5-126
	TC Blvd./Fleming Plant. Blvd. Wall Repair	25-26	5-126
	Televisions - Interior Locations	25-26	5-127
	Vinyl Fence - Dumpster Enclosure	25-26	5-127
	Wall Mount Water Fountains	25-26	5-128
1202	Wood Overlook Decks	25-26	5-129
Maintained By Others			
	Utility Service	25-26	5-130
Long Life Components			
1158	Bld Siding Full Replacement	25-26	5-131
	Bridge Balustrade - Margaret's Walk	25-26	5-131
1151	Building Foundations/Frames	25-26	5-132
1152	Concrete Curb/Walk Full Replacement	25-26	5-132

**Fleming Island Plantation CDD
Component Detail Index**

Asset ID	Description	Replacement	Page
Long Life Components			
1154	Electrical Wiring/Panels	25-26	5-133
1156	Fire Protection Systems	25-26	5-133
1157	Pool Shells	25-26	5-133
	Stamped Concrete - Pavilions	25-26	5-134
1194	Tennis Court Replacement	25-26	5-135
1153	Utility Service to Buildings	25-26	5-136
1155	Water/Sewer Pipes	25-26	5-136
	Wood Cart Bridge - Swim/Rec	25-26	5-137
	Total Funded Assets	131	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	131	

**Fleming Island Plantation CDD
Component Detail**

Aluminum Fence - Town Center Blvd. - 2038

Asset ID	1179	720 Linear Feet	@ \$48.00
		Asset Actual Cost	\$34,560.00
		Percent Replacement	100%
Category	General Site Components	Future Cost	\$50,752.52
Placed in Service	January 2006		
Useful Life	30		
Adjustment	3		
Replacement Year	38-39		
Remaining Life	13		



Community Information Signs - 2039

Asset ID	1198	10 Each	@ \$2,800.00
		Asset Actual Cost	\$28,000.00
		Percent Replacement	100%
Category	General Site Components	Future Cost	\$42,352.51
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Fleming Island Plantation CDD
Component Detail**

Community Information Signs continued...



Concrete Pavers - Roundabout - 2034

Asset ID	1185	12,158 Square Feet	@ \$9.10
		Asset Actual Cost	\$110,637.80
		Percent Replacement	100%
		Future Cost	\$144,357.23
Category	General Site Components		
Placed in Service	January 2000		
Useful Life	35		
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Concrete Pavers - Roundabout continued...



Concrete Pavers - Town Center Blvd./FP Blvd. - 2034

Asset ID	1203	8,890 Square Feet	@ \$9.10
		Asset Actual Cost	\$80,899.00
		Percent Replacement	100%
Category	General Site Components	Future Cost	\$105,554.85
Placed in Service	January 2000		
Useful Life	35		
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Concrete Pavers - Town Center Blvd./FP Blvd. continued...



Concrete Pavers - Town Center Blvd./VSq. Pkw. - 2034

Asset ID	1193	12,890 Square Feet	@ \$9.10
		Asset Actual Cost	\$117,299.00
		Percent Replacement	100%
Category	General Site Components	Future Cost	\$153,048.59
Placed in Service	January 2000		
Useful Life	35		
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Concrete Pavers - Town Center Blvd./VSq. Pkw. continued...



Monument Sign Refurbish - Roundabout - 2034

Asset ID	1189	1 Lump Sum	@ \$12,200.00
		Asset Actual Cost	\$12,200.00
		Percent Replacement	100%
Category	General Site Components	Future Cost	\$15,918.23
Placed in Service	January 2020		
Useful Life	12		
Adjustment	3		
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Monument Sign Refurbish - Roundabout continued...



Traffic/Way Finding Post/Signs - 2034

Asset ID	1178	338 Each	@ \$1,200.00
		Asset Actual Cost	\$405,600.00
		Percent Replacement	100%
Category	General Site Components	Future Cost	\$529,216.00
Placed in Service	January 2000		
Useful Life	35		
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Fountain Pump/Motor/Controls - 2026

Asset ID	1164	1 Each	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Village Square Pkw. Entry	Future Cost	\$20,600.00
Placed in Service	January 2018		
Useful Life	8		
Adjustment	1		
Replacement Year	26-27		
Remaining Life	1		

Pergola -Free Standing/Top of Walls - 2026

Asset ID	1167	2 Each	@ \$18,000.00
		Asset Actual Cost	\$36,000.00
		Percent Replacement	100%
Category	Village Square Pkw. Entry	Future Cost	\$37,080.00
Placed in Service	January 2000		
Useful Life	25		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	1		

**Fleming Island Plantation CDD
Component Detail**

Pergola -Free Standing/Top of Walls continued...



Refurbish Allowance - Entry Features - 2026

Asset ID	1161	1 Lump Sum	@ \$30,000.00
Category	Village Square Pkw. Entry	Asset Actual Cost	\$30,000.00
Placed in Service	January 2010	Percent Replacement	100%
Useful Life	15	Future Cost	\$30,900.00
Adjustment	2		
Replacement Year	26-27		
Remaining Life	1		

**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Entry Features continued...



Refurbish Allowance - Fountain Basin - 2026

Asset ID	1163	6,800 Square Feet	@ \$12.90
		Asset Actual Cost	\$87,720.00
		Percent Replacement	100%
Category	Village Square Pkw. Entry	Future Cost	\$90,351.60
Placed in Service	January 2000		
Useful Life	25		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	1		

**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Fountain Basin continued...



Refurbish Allowance - Fountain Filtration - 2026

Asset ID	1162	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Village Square Pkw. Entry	Future Cost	\$12,360.00
Placed in Service	January 2000		
Useful Life	25		
Adjustment	2		
Replacement Year	26-27		
Remaining Life	1		

**Fleming Island Plantation CDD
Component Detail**

Sign Lights - 2026

Asset ID	1175	1 Lump Sum	@ \$4,600.00
		Asset Actual Cost	\$4,600.00
		Percent Replacement	100%
Category	Village Square Pkw. Entry	Future Cost	\$4,738.00
Placed in Service	January 2014		
Useful Life	12		
Adjustment	1		
Replacement Year	26-27		
Remaining Life	1		

Site Lighting - 2026

Asset ID	1166	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Village Square Pkw. Entry	Future Cost	\$20,600.00
Placed in Service	January 2000		
Useful Life	20		
Adjustment	7		
Replacement Year	26-27		
Remaining Life	1		

Vinyl Ranch Fence - 2026

Asset ID	1160	290 Linear Feet	@ \$24.50
		Asset Actual Cost	\$7,105.00
		Percent Replacement	100%
Category	Village Square Pkw. Entry	Future Cost	\$7,318.15
Placed in Service	January 2000		
Useful Life	30		
Adjustment	-3		
Replacement Year	26-27		
Remaining Life	1		

**Fleming Island Plantation CDD
Component Detail**

Fountain Pumps/Motor/Controls - 2027

Asset ID	1172	2 Each	@ \$22,000.00
		Asset Actual Cost	\$44,000.00
		Percent Replacement	100%
Category	Fleming Plant.. Blvd. Entry	Future Cost	\$46,679.60
Placed in Service	January 2020		
Useful Life	8		
Replacement Year	27-28		
Remaining Life	2		

Pergola - Top of Wall - 2027

Asset ID	1188	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Fleming Plant.. Blvd. Entry	Future Cost	\$12,730.80
Placed in Service	January 2000		
Useful Life	25		
Adjustment	3		
Replacement Year	27-28		
Remaining Life	2		



**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Entry Features - 2027

Asset ID	1170	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Fleming Plant.. Blvd. Entry	Future Cost	\$21,218.00
Placed in Service	January 2000		
Useful Life	10		
Adjustment	18		
Replacement Year	27-28		
Remaining Life	2		



Sign Lights - 2027

Asset ID	1177	1 Lump Sum	@ \$4,600.00
		Asset Actual Cost	\$4,600.00
		Percent Replacement	100%
Category	Fleming Plant.. Blvd. Entry	Future Cost	\$4,880.14
Placed in Service	January 2000		
Useful Life	16		
Adjustment	12		
Replacement Year	27-28		
Remaining Life	2		

**Fleming Island Plantation CDD
Component Detail**

Site Lighting - 2027

Asset ID	1171	1 Lump Sum	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Fleming Plant.. Blvd. Entry	Future Cost	\$16,974.40
Placed in Service	January 2000		
Useful Life	20		
Adjustment	8		
Replacement Year	27-28		
Remaining Life	2		



Vinyl Ranch Fence - 2027

Asset ID	1176	200 Linear Feet	@ \$24.00
		Asset Actual Cost	\$4,800.00
		Percent Replacement	100%
Category	Fleming Plant.. Blvd. Entry	Future Cost	\$5,092.32
Placed in Service	January 2000		
Useful Life	30		
Adjustment	-2		
Replacement Year	27-28		
Remaining Life	2		

**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Monument Sign - 2027

Asset ID	1168	1 Lump Sum	@ \$2,600.00
		Asset Actual Cost	\$2,600.00
		Percent Replacement	100%
Category	Town Center Blvd. Entry	Future Cost	\$2,758.34
Placed in Service	January 2015		
Useful Life	10		
Adjustment	3		
Replacement Year	27-28		
Remaining Life	2		



Site Lighting - 2027

Asset ID	1169	1 Lump Sum	@ \$1,200.00
		Asset Actual Cost	\$1,200.00
		Percent Replacement	100%
Category	Town Center Blvd. Entry	Future Cost	\$1,273.08
Placed in Service	January 2000		
Useful Life	25		
Adjustment	3		
Replacement Year	27-28		
Remaining Life	2		

**Fleming Island Plantation CDD
Component Detail**

Community Sign Refurbish - 2029

Asset ID	1150	17 Each	@ \$4,000.00
		Asset Actual Cost	\$68,000.00
		Percent Replacement	100%
Category	Community Site Elements	Future Cost	\$76,534.60
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	4		



Pergola - Thornhill Park - 2032

Asset ID	1191	1 Each	@ \$14,000.00
		Asset Actual Cost	\$14,000.00
		Percent Replacement	100%
Category	Community Site Elements	Future Cost	\$17,218.23
Placed in Service	January 2013		
Useful Life	20		
Replacement Year	32-33		
Remaining Life	7		

**Fleming Island Plantation CDD
Component Detail**

Pergola - Woodlands Park - 2032

		1 Each	@ \$14,000.00
Asset ID	1192	Asset Actual Cost	\$14,000.00
		Percent Replacement	100%
Category	Community Site Elements	Future Cost	\$17,218.23
Placed in Service	January 2013		
Useful Life	20		
Replacement Year	32-33		
Remaining Life	7		

Sign Lighting - 2029

		14 Each	@ \$2,400.00
Asset ID	1054	Asset Actual Cost	\$33,600.00
		Percent Replacement	100%
Category	Community Site Elements	Future Cost	\$37,817.10
Placed in Service	January 2003		
Useful Life	20		
Adjustment	7		
Replacement Year	29-30		
Remaining Life	4		

Vinyl Privacy Fence - Covington - 2034

		986 Linear Feet	@ \$78.00
Asset ID	1180	Asset Actual Cost	\$76,908.00
		Percent Replacement	100%
Category	Community Site Elements	Future Cost	\$100,347.50
Placed in Service	January 2000		
Useful Life	30		
Adjustment	5		
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Vinyl Ranch Fencing - Monument Signs - 2029

Asset ID	1149	2,830 Linear Feet	@ \$38.00
		Asset Actual Cost	\$107,540.00
		Percent Replacement	100%
Category	Community Site Elements	Future Cost	\$121,037.22
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	29-30		
Remaining Life	4		



**Fleming Island Plantation CDD
Component Detail**

Stormwater System Evaluation Allowance - 2025

Asset ID	1183	1 Lump Sum	@ \$35,000.00	
		Asset Actual Cost	\$35,000.00	
		Percent Replacement	100%	
Category	Stormwater System	Future Cost	\$35,000.00	
Placed in Service	January 2000			
Useful Life	10			
Replacement Year	25-26			
Remaining Life	0			

Allowance for evaluation of system including structures by a qualified consultant that will provide information to the next reserve study update.

**Fleming Island Plantation CDD
Component Detail**

Irrigation Allowance (annual) - 2025

Asset ID	1182	1 Lump Sum	@ \$25,000.00
		Asset Actual Cost	\$25,000.00
		Percent Replacement	100%
Category	Landscape/Irrigation	Future Cost	\$25,000.00
Placed in Service	January 2000		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

Landscape Allowance (annual) - 2025

Asset ID	1181	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Landscape/Irrigation	Future Cost	\$30,000.00
Placed in Service	January 2000		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		

**Fleming Island Plantation CDD
Component Detail**

Asphalt Mill/Overlay - Amenity Lot - 2030

Asset ID	1068	5,940 Square Yards	@ \$21.20	
		Asset Actual Cost	\$125,928.00	
Category	Swim/Rec - Site Elements	Percent Replacement	100%	
Placed in Service	January 2000	Future Cost	\$145,985.07	
Useful Life	25			
Adjustment	6			
Replacement Year	30-31			
Remaining Life	5			



**Fleming Island Plantation CDD
Component Detail**

Asphalt Seal Coat - Amenity Lot - 2031

		5,940 Square Yards	@ \$1.65
Asset ID	1067	Asset Actual Cost	\$9,801.00
Category	Swim/Rec - Site Elements	Percent Replacement	100%
Placed in Service	August 2030	Future Cost	\$11,702.91
Useful Life	5		
Adjustment	2		
Replacement Year	31-32		
Remaining Life	6		



**Fleming Island Plantation CDD
Component Detail**

Concrete Curb Allow at Paving - 2030

Asset ID	1117	100 Linear Feet	@ \$68.20
		Asset Actual Cost	\$6,820.00
		Percent Replacement	100%
Category	Swim/Rec - Site Elements	Future Cost	\$7,906.25
Placed in Service	January 2000		
Useful Life	25		
Adjustment	6		
Replacement Year	30-31		
Remaining Life	5		

Frame/Rails/Decking - Cart Bridge - 2036

Asset ID	1072	1,480 Square Feet	@ \$44.60
		Asset Actual Cost	\$66,008.00
		Percent Replacement	100%
Category	Swim/Rec - Site Elements	Future Cost	\$91,370.51
Placed in Service	January 2017		
Useful Life	20		
Replacement Year	36-37		
Remaining Life	11		

**Fleming Island Plantation CDD
Component Detail**

Frame/Rails/Decking - Cart Bridge continued...



Pilings have a long life installed in this type of location, therefore only frame, deck and railings are included. Recommend annual inspections.

**Fleming Island Plantation CDD
Component Detail**

Aluminum Fence - Pool Area - 2032

Asset ID	1075	521 Linear Feet	@ \$58.20
Category	Swim/Rec - Fencing	Asset Actual Cost	\$30,322.20
Placed in Service	January 2000	Percent Replacement	100%
Useful Life	30	Future Cost	\$37,292.48
Adjustment	3		
Replacement Year	32-33		
Remaining Life	7		



**Fleming Island Plantation CDD
Component Detail**

Aluminum Fence - Top of Concrete Wall - 2032

Asset ID	1074	310 Linear Feet	@ \$46.00
		Asset Actual Cost	\$14,260.00
		Percent Replacement	100%
Category	Swim/Rec - Fencing	Future Cost	\$17,538.00
Placed in Service	January 2000		
Useful Life	30		
Adjustment	3		
Replacement Year	32-33		
Remaining Life	7		



**Fleming Island Plantation CDD
Component Detail**

Decorative Lightpoles - 2044

Asset ID	1131	56 Each	@ \$2,400.00
		Asset Actual Cost	\$134,400.00
		Percent Replacement	100%
Category	Swim/Rec - Site Lighting	Future Cost	\$235,671.21
Placed in Service	January 2000		
Useful Life	30		
Adjustment	15		
Replacement Year	44-45		
Remaining Life	19		



Fixtures changed to LED per Management in 2025, therefore remaining life extended.

Light Bollards - 2030

Asset ID	1076	17 Each	@ \$820.00
		Asset Actual Cost	\$13,940.00
		Percent Replacement	100%
Category	Swim/Rec - Site Lighting	Future Cost	\$16,160.28
Placed in Service	January 2000		
Useful Life	25		
Adjustment	6		
Replacement Year	30-31		
Remaining Life	5		

**Fleming Island Plantation CDD
Component Detail**

Light Bollards continued...



**Fleming Island Plantation CDD
Component Detail**

Asphalt Shingles - Clubhouse - 2039

Asset ID	1046	81 Squares	@ \$490.00
		Asset Actual Cost	\$39,690.00
Category	Swim/Rec - Roof/Gutters	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$60,034.69
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



Asphalt Shingles - Pavilions - 2039

Asset ID	1109	33 Squares	@ \$490.00
		Asset Actual Cost	\$16,170.00
Category	Swim/Rec - Roof/Gutters	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$24,458.58
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		

**Fleming Island Plantation CDD
Component Detail**

Asphalt Shingles - Pavilions continued...



Asphalt Shingles - Pool Bld - 2039

Asset ID	1029
Category	Swim/Rec - Roof/Gutters
Placed in Service	January 2020
Useful Life	20
Replacement Year	39-40
Remaining Life	14

29 Squares	@ \$490.00
Asset Actual Cost	\$14,210.00
Percent Replacement	100%
Future Cost	\$21,493.90

**Fleming Island Plantation CDD
Component Detail**

Asphalt Shingles - Pool Bld continued...



Asphalt Shingles - Tennis Maintenance Bld - 2039

Asset ID	1115	6 Squares	@ \$490.00
Category	Swim/Rec - Roof/Gutters	Asset Actual Cost	\$2,940.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	20	Future Cost	\$4,447.01
Replacement Year	39-40		
Remaining Life	14		

**Fleming Island Plantation CDD
Component Detail**

Asphalt Shingles - Tennis Maintenance Bld continued...



**Fleming Island Plantation CDD
Component Detail**

Window/Door Allowance - Blds - 2039

Asset ID	1040	1 Lump Sum	@ \$60,000.00
		Asset Actual Cost	\$60,000.00
		Percent Replacement	100%
Category	Swim/Rec - Buildings	Future Cost	\$90,755.38
Placed in Service	January 2000		
Useful Life	40		
Replacement Year	39-40		
Remaining Life	14		



**Fleming Island Plantation CDD
Component Detail**

Heat Pump - Pool Bld - 2025		1 Each	@ \$4,200.00
Asset ID	1108	Asset Actual Cost	\$4,200.00
Category	Swim/Rec - HVAC	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	\$4,200.00
Useful Life	12		
Replacement Year	25-26		
Remaining Life	0		

Heat Pump 1 - 3 Ton - 2025		1 Each	@ \$4,800.00
Asset ID	1035	Asset Actual Cost	\$4,800.00
Category	Swim/Rec - HVAC	Percent Replacement	100%
Placed in Service	January 2006	Future Cost	\$4,800.00
Useful Life	12		
Replacement Year	25-26		
Remaining Life	0		

Heat Pump 2 - 5 Ton - 2025		1 Each	@ \$8,900.00
Asset ID	1036	Asset Actual Cost	\$8,900.00
Category	Swim/Rec - HVAC	Percent Replacement	100%
Placed in Service	January 2004	Future Cost	\$8,900.00
Useful Life	12		
Replacement Year	25-26		
Remaining Life	0		

Heat Pump 3 - 5 Ton - 2025		1 Each	@ \$8,900.00
Asset ID	1037	Asset Actual Cost	\$8,900.00
Category	Swim/Rec - HVAC	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$8,900.00
Useful Life	12		
Replacement Year	25-26		
Remaining Life	0		

**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Clubhouse - 2028

Asset ID	1002	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Swim/Rec - Int. Finishes	Future Cost	\$21,854.54
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	3		



Refurbish Allowance - Pool Restrooms - 2029

Asset ID	1039	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Category	Swim/Rec - Int. Finishes	Future Cost	\$33,765.26
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Pool Restrooms continued...



**Fleming Island Plantation CDD
Component Detail**

Access Control System - 2036

Asset ID	1007	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Category	Swim/Rec - FF&E	Future Cost	\$27,684.68
Placed in Service	January 2025		
Useful Life	12		
Replacement Year	36-37		
Remaining Life	11		

Camera System Allowance - 2026

Asset ID	1199	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Swim/Rec - FF&E	Future Cost	\$15,450.00
Placed in Service	January 2017		
Useful Life	10		
Replacement Year	26-27		
Remaining Life	1		

Furniture Allowance - Clubhouse - 2028

Asset ID	1038	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Swim/Rec - FF&E	Future Cost	\$13,112.72
Placed in Service	January 2017		
Useful Life	12		
Replacement Year	28-29		
Remaining Life	3		

**Fleming Island Plantation CDD
Component Detail**

Furniture Allowance - Clubhouse continued...



Outdoor Televisions - Pool - 2029

Asset ID	1129	3 Each	@ \$1,200.00
		Asset Actual Cost	\$3,600.00
		Percent Replacement	100%
Category	Swim/Rec - FF&E	Future Cost	\$4,051.83
Placed in Service	January 2024		
Useful Life	6		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Outdoor Televisions - Pool continued...



Management indicated lower cost units will be replaced at the next replacement cycle.

Pool Furniture Allowance - 2029

Asset ID	1027	1 Lump Sum	@ \$75,000.00
Category	Swim/Rec - FF&E	Asset Actual Cost	\$75,000.00
Placed in Service	January 2013	Percent Replacement	100%
Useful Life	12	Future Cost	\$84,413.16
Adjustment	5		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Pool Furniture Allowance continued...



Site Furnishings Allowance (annual) - 2025

Asset ID	1078	1 Lump Sum	@ \$3,000.00
Category	Swim/Rec - FF&E	Asset Actual Cost	\$3,000.00
Placed in Service	January 2000	Percent Replacement	100%
Useful Life	1	Future Cost	\$3,000.00
Replacement Year	25-26		
Remaining Life	0		

**Fleming Island Plantation CDD
Component Detail**

Site Furnishings Allowance (annual) continued...



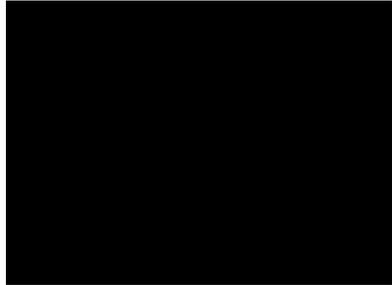
Telephone System - 2029

Asset ID	1125	1 Lump Sum	@ \$4,000.00
		Asset Actual Cost	\$4,000.00
		Percent Replacement	100%
Category	Swim/Rec - FF&E	Future Cost	\$4,502.04
Placed in Service	January 2010		
Useful Life	18		
Adjustment	2		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Ext. Repair/Paint - Blds/Pavilions - 2027

Asset ID	1042	1 Lump Sum	@ \$48,000.00
		Asset Actual Cost	\$48,000.00
		Percent Replacement	100%
Category	Swim/Rec - Ex.Repair/Paint	Future Cost	\$50,923.20
Placed in Service	January 2020		
Useful Life	8		
Replacement Year	27-28		
Remaining Life	2		



**Fleming Island Plantation CDD
Component Detail**

Concrete Pavers - Pool Deck - 2049

Asset ID	1033	9,912 Square Feet	@ \$9.10
		Asset Actual Cost	\$90,199.20
		Percent Replacement	100%
Category	Swim/Rec - Pools/Equip	Future Cost	\$183,356.40
Placed in Service	January 2015		
Useful Life	35		
Replacement Year	49-50		
Remaining Life	24		



Filtration Refurbish Allowance - 2029

Asset ID	1021	1 Lump Sum	@ \$100,000.00
		Asset Actual Cost	\$100,000.00
		Percent Replacement	100%
Category	Swim/Rec - Pools/Equip	Future Cost	\$112,550.88
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Filtration Refurbish Allowance continued...



Pool Lift - 2034

		2 Each	@ \$8,000.00
Asset ID	1019	Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Swim/Rec - Pools/Equip	Future Cost	\$20,876.37
Placed in Service	January 2023		
Useful Life	12		
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Pool Lift continued...



Pool Resurface/Tile - Family Pool - 2028

Asset ID	1024	3,120 Square Feet	@ \$32.00
Category	Swim/Rec - Pools/Equip	Asset Actual Cost	\$99,840.00
Placed in Service	January 2015	Percent Replacement	100%
Useful Life	12	Future Cost	\$109,097.86
Adjustment	2		
Replacement Year	28-29		
Remaining Life	3		

**Fleming Island Plantation CDD
Component Detail**

Pool Resurface/Tile - Family Pool continued...



Pool Resurface/Tile - Lap Pool - 2028

Asset ID	1025	5,609 Square Feet	@ \$32.00
Category	Swim/Rec - Pools/Equip	Asset Actual Cost	\$179,488.00
Placed in Service	January 2015	Percent Replacement	100%
Useful Life	12	Future Cost	\$196,131.38
Adjustment	2		
Replacement Year	28-29		
Remaining Life	3		

**Fleming Island Plantation CDD
Component Detail**

Pool Resurface/Tile - Lap Pool continued...



Shade Structure/Fabric Replace - Pool - 2042

Asset ID	1102	1 Each	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$19,834.17
Category	Swim/Rec - Pools/Equip		
Placed in Service	January 2023		
Useful Life	20		
Replacement Year	42-43		
Remaining Life	17		

**Fleming Island Plantation CDD
Component Detail**

Shade Structure/Fabric Replace - Pool continued...



Shade Structure/Fabric Replace - Splash Pad - 2042

Asset ID	1011	1 Lump Sum	@ \$16,800.00
Category	Swim/Rec - Pools/Equip	Asset Actual Cost	\$16,800.00
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	20	Future Cost	\$27,767.84
Replacement Year	42-43		
Remaining Life	17		

**Fleming Island Plantation CDD
Component Detail**

Shade Structure/Fabric Replace - Splash Pad continued...



Splash Tread - Splash Pad - 2037

Asset ID	1031	1,780 Square Feet	@ \$18.00
Category	Swim/Rec - Pools/Equip	Asset Actual Cost	\$32,040.00
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	15	Future Cost	\$45,681.38
Replacement Year	37-38		
Remaining Life	12		

**Fleming Island Plantation CDD
Component Detail**

Splash Tread - Splash Pad continued...



Wood Retaining Wall - Pools - 2034

Asset ID	1071	194 Linear Feet	@ \$260.00
Category	Swim/Rec - Pools/Equip	Asset Actual Cost	\$50,440.00
Placed in Service	January 2000	Percent Replacement	100%
Useful Life	35	Future Cost	\$65,812.76
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Wood Retaining Wall - Pools continued...



**Fleming Island Plantation CDD
Component Detail**

Chain Link Fence - 2029

Asset ID	1053	1,198 Linear Feet	@ \$36.00
		Asset Actual Cost	\$43,128.00
		Percent Replacement	100%
Category	Swim/Rec - Tennis Courts	Future Cost	\$48,540.94
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	29-30		
Remaining Life	4		



Court Maintenance Equip. Allowance - 2029

Asset ID	1116	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Swim/Rec - Tennis Courts	Future Cost	\$16,882.63
Placed in Service	January 2020		
Useful Life	10		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Court Maintenance Equip. Allowance continued...



Court Refurbish Allowance - 2027

Asset ID	1057	1 Lump Sum	@ \$40,000.00
Category	Swim/Rec - Tennis Courts	Asset Actual Cost	\$40,000.00
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	5	Future Cost	\$42,436.00
Replacement Year	27-28		
Remaining Life	2		

**Fleming Island Plantation CDD
Component Detail**

Court Refurbish Allowance continued...



Light Poles/Fixtures - 2044

Asset ID	1055	1 Lump Sum	@ \$98,600.00
		Asset Actual Cost	\$98,600.00
		Percent Replacement	100%
Category	Swim/Rec - Tennis Courts	Future Cost	\$172,895.70
Placed in Service	January 2000		
Useful Life	30		
Adjustment	15		
Replacement Year	44-45		
Remaining Life	19		

**Fleming Island Plantation CDD
Component Detail**

Light Poles/Fixtures continued...



Fixtures changed to LED in June 2025.

Shade Structures - 2040		1 Lump Sum	@ \$28,000.00
Asset ID	1132	Asset Actual Cost	\$28,000.00
Category	Swim/Rec - Tennis Courts	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$43,623.09
Useful Life	25		
Replacement Year	40-41		
Remaining Life	15		

**Fleming Island Plantation CDD
Component Detail**

Shade Structures continued...



Windscreens - 2027

Asset ID	1056	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
		Future Cost	\$12,730.80
Category	Swim/Rec - Tennis Courts		
Placed in Service	January 2020		
Useful Life	8		
Replacement Year	27-28		
Remaining Life	2		

**Fleming Island Plantation CDD
Component Detail**

Windscreens continued...



**Fleming Island Plantation CDD
Component Detail**

Asphalt Court Replacement - 2054

Asset ID	1059	4 Courts	@ \$48,000.00
Category	Swim/Rec - Pickleball Cts	Asset Actual Cost	\$192,000.00
Placed in Service	May 2025	Percent Replacement	100%
Useful Life	30	Future Cost	\$452,460.58
Replacement Year	54-55		
Remaining Life	29		



Asphalt Court Resurfacing - 2029

Asset ID	1058	1,430 Square Yards	@ \$11.20
Category	Swim/Rec - Pickleball Cts	Asset Actual Cost	\$16,016.00
Placed in Service	May 2025	Percent Replacement	100%
Useful Life	5	Future Cost	\$18,026.15
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Chain Link Fence - 2054

Asset ID	1060	436 Linear Feet	@ \$36.00
		Asset Actual Cost	\$15,696.00
Category	Swim/Rec - Pickleball Cts	Percent Replacement	100%
Placed in Service	May 2025	Future Cost	\$36,988.65
Useful Life	30		
Replacement Year	54-55		
Remaining Life	29		



Light Poles/Fixtures - 2054

Asset ID	1061	6 Each	@ \$3,600.00
		Asset Actual Cost	\$21,600.00
Category	Swim/Rec - Pickleball Cts	Percent Replacement	100%
Placed in Service	May 2025	Future Cost	\$50,901.81
Useful Life	30		
Replacement Year	54-55		
Remaining Life	29		

**Fleming Island Plantation CDD
Component Detail**

Light Poles/Fixtures continued...



Shade Structure/Fabric - Pickleball Courts - 2044

Asset ID	1113	2 Each	@ \$8,200.00
		Asset Actual Cost	\$16,400.00
		Percent Replacement	100%
Category	Swim/Rec - Pickleball Cts	Future Cost	\$28,757.50
Placed in Service	May 2025		
Useful Life	20		
Replacement Year	44-45		
Remaining Life	19		

**Fleming Island Plantation CDD
Component Detail**

Shade Structure/Fabric - Pickleball Courts continued...



**Fleming Island Plantation CDD
Component Detail**

Asphalt Court Replacement - 2054

Asset ID	1197	1,120 Square Yards	@ \$120.00
		Asset Actual Cost	\$134,400.00
		Percent Replacement	100%
Category	Swim/Rec - Basketball Ct	Future Cost	\$316,722.40
Placed in Service	June 2025		
Useful Life	30		
Replacement Year	54-55		
Remaining Life	29		



Asphalt Court Resurfacing - 2029

Asset ID	1063	1,120 Square Yards	@ \$11.20
		Asset Actual Cost	\$12,544.00
		Percent Replacement	100%
Category	Swim/Rec - Basketball Ct	Future Cost	\$14,118.38
Placed in Service	June 2025		
Useful Life	5		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Asphalt Court Resurfacing continued...



Basketball Pole/Goal - 2030

Asset ID	1062	6 Each	@ \$2,800.00
		Asset Actual Cost	\$16,800.00
		Percent Replacement	100%
Category	Swim/Rec - Basketball Ct	Future Cost	\$19,475.80
Placed in Service	January 2006		
Useful Life	25		
Replacement Year	30-31		
Remaining Life	5		

**Fleming Island Plantation CDD
Component Detail**

Basketball Pole/Goal continued...



Light Poles/Fixtures - 2029		8 Each	@ \$3,200.00
Asset ID	1065	Asset Actual Cost	\$25,600.00
		Percent Replacement	100%
Category	Swim/Rec - Basketball Ct	Future Cost	\$28,813.03
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Light Poles/Fixtures continued...



**Fleming Island Plantation CDD
Component Detail**

Play Equipment Allowance - 2031

Asset ID	1083	1 Lump Sum	@ \$100,000.00
Category	Swim/Rec - Playground	Asset Actual Cost	\$100,000.00
Placed in Service	January 2017	Percent Replacement	100%
Useful Life	15	Future Cost	\$119,405.23
Replacement Year	31-32		
Remaining Life	6		



Cost provided by Management.

**Fleming Island Plantation CDD
Component Detail**

Asphalt Mill/Overlay - Splash Park Lot - 2025

Asset ID	1100	5,763 Square Yards	@ \$21.20
		Asset Actual Cost	\$122,175.60
		Percent Replacement	100%
Category	Splash Park - Site Elements	Future Cost	\$122,175.60
Placed in Service	January 2007		
Useful Life	25		
Adjustment	-6		
Replacement Year	25-26		
Remaining Life	0		



Management has indicated the parking lot is scheduled for resurfacing in FY 2025/2026 due to condition.

**Fleming Island Plantation CDD
Component Detail**

Asphalt Seal Coat - Splash Park Lot - 2026

Asset ID	1135	5,763 Square Yards	@ \$1.65
		Asset Actual Cost	\$9,508.95
		Percent Replacement	100%
Category	Splash Park - Site Elements	Future Cost	\$9,794.22
Placed in Service	October 2026		
Useful Life	5		
Replacement Year	26-27		
Remaining Life	1		



Concrete Curb Allow at Paving - 2025

Asset ID	1186	100 Linear Feet	@ \$68.20
		Asset Actual Cost	\$6,820.00
		Percent Replacement	100%
Category	Splash Park - Site Elements	Future Cost	\$6,820.00
Placed in Service	January 2007		
Useful Life	25		
Adjustment	-6		
Replacement Year	25-26		
Remaining Life	0		

**Fleming Island Plantation CDD
Component Detail**

Concrete Curb Allow at Paving continued...



Outdoor Fitness Equip Allowance - 2029

Asset ID	1145	8 Each	@ \$2,200.00
		Asset Actual Cost	\$17,600.00
		Percent Replacement	100%
		Future Cost	\$19,808.95
Category	Splash Park - Site Elements		
Placed in Service	January 2007		
Useful Life	20		
Adjustment	3		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Outdoor Fitness Equip Allowance continued...



Pergolas - 2027

		2 Each	@ \$6,800.00
Asset ID	1144	Asset Actual Cost	\$13,600.00
		Percent Replacement	100%
Category	Splash Park - Site Elements	Future Cost	\$14,428.24
Placed in Service	January 2007		
Useful Life	25		
Adjustment	-4		
Replacement Year	27-28		
Remaining Life	2		

**Fleming Island Plantation CDD
Component Detail**

Pergolas continued...



**Fleming Island Plantation CDD
Component Detail**

Aluminum Fence - Pools - 2039

Asset ID	1015	521 Linear Feet	@ \$51.50
		Asset Actual Cost	\$26,831.50
		Percent Replacement	100%
Category	Splash Park - Fencing/Gates	Future Cost	\$40,585.05
Placed in Service	January 2007		
Useful Life	30		
Adjustment	3		
Replacement Year	39-40		
Remaining Life	14		



Dumpster Gates - 2031

Asset ID	1159	2 Each	@ \$2,800.00
		Asset Actual Cost	\$5,600.00
		Percent Replacement	100%
Category	Splash Park - Fencing/Gates	Future Cost	\$6,686.69
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	31-32		
Remaining Life	6		

**Fleming Island Plantation CDD
Component Detail**

Dumpster Gates continued...



**Fleming Island Plantation CDD
Component Detail**

Light Poles/Fixture - Pool - 2036

Asset ID	1077	9 Each	@ \$2,800.00
		Asset Actual Cost	\$25,200.00
		Percent Replacement	100%
Category	Splash Park - Site Lighting	Future Cost	\$34,882.69
Placed in Service	January 2007		
Useful Life	30		
Replacement Year	36-37		
Remaining Life	11		



Light Poles/Fixtures Parking Lot - 2029

Asset ID	1146	22 Each	@ \$2,620.00
		Asset Actual Cost	\$57,640.00
		Percent Replacement	100%
Category	Splash Park - Site Lighting	Future Cost	\$64,874.33
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Light Poles/Fixtures Parking Lot continued...



**Fleming Island Plantation CDD
Component Detail**

Standing Seam Metal - Maintenance Bld - 2034

Asset ID	1051	790 Square Feet	@ \$13.00
		Asset Actual Cost	\$10,270.00
		Percent Replacement	100%
Category	Splash Park - Roofing	Future Cost	\$13,400.02
Placed in Service	January 2000		
Useful Life	35		
Replacement Year	34-35		
Remaining Life	9		



Standing Seam Roof - Clubhouse - 2034

Asset ID	1142	7,491 Square Feet	@ \$13.90
		Asset Actual Cost	\$104,124.90
		Percent Replacement	100%
Category	Splash Park - Roofing	Future Cost	\$135,859.38
Placed in Service	January 2000		
Useful Life	35		
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Standing Seam Roof - Clubhouse continued...



Standing Seam Roof - Pavilions - 2034

Asset ID	1141	4,450 Square Feet	@ \$13.00
Category	Splash Park - Roofing	Asset Actual Cost	\$57,850.00
Placed in Service	January 2000	Percent Replacement	100%
Useful Life	35	Future Cost	\$75,481.13
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Standing Seam Roof - Pavilions continued...



**Fleming Island Plantation CDD
Component Detail**

Window/Door Allowance - 2046

Asset ID	1041	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Splash Park - Buildings	Future Cost	\$74,411.78
Placed in Service	January 2007		
Useful Life	40		
Replacement Year	46-47		
Remaining Life	21		



**Fleming Island Plantation CDD
Component Detail**

Mini Split System - Kitchen - 2025

Asset ID	1137	1 Each	@ \$5,800.00
		Asset Actual Cost	\$5,800.00
		Percent Replacement	100%
Category	Splash Park - HVAC	Future Cost	\$5,800.00
Placed in Service	January 2007		
Useful Life	12		
Replacement Year	25-26		
Remaining Life	0		



Mini Split System - Office - 2032

Asset ID	1195	1 Each	@ \$5,800.00
		Asset Actual Cost	\$5,800.00
		Percent Replacement	100%
Category	Splash Park - HVAC	Future Cost	\$7,133.27
Placed in Service	January 2021		
Useful Life	12		
Replacement Year	32-33		
Remaining Life	7		

**Fleming Island Plantation CDD
Component Detail**

Split System (10 Ton) - 2025

Asset ID	1139	1 Lump Sum	@ \$16,000.00
		Asset Actual Cost	\$16,000.00
		Percent Replacement	100%
Category	Splash Park - HVAC	Future Cost	\$16,000.00
Placed in Service	January 2007		
Useful Life	15		
Replacement Year	25-26		
Remaining Life	0		



**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Kitchen Area - 2031

Asset ID	1099	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Splash Park - Int Finishes	Future Cost	\$17,910.78
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	31-32		
Remaining Life	6		



Refurbish Allowance - Restrooms - 2025

Asset ID	1018	1 Lump Sum	@ \$40,000.00
		Asset Actual Cost	\$40,000.00
		Percent Replacement	100%
Category	Splash Park - Int Finishes	Future Cost	\$40,000.00
Placed in Service	January 2007		
Useful Life	15		
Replacement Year	25-26		
Remaining Life	0		

**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Restrooms continued...



Refurbish Allowance - Social Room - 2026

Asset ID	1003	1 Lump Sum	@ \$6,800.00
Category	Splash Park - Int Finishes	Asset Actual Cost	\$6,800.00
Placed in Service	January 2007	Percent Replacement	100%
Useful Life	20	Future Cost	\$7,004.00
Replacement Year	26-27		
Remaining Life	1		

**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Social Room continued...



**Fleming Island Plantation CDD
Component Detail**

Access Control System - 2025

Asset ID	1008	1 Lump Sum	@ \$12,000.00
		Asset Actual Cost	\$12,000.00
		Percent Replacement	100%
Category	Splash Park - FF&E	Future Cost	\$12,000.00
Placed in Service	January 2007		
Useful Life	12		
Replacement Year	25-26		
Remaining Life	0		

Camera System Allowance - 2026

Asset ID	1200	1 Lump Sum	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Splash Park - FF&E	Future Cost	\$15,450.00
Placed in Service	January 2017		
Useful Life	10		
Replacement Year	26-27		
Remaining Life	1		

Exterior Televisions - 2026

Asset ID	1138	2 Each	@ \$1,200.00
		Asset Actual Cost	\$2,400.00
		Percent Replacement	100%
Category	Splash Park - FF&E	Future Cost	\$2,472.00
Placed in Service	January 2017		
Useful Life	10		
Replacement Year	26-27		
Remaining Life	1		

**Fleming Island Plantation CDD
Component Detail**

Exterior Televisions continued...



Mangement indicate lower cost units will be installed at next replacement cycle.

Kitchen Equipment Allowance - 2025

Asset ID	1136	1 Lump Sum	@ \$10,000.00
Category	Splash Park - FF&E	Asset Actual Cost	\$10,000.00
Placed in Service	January 2007	Percent Replacement	100%
Useful Life	10	Future Cost	\$10,000.00
Replacement Year	25-26		
Remaining Life	0		

**Fleming Island Plantation CDD
Component Detail**

Kitchen Equipment Allowance continued...



Pool Furniture Replace - 2026

Asset ID	1028
Category	Splash Park - FF&E
Placed in Service	January 2007
Useful Life	10
Adjustment	10
Replacement Year	26-27
Remaining Life	1

1 Lump Sum	@ \$150,000.00
Asset Actual Cost	\$150,000.00
Percent Replacement	100%
Future Cost	\$154,500.00

**Fleming Island Plantation CDD
Component Detail**

Pool Furniture Replace continued...



Sound System Allowance - 2026

Asset ID	1148	1 Lump Sum	@ \$15,000.00
Category	Splash Park - FF&E	Asset Actual Cost	\$15,000.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	5	Future Cost	\$15,450.00
Replacement Year	26-27		
Remaining Life	1		

**Fleming Island Plantation CDD
Component Detail**

Ext. Repair/Paint - Blds/Pavilions - 2030

Asset ID	1043	1 Lump Sum	@ \$45,000.00
		Asset Actual Cost	\$45,000.00
		Percent Replacement	100%
		Future Cost	\$52,167.33
Cape Royal Park - Ext Repair/Paint			
Placed in Service	January 2023		
Useful Life	8		
Replacement Year	30-31		
Remaining Life	5		



**Fleming Island Plantation CDD
Component Detail**

Concrete Pavers - Pool Deck - 2041

Asset ID	1034	21,137 Square Feet	@ \$9.10
		Asset Actual Cost	\$192,346.70
		Percent Replacement	100%
Category	Splash Park - Pools/Equip	Future Cost	\$308,659.99
Placed in Service	January 2007		
Useful Life	35		
Replacement Year	41-42		
Remaining Life	16		



Filtration Refurbish Allowance - 2029

Asset ID	1022	1 Lump Sum	@ \$120,000.00
		Asset Actual Cost	\$120,000.00
		Percent Replacement	100%
Category	Splash Park - Pools/Equip	Future Cost	\$135,061.06
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Pool Lift - 2025

Asset ID	1020	1 Each	@ \$8,000.00
		Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Splash Park - Pools/Equip	Future Cost	\$8,000.00
Placed in Service	January 2007		
Useful Life	15		
Replacement Year	25-26		
Remaining Life	0		



Pool Play Equip Allowance - 2031

Asset ID	1143	1 Lump Sum	@ \$200,000.00
		Asset Actual Cost	\$200,000.00
		Percent Replacement	100%
Category	Splash Park - Pools/Equip	Future Cost	\$238,810.46
Placed in Service	January 2007		
Useful Life	25		
Replacement Year	31-32		
Remaining Life	6		

**Fleming Island Plantation CDD
Component Detail**

Pool Play Equip Allowance continued...



Pool Resurface/Tile - 2033

Asset ID	1026	7,420 Square Feet	@ \$31.80
Category	Splash Park - Pools/Equip	Asset Actual Cost	\$235,956.00
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	12	Future Cost	\$298,902.00
Replacement Year	33-34		
Remaining Life	8		

**Fleming Island Plantation CDD
Component Detail**

Pool Resurface/Tile continued...



Refurbish Allowance - Pool Slide/Tower - 2025

Asset ID	1032	1 Lump Sum	@ \$100,000.00
		Asset Actual Cost	\$100,000.00
		Percent Replacement	100%
		Future Cost	\$100,000.00
Category	Splash Park - Pools/Equip		
Placed in Service	January 2007		
Useful Life	8		
Replacement Year	25-26		
Remaining Life	0		

**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Pool Slide/Tower continued...



**Fleming Island Plantation CDD
Component Detail**

Play Equipment Allowance - 2037

Asset ID	1084	1 Lump Sum	@ \$250,000.00
Category	Splash Park - Playground	Asset Actual Cost	\$250,000.00
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	15	Future Cost	\$356,440.22
Replacement Year	37-38		
Remaining Life	12		



**Fleming Island Plantation CDD
Component Detail**

Ext. Repair/Paint - Pavilion/Restroom Bld. - 2028

Asset ID	1086	1 Lump Sum	@ \$26,000.00
		Asset Actual Cost	\$26,000.00
		Percent Replacement	100%
Category	Amphitheater Park	Future Cost	\$28,410.90
Placed in Service	January 2021		
Useful Life	8		
Replacement Year	28-29		
Remaining Life	3		



Light Bollards - 2029

Asset ID	1133	12 Each	@ \$1,400.00
		Asset Actual Cost	\$16,800.00
		Percent Replacement	100%
Category	Amphitheater Park	Future Cost	\$18,908.55
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Light Bollards continued...



Light Poles/Fixtures - 2029

		7 Each	@ \$3,800.00
Asset ID	1087	Asset Actual Cost	\$26,600.00
		Percent Replacement	100%
Category	Amphitheater Park	Future Cost	\$29,938.53
Placed in Service	January 2000		
Useful Life	30		
Replacement Year	29-30		
Remaining Life	4		

**Fleming Island Plantation CDD
Component Detail**

Light Poles/Fixtures continued...



Metal Roof - Pavilion - 2034

Asset ID	1085	1,280 Square Feet	@ \$15.00
Category	Amphitheater Park	Asset Actual Cost	\$19,200.00
Placed in Service	January 2000	Percent Replacement	100%
Useful Life	35	Future Cost	\$25,051.64
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Metal Roof - Pavilion continued...



Metal Roof - Restroom Bld. - 2034

Asset ID	1089	1,120 Square Feet	@ \$13.00
Category	Amphitheater Park	Asset Actual Cost	\$14,560.00
Placed in Service	January 2000	Percent Replacement	100%
Useful Life	35	Future Cost	\$18,997.50
Replacement Year	34-35		
Remaining Life	9		

**Fleming Island Plantation CDD
Component Detail**

Metal Roof - Restroom Bld. continued...



Refurbish Allowance - Restroom Bld. - 2031

Asset ID	1090	1 Lump Sum	@ \$20,000.00
Category	Amphitheater Park	Asset Actual Cost	\$20,000.00
Placed in Service	January 2020	Percent Replacement	100%
Useful Life	12	Future Cost	\$23,881.05
Replacement Year	31-32		
Remaining Life	6		

**Fleming Island Plantation CDD
Component Detail**

Refurbish Allowance - Restroom Bld. continued...



**Fleming Island Plantation CDD
Component Detail**

Aluminum Fence - Margarets Walk - 2032

Asset ID	1098	268 Linear Feet	@ \$48.00
		Asset Actual Cost	\$12,864.00
		Percent Replacement	100%
Category	Margaret's Walk Park	Future Cost	\$15,821.10
Placed in Service	January 2000		
Useful Life	30		
Adjustment	3		
Replacement Year	32-33		
Remaining Life	7		



**Fleming Island Plantation CDD
Component Detail**

Aluminum Fence Allowance - US 17 - 2032

Asset ID	1091	600 Linear Feet	@ \$48.00
		Asset Actual Cost	\$28,800.00
		Percent Replacement	100%
Category	Margaret's Walk Park	Future Cost	\$35,420.37
Placed in Service	January 2000		
Useful Life	30		
Adjustment	3		
Replacement Year	32-33		
Remaining Life	7		



the length of fence the District owns is unknown therefore an allowance of 600 LF is included.

**Fleming Island Plantation CDD
Component Detail**

Deck/Rails/Frame Allowance - Pier - 2025

Asset ID	1118	2,682 Square Feet	@ \$12.00
		Asset Actual Cost	\$32,184.00
		Percent Replacement	100%
Category	Margaret's Walk Park	Future Cost	\$32,184.00
Placed in Service	January 2025		
Useful Life	1		
Replacement Year	25-26		
Remaining Life	0		



Assume pilings are in good conditon to extend life by a partial replacement.

Pier Replacement - 2030

Asset ID	1095	2,682 Square Feet	@ \$83.40
		Asset Actual Cost	\$223,678.80
		Percent Replacement	100%
Category	Margaret's Walk Park	Future Cost	\$259,305.03
Placed in Service	January 2000		
Useful Life	25		
Adjustment	6		
Replacement Year	30-31		
Remaining Life	5		

**Fleming Island Plantation CDD
Component Detail**

Pier Replacement continued...



Site Lighting - 2031

			1 Lump Sum @ \$4,600.00
Asset ID	1096	Asset Actual Cost	\$4,600.00
		Percent Replacement	100%
Category	Margaret's Walk Park	Future Cost	\$5,492.64
Placed in Service	January 2000		
Useful Life	30		
Adjustment	2		
Replacement Year	31-32		
Remaining Life	6		

**Fleming Island Plantation CDD
Component Detail**

Wood Bridge Decking/Rails - Margarets Walk - 2039

Asset ID	1097	460 Square Feet	@ \$22.00
		Asset Actual Cost	\$10,120.00
		Percent Replacement	100%
Category	Margaret's Walk Park	Future Cost	\$15,307.41
Placed in Service	January 2020		
Useful Life	20		
Replacement Year	39-40		
Remaining Life	14		



**Fleming Island Plantation CDD
Component Detail**

Vehicle 1 - 2025

		1 Each	@ \$10,000.00
Asset ID	1004	Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Rolling Stock	Future Cost	\$10,000.00
Placed in Service	January 2010		
Useful Life	10		
Replacement Year	25-26		
Remaining Life	0		



Vehicle 2 - 2026

		1 Each	@ \$10,000.00
Asset ID	1005	Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Category	Rolling Stock	Future Cost	\$10,300.00
Placed in Service	January 2012		
Useful Life	10		
Adjustment	5		
Replacement Year	26-27		
Remaining Life	1		

**Fleming Island Plantation CDD
Component Detail**

Vehicle 2 continued...



**Fleming Island Plantation CDD
Component Detail**

Awning Fabric

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2000		
No Useful Life			

Operating Expense

Backflow Prevention Devices

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2007		
No Useful Life			

Operating Expense

Clean/Repair Brick - Margaret's Walk

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category	Operating Expense	Future Cost	
Placed in Service	January 2000		
No Useful Life			

**Fleming Island Plantation CDD
Component Detail**

Clean/Repair Brick - Margaret's Walk continued...



Operating Expense

Computers/Office Equipment

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
No Useful Life			

Operating Expense

Interior Painting

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
No Useful Life			

Operating Expense

**Fleming Island Plantation CDD
Component Detail**

Lane Markers/Reel

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Placed in Service No Useful Life	Operating Expense January 2000	Future Cost	

Operating Expense

Lifeguard Chairs

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Placed in Service No Useful Life	Operating Expense January 2000	Future Cost	

Operating Expense

Overhead Door - Maintenance Bld

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Placed in Service No Useful Life	Operating Expense January 2000	Future Cost	

Operating Expense

Park Water Fountains

Asset ID		Asset Actual Cost	
		Percent Replacement	100%
Category Placed in Service No Useful Life	Operating Expense January 2000	Future Cost	

Operating Expense

**Fleming Island Plantation CDD
Component Detail**

Pool Furniture Partial Replace

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
No Useful Life			

Operating Expense

Shade Structure Fabric

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
No Useful Life			

Operating Expense

TC Blvd./Fleming Plant. Blvd. Wall Repair

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
No Useful Life			

**Fleming Island Plantation CDD
Component Detail**

TC Blvd./Fleming Plant. Blvd. Wall Repair continued...



Operating Expense

Televisions - Interior Locations

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
No Useful Life			

Operating Expense

Vinyl Fence - Dumpster Enclosure

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	
No Useful Life			

**Fleming Island Plantation CDD
Component Detail**

Vinyl Fence - Dumpster Enclosure continued...



Operating Expense

Wall Mount Water Fountains

Asset ID		Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	
No Useful Life			

**Fleming Island Plantation CDD
Component Detail**

Wall Mount Water Fountains continued...



Operating Expense

Wood Overlook Decks

Asset ID	1202	Asset Actual Cost	
Category	Operating Expense	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
No Useful Life			

Operating Expense

**Fleming Island Plantation CDD
Component Detail**

Utility Service

Asset ID		Asset Actual Cost	
Category	Maintained By Others	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
No Useful Life			

Maintained by Local Utility

**Fleming Island Plantation CDD
Component Detail**

Bld Siding Full Replacement

Asset ID	1158	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			



Long Life Component

Bridge Balustrade - Margaret's Walk

Asset ID		Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2000	Future Cost	
No Useful Life			

**Fleming Island Plantation CDD
Component Detail**

Bridge Balustrade - Margaret's Walk continued...



Long Life Component

Building Foundations/Frames

Asset ID	1151	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Long Life Component

Concrete Curb/Walk Full Replacement

Asset ID	1152	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Long Life Component

**Fleming Island Plantation CDD
Component Detail**

Electrical Wiring/Panels

Asset ID	1154	Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	January 2017		
No Useful Life			

Long Life Component

Fire Protection Systems

Asset ID	1156	Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	January 2017		
No Useful Life			

Long Life Component

Pool Shells

Asset ID	1157	Asset Actual Cost	
		Percent Replacement	100%
Category	Long Life Components	Future Cost	
Placed in Service	January 2017		
No Useful Life			

**Fleming Island Plantation CDD
Component Detail**

Pool Shells continued...



Long Life Component

Stamped Concrete - Pavilions

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service	Future Cost	
No Useful Life	January 2000	

**Fleming Island Plantation CDD
Component Detail**

Stamped Concrete - Pavilions continued...



Long Life Component

Tennis Court Replacement

Asset ID	1194	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

**Fleming Island Plantation CDD
Component Detail**

Tennis Court Replacement continued...



Long Life Component

Utility Service to Buildings

Asset ID	1153	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Long Life Component

Water/Sewer Pipes

Asset ID	1155	Asset Actual Cost	
Category	Long Life Components	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	
No Useful Life			

Long Life Component

**Fleming Island Plantation CDD
Component Detail**

Wood Cart Bridge - Swim/Rec

Asset ID	Asset Actual Cost	
Category Long Life Components	Percent Replacement	100%
Placed in Service	Future Cost	
January 2017		
No Useful Life		



Long Life Component

SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH QUALIFIED CONSULTANTS.

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the district can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Components must be commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors, and comparison of similar component cost found at other properties.

The funding plan we develop includes adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Threshold Funding maintains reserves above a “Threshold” level providing adequate funding with moderate risk; using this method requires regular analysis updates.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums, and commercial investment properties.

Personal Service attention to detail, quick response, and valued client relationships.

The range of Experience includes a broad selection of building types, ages, and uses, from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structures we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street, and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day-to-day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serve as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purpose of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist, and independent contractors. Reserving fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component conditions and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. To maintain accuracy of your funding plan, updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors, and Vendors shall be limited to the consulting fee agreed upon to produce this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include the size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure of both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history.

EXHIBIT 3

Fleming Island Plantation CDD

9/15/2025

2300 Town Center Blvd.
Fleming Island, FL 32003

Please see the below summary of treatments completed to date since our August 18th report. The lakes are currently in good condition overall with some of the ponds showing typical amounts of algae and vegetation growth for this time of year. We appreciate you making us aware of some growth around the control structures. All control structures were inspected and that report is below. There are a few highlighted areas noted that may require further attention. Please let us know if there are any questions/concerns and we'll make sure it is addressed promptly. As always, we greatly appreciate the opportunity to work for you and the Fleming Island Plantation Community.

Zone	Technician	Date	Pond #	Service Provided
1	Kory Kines	Aug. 21st	45, 50, 51, 52	Algae, Emergent, Underwater
2	David Hayes	Aug. 25th	44, 46, 47, 48	Algae, Emergent, Terrestrial
4	Drew Lagenour	Aug. 19th	4, 21, 42, 49	Algae, Emergent, Underwater*
7	Marcus Thigpen	Aug. 20th	1, 2, 3, 20	Algae, Emergent, Underwater
11	Garrett Potter	Aug. 27th	6, 7, 14, 26	Algae
13	Nicholas Zumwalt	Aug. 26th	10, 13, 15	Algae, Emergent, Terrestrial
14	Brandon Ernst	Aug. 21st	29, 35, 36, 37	Algae, Emergent, Terrestrial
1	Kory Kines	Sept. 8th	45, 50, 51, 52	Algae, Emergent, Underwater
2	David Hayes	Sept. 11th	44, 46, 47, 48	Algae, Emergent, Terrestrial
7	Marcus Thigpen	Sept. 11th	1, 2, 3, 30	Algae, Emergent, Terrestrial
8	Eric Walker	Sept. 5th	27, 34	Algae, Emergent, Terrestrial
9	Zachary Risher	Sept. 12th	31, 32, 53	Algae, Emergent, Terrestrial
10	Eric Wood	Sept. 12th	5, 8, 9, 24	Algae, Emergent, Terrestrial

*beneficial bacteria/probiotic applied



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Control Structure Inspection

Pond #	Inspected On	Condition/Notes
2	Sept. 11	Water level high. Could not determine blockage in drainage which may be down stream.
3	Sept. 11	Control structure/fish barriers clear and operating properly.
4	Sept. 11	Water freely flowing. Recommend clearing trees away from control structure/draw down
5	Sept. 11	Control structure clear and operating properly.
6	Sept. 11	No control. Possible blockage in connection to Pond 7.
7	Sept. 11	Outfall structure clear and flowing properly.
10	Sept. 11	Control structure clear and functioning properly.
12	Sept. 11	Water level normal. Control appears to be clear and functioning properly.
14	Sept. 11	Control structure clear and functioning properly.
15	Sept. 11	Control structure clear and functioning properly.
19	Sept. 11	Fish barrier found removed. Left as is to avoid blockage. Otherwise, functioning properly.
21	Sept. 11	Control structure flowing and functioning properly.
23	Sept. 11	Outfall functioning properly. Muck buildup around draw down. Cleared and flowing OK.
25	Sept. 11	Control structure clear and functioning properly.
26	Sept. 11	Trees and limbs down around control structure. Buildup of muck/debris around draw down
27	Sept. 11	Vegetation treated around control. Barriers clear and functioning as intended.
29	Sept. 11	Overflow weir clear and functioning properly.
32	Sept. 11	Fish barrier found removed. Left as is to avoid blockage. Overflow functioning properly.
33	Sept. 11	Draw down pipe cracked. One of the top grates was dislodged and was found down inside structure at time of inspection. Some vegetation/trash was cleared.
35	Sept. 11	Control structure functioning as intended.
36	Sept. 11	Water freely flowing. Vegetation in front of outfall to be treated/cleared.
38	Sept. 11	Overflow weir clear and functioning properly.
39	Sept. 11	Overflow weir clear and flowing. Trash/debris removed from draw down. Tree limbs down.
40	Sept. 11	Overflow weir clear and functioning properly.
41	Sept. 11	Overflow weir clear and functioning properly.
43	Sept. 11	Outfall/barrier cleared and functioning properly.
44	Aug. 27	Debris/vegetation cleared from around fish barrier/outfall. Flowing properly.
45	Sept. 11	5' alligator on bank by outfall upon arrival. Outfall clear. Erosion still present around control.
48	Sept. 11	Barrier and draw down clear and functioning properly. Some trash removed.
49	Sept. 11	Stick removed from draw down. Water level slightly high. Possible blockage down stream.
51	Sept. 11	Stick removed. Otherwise, clear and functioning properly.
52	Sept. 11	Control structure/fish barriers clear and functioning properly.
53	Sept. 4	Vegetation/algae cleared away from fish barrier. Draw down pipe in outfall clear of any obstruction. Water level 4-6" above normal. Possible downstream blockage.
54	Sept. 11	Draw down and control structure clear and functioning properly.
55	Sept. 11	Control structure functioning properly. Some trash removed.

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Pond 2



Pond 3



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Pond 4



Pond 6



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Pond 7



Pond 10



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Pond 14



Pond 15



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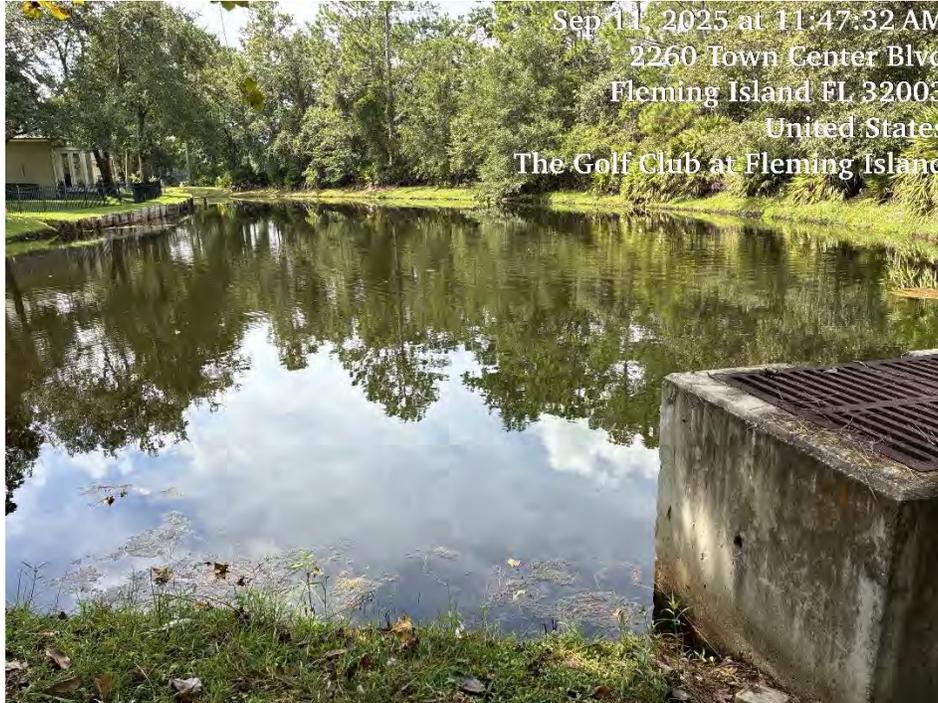
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Pond 21



Pond 25



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Pond 34



Pond 38



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Pond 39



Pond 40



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Pond 41



Pond 48



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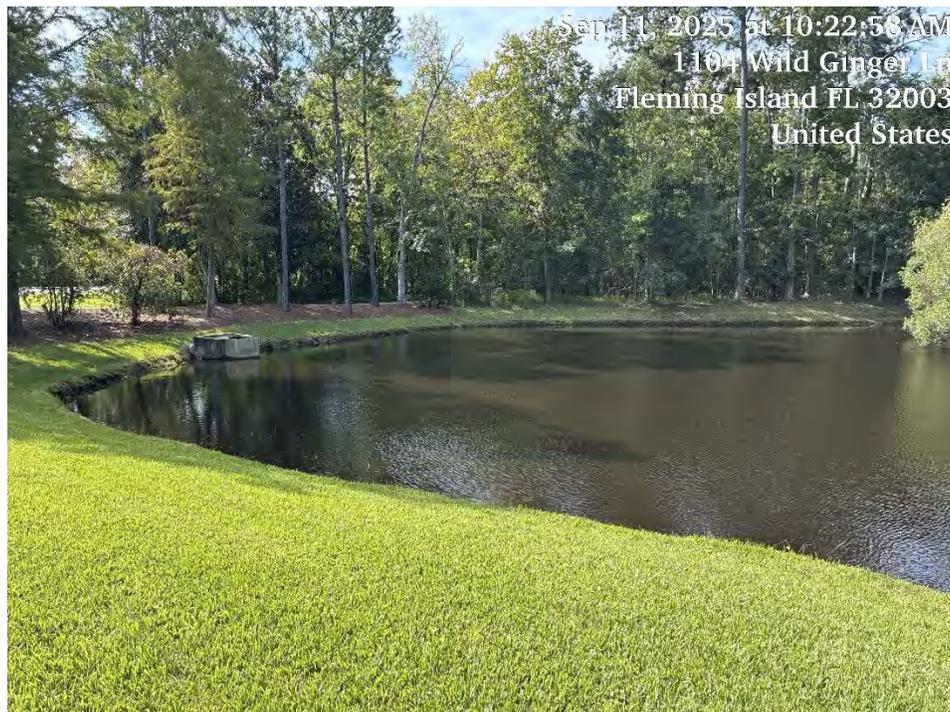
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Pond 50



Pond 51



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Pond 52



Pond 53



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Fort Myers: (239) 693-2270
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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 54



Pond 55



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
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Georgia Offices

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Dayton: (937) 433-2942

South Carolina Offices

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

EXHIBIT 4

E L I T E



A M E N I T I E S

FIP Lifeguard Report for September of the 2025 season

Swim Tests:

Swim tests will continue as needed until the end of the season. We encourage those with red bands that are 8 years old or younger to retest if they are ready. This will allow them to test out for next season.

Management:

As the season winds down, we'll have 4 lifeguards on the weekends at the Splash Park through September 28th and 3 lifeguards after school and on weekends at the Amenity Center through October 12th.

- We currently have 25 part-time staff for the remainder of the season

Incidents:

No incidents occurred at the pool as of September at this time

Swim Lessons:

- Private and semi-private lesson sign up is still available
- Swim Revenue to date is \$245

Questions:

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

EXHIBIT 5



Fleming Island Plantation

Weekly Communication

September 5, 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 and all mowing was completed)
- All ponds throughout FIP were mowed and weeded to the water line.
- Hard edging was completed throughout the community.
- Hard and soft edging completed at amenities areas and all High visibility areas throughout.
- Line trimming was completed throughout community
- Blowing of all hard surfaces was completed
- The crew performed detail throughout Fleming plantation Blvd. and spot detailing was performed in sections 1-4
- Bed and Crack weeds were treated with herbicide and pre-emergent at in detail area 3 and 4
- Pine straw was tucked and deep edged on the berm from Fleming Island high school leading to round-about on TC Blvd.
- Weed pulling and spraying were performed in pine straw area next to pond in cypress Glenn
- The flower bed behind round-about was eliminated and flowers were transplanted to outbound sides of entrance islands at TC Blvd and FP Blvd
- Main line on FP Blvd was repaired. Other areas of irrigation needing repairs were diagnosed and proposals will follow from Nick.

- The area along white fence from pet paradise to the FP entrance at 17 had shrubs hard pruned, woodline areas knocked down and sprayed and vines removed from plantings and columns along fenceline.
- Flower selection was made. Flowers will be removed on September 19th and new flowers will be installed on September 22nd. Soil will be added to all flower beds on this rotation.
- More fallen branches were removed from berms along town Center Blvd.



Fleming Island Plantation

Weekly Communication

September 5, 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 and all mowing was completed)
- All ponds throughout FIP were mowed and weeded to the water line.
- Hard edging was completed throughout the community.
- Hard and soft edging completed at amenities areas and all High visibility areas throughout.
- Line trimming was completed throughout community
- Blowing of all hard surfaces was completed
- The crew performed detail throughout Fleming plantation Blvd. and spot detailing was performed in sections 1-4
- Bed and Crack weeds were treated with herbicide and pre-emergent at in detail area 3 and 4
- Pine straw was tucked and deep edged on the berm from Fleming Island high school leading to round-about on TC Blvd.
- Weed pulling and spraying were performed in pine straw area next to pond in cypress Glenn
- The flower bed behind round-about was eliminated and flowers were transplanted to outbound sides of entrance islands at TC Blvd and FP Blvd
- Main line on FP Blvd was repaired. Other areas of irrigation needing repairs were diagnosed and proposals will follow from Nick.

- The area along white fence from pet paradise to the FP entrance at 17 had shrubs hard pruned, woodline areas knocked down and sprayed and vines removed from plantings and columns along fenceline.
- Flower selection was made. Flowers will be removed on September 19th and new flowers will be installed on September 22nd. Soil will be added to all flower beds on this rotation.
- More fallen branches were removed from berms along town Center Blvd.



Fleming Island Plantation

Weekly Communication

September 12, 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, and all mowing was completed)
- All ponds throughout FIP were mowed and weeded to the water line.
- Hard edging was completed throughout the community.
- Hard and soft edging completed at amenities areas and all High visibility areas throughout.
- Line trimming was completed throughout community
- Blowing of all hard surfaces was completed
- Details were performed in all 4 detail sections.
- Berms were sprayed with round up and pre-emergent in detail section 4
- Pine straw was tucked and deep edged on the berm from golf club to the woodlands on town center Blvd.
- Weed pulling and spraying were performed in pine straw areas and roundabouts in neighborhoods (southern links, fairway village, heritage oaks)
- Irrigation issues were diagnosed and proposed (main line at tennis courts, heritage oaks mainline) two valves were approved for repair earlier in the week and repairs were completed.
- Hedge around parking lot at Splash Park was hard pruned.
- Vines, branches and tree suckers were removed from problem spots along town center Blvd. (this is ongoing)



RUPPERT
L A N D S C A P E

September 10,2025

Hello All:

As we move into September and the cool weather moves in, we can begin to see the difference in our landscapes and the inevitable affects that the change in weather will bring in the coming weeks. Grass panels will begin to slow in growth as the cool evening temperatures begin to send our St. Augustine turf into the first stages of dormancy creating an opportunity for disease such as brown patch and take all fungus. Having a well prepared agronomics program along with continued monitoring of problem areas will help identify and eliminate issues as they arise. This time of year a decline in turf color is also common with the first stages of turf dormancy, this is the perfect time for fall turf builder applications and turf fertilization. This is when we begin to ensure the health of our grass panels for the spring flush out so that they provide us with the desired growth rate and color that we have grown accustomed to seeing in the summer when turf is at its fullest.

Leaf drop will also begin starting with our crepe myrtle first and then on to our specimen oaks and other various hardwoods through the next few months. Leaf buildup can already be seen along the curblines where crepe myrtles are present on Town center Blvd. and Fleming Plantation . Leaf cleanup will be an ongoing task along with weekly service as we move through the fall and into the winter months. Ensuring that leaf drop does not build up in landscape beds and on turf panels is instrumental to the health and aesthetics of our community throughout.

Winter varieties of weeds will also begin to pop up in certain areas. Chick weed will be present in areas of open soil such as annual flower beds and areas where turf has declined along the roadways. Handpulling of flower beds to avoid overspray and drift along with seasonal turf weed treatments will eradicate weeds as they begin to show. Staying proactive will ensure that our flower beds continue to provide the curb appeal that we desire and the visual turf appearance that will carry through to spring.

Some of our fleshy perennial plant material will begin its seasonal decline during the fall months causing discoloration and elimination of blooms as they begin the first stages of winter dormancy. While some plant material will look dead and in need of foliage reduction. The outer dead material is actually acting as protection to the inner layer of the plant while protecting the overall plant health from severe cold which can be detrimental to the plants health. Leaving the dead layers until after the last freeze of the year will ensure the survival of the plants. Performing winter cutbacks after the last freeze will rejuvenate the plant material and ensure healthy production of new growth during the spring flush when plant material pushes out for the summer months.

We at Ruppert are all very excited for the change in weather as this will allow us the much needed time to focus on our fall and winter tasks to ensure that we roll into the spring months smoothly and that our property looks its best for the coming season. I recommend that we all take a moment to enjoy the change in color on the trees and welcoming smell of fireplaces being lit as we bring in the cooler nights and begin to feel the incredible change in temperature that will push us into the Holidays.

Christopher C. Cesaro

Area Manager

Fleming island Plantation





RUPPERT
L A N D S C A P E

September

Gardening Tips

Flower

- Cut back and remove old flower stalks from flowering annuals and re-fertilize to obtain one more color before cool weather.
- Prepare beds for the planting of cool season annuals next month. Some plants to establish for fall, winter and early spring include pansy, petunia, snapdragon, larkspur, stocks, statice, bachelor button, calendula, cleome, alyssum, marigolds, verbena, dianthus and candytuft.
- Divide perennials such as Shasta daisy, canna, amaryllis, daylily, coneflower, violets, and ornamental grasses like mondo grass and liriop.
- Cut strong stems of roses to encourage new growth for the final flush of the year.
- Find a local source or order wildflower seeds for fall planting. Be certain to choose a mixture that is specifically for the south. Prepare the area but wait until November to seed them.

Trees and Shrubs

- *Last month* to fertilize woody ornamental shrubs in the landscape.
- No pruning unless it's necessary. This is probably the worst time of year to do major pruning of shrubs. Late summer/fall pruning can stimulate tender growth that might be damaged by low winter temperatures.
- Plant woody ornamentals, including trees, shrubs, vines and ground covers during the fall and early winter. They respond well to planting late in the year

because our relatively mild winters allow for root growth. Fall planted shrubs, for example, are well on their way toward having their roots established before hot weather arrives next spring.

- Select crape myrtles while in bloom.
- Examine the small twigs on the outer canopy of hardwood trees for black twig borer damage. Remove and destroy infested twigs.
- Pine needles fall during September and October. Rake and use them in the vegetable and flower garden as well as in shrub beds. Pine needles make excellent mulch. Apply generously to obtain a depth of 2 to 3 inches on the soil surface after they have settled.
- Mature palms should receive granular fertilizer applications. Use a special palm fertilizer that has 8-2-12 +4Mg (magnesium) with micronutrients formulation. Apply one pound of fertilizer per 100 sq ft of canopy area or landscape area.

Vegetable Garden

- Prepare the soil now, allowing about 3 weeks between the incorporation of amendments and planting. In September sow seeds of beets, broccoli, brussels sprouts, cabbage, carrots, cauliflower, collards, endive, escarole, kale, kohlrabi, leek, lettuce, mustard, onions, parsley, radishes and turnips.
- Last planting of beans (bush, lima and pole), cucumbers and summer squash
- Clean out the spring/summer vegetable garden once plants have stopped producing. Remove any that are known to have been diseased or heavily insect infested during the previous season.

Lawns

- Check the lawn weekly and watch for lawn pests. Check for chinch bugs and sod webworms in St. Augustine, spittlebugs and sod webworms in centipede grass and mole cricket damage in all grasses
- Last month to fertilize Bahia grass, bermudagrass, St. Augustine grass and Zoysia grass, using a complete fertilizer applied at 1.0 lb. nitrogen per 1000 square feet containing 50% soluble and 50% slow-release nitrogen.

EXHIBIT 6



Tri-County Public Safety and Training

Tri-County Safety and Security

Multi Agency Private Enforcement Radio Network



Fleming Island Plantation CDD Security Report

August – September 2025

1. Criminal Offences – Lewd Conduct Splash Park
Ejected from premise.
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 9 Reports
 - A. Ejections (No FIP Identification) – 3 Basket Ball
 - B. Ejections (No FIP Identification) – 1 Tot Lot
 - C. Ejections (No FIP Identification) – 1 Off Site Gazebo
 - D. Ejections (No FIP Identification) – 1 Tennis Courts
 - E. Ejections (No FIP Identification) – 1 Splash Park Area
 - F. Disturbance – Basketball Court, Disorderly, All Ejected
5. Maintenance Reports – 6 Reports
 - A. Lighting – 3
 - B. Mag Lock at Pickle Ball Court x2 issues
 - C. Call for service regarding power outage checks
6. Other FIP Policy Violations – No Reports

Respectfully Submitted,

Billy Bonney

William "Billy" Bonney

Chief

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



William "Billy" Bonney
Chief of Service

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

EXHIBIT 7



PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: PRIME AE Group, Inc. - Ryan Stilwell, PE
DATE: September 19, 2025
RE: September 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.

Cypress Glen –

- Cypress Glen Pond #45 – Updated pricing provided by Vallencourt Inc. with a not-to-exceed amount. We understand Supervisor Nelson reviewing historical calculations. Will provide update at September 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 September meeting.

End of Report



VENDOR PRICING FOR SELECTED 2021 FIP CDD CAPITAL IMPROVEMENT PROJECTS

**PREPARED FOR BOARD OF SUPERVISORS
FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
September 19, 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

FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 09.19.25		
TOTAL BOND ISSUANCE FUNDS	\$1,949,935	
APPROVED PROJECTS		
KOMPAN PLAYGROUND	\$328,428.00	COMPLETED
BLISS WADING POOL SHADE SAIL	\$22,550.00	COMPLETED
BLISS SPLASH PAD SHADE SAIL	\$24,477.50	COMPLETED
SLIDE EXPERTS SLIDE RESTORATION	\$55,850.00	COMPLETED
TENNIS COURT RESURFACING	\$31,500.00	COMPLETED
FITNESS STATIONS	\$37,671.00	COMPLETED
AMENITY CENTER ADA CHAIR LIFT	\$8,836.84	COMPLETED
SPLASH PAD ADA CHAIR LIFT	\$11,216.15	COMPLETED
AMENITY CENTER SPLASH PAD RESURFACING	\$39,270.00	COMPLETED
SPLASH PARK FILTER TANKS	\$170,527.72	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	\$1,450.00	COMPLETED
SPLASH PARK SINGLE VOLLEYBALL COURT	\$64,010.00	COMPLETED
BROGDON BUILDERS PICKLEBALL COURTS	\$382,480.00	COMPLETED
TENNIS COURT RESTROOM/PAVILION (HOFFMAN)	\$421,639.00	(WITH ACCEPTED ALTERNATIVES)
REMAINING AFTER APPROVED PROJECTS:	\$282,726.03	
PRIME AE REQUISITIONS		
REQUISIONS 1-157	\$235,329.06	
REMAINING LUMP SUM SERVICES		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)		
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS)		
TOTAL REMAINING:	\$47,396.97	
	(+ALLOWABLE INTEREST)	

EXHIBIT 8

REQUISITION

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES
2021**

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

(A) Requisition Number: 154

(B) Name of Payee: PRIME AE Group, Inc.

(C) Amount Payable: \$315.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Invoice #54557

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Responsible Officer

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

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

Consulting Engineer



Columbus Office
 8415 Pulsar Place, Suite 300, Columbus, OH 43240
 P: 614.839.0250 F: 614.839.0251

May 02, 2025
 Project No: P0109064.04
 Invoice No: 54557

Fleming Island CDD
 c/o Vesta Property Services
 250 International Pkwy #208
 Lake Mary, FL 32746

Project P0109064.04

Fleming Isl. Plantation CDD

For services including preparing and processing requisitions.

Professional Services from March 01, 2025 to March 31, 2025

Capital Project Feasibility

For services including monthly report for project updates and process requisitions.

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	2.00	95.00	190.00	
Vice President	.50	250.00	125.00	
Totals	2.50		315.00	
Total Labor				315.00
		Total this Task		\$315.00
		Total this Invoice		\$315.00

REQUISITION

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES
2021**

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

(A) Requisition Number: 155

(B) Name of Payee: PRIME AE Group, Inc.

(C) Amount Payable: \$2,254.62

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Invoice #54881

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Responsible Officer

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

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

Consulting Engineer



Columbus Office
 8415 Pulsar Place, Suite 300, Columbus, OH 43240
 P: 614.839.0250 F: 614.839.0251

July 24, 2025
 Project No: P0109064.12
 Invoice No: 54881

Fleming Island CDD
 c/o Vesta Property Services
 250 International Pkwy #208
 Lake Mary, FL 32746

Project P0109064.12

FIPCDD Tennis Restroom Pavilion

Professional Services from February 01, 2025 to May 31, 2025

Fee and Expense Billing

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning/ Prelim Eng	3,250.00	100.00	3,250.00	3,250.00	0.00
Task 2: Final Eng & Const Drawing	16,950.00	89.00	15,085.50	14,746.50	339.00
Task 3: Permitting	7,000.00	48.00	3,360.00	2,800.00	560.00
Task 4A: Bidding/ Award & Pre-Const	2,500.00	100.00	2,500.00	2,125.00	375.00
Total Fee	29,700.00		24,195.50	22,921.50	1,274.00
		Total Fee			1,274.00

Reimbursable Expenses

Printing - Reimbursable				92.00	
Travel - Reimbursable - Mileage				28.48	
Travel - Reimbursable- Mileage Client OV				16.32	
Total Reimbursables			1.15 times	136.80	157.32
			Total this Task		\$1,431.32

Task 4.2: Services During Construction

Professional Personnel

	Hours	Rate	Amount
Vice President	3.50	250.00	875.00
Totals	3.50		875.00
Total Labor			875.00

Billing Limits

	Current	Prior	To-Date
Labor	875.00	675.00	1,550.00
Budget			2,500.00
Remaining			950.00
Total this Task			\$875.00

Total this Invoice \$2,306.32
 Credit Applied \$51.70

Balance Due: \$2,254.62

REQUISITION

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES
2021**

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

(A) Requisition Number: 156

(B) Name of Payee: PRIME AE Group, Inc.

(C) Amount Payable: \$125.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Invoice #54928

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Responsible Officer

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

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

Consulting Engineer



Columbus Office
 8415 Pulsar Place, Suite 300, Columbus, OH 43240
 P: 614.839.0250 F: 614.839.0251

July 30, 2025
 Project No: P0109064.04
 Invoice No: 54928

Fleming Island CDD
 c/o Vesta Property Services
 250 International Pkwy #208
 Lake Mary, FL 32746

Project P0109064.04 Fleming Isl. Plantation CDD
 For services including coordination with DM on Capital Projects history and status.
Professional Services from June 01, 2025 to June 30, 2025

 Capital Project Feasibility
 For services including monthly report for project updates and process requisitions.

Professional Personnel

	Hours	Rate	Amount	
Vice President	.50	250.00	125.00	
Totals	.50		125.00	
Total Labor				125.00
				Total this Task \$125.00
				Total this Invoice \$125.00

REQUISITION

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES
2021**

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

(A) Requisition Number: 157

(B) Name of Payee: PRIME AE Group, Inc.

(C) Amount Payable: \$4,526.72

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Invoice #54995

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Responsible Officer

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

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

Consulting Engineer



Columbus Office
 8415 Pulsar Place, Suite 300, Columbus, OH 43240
 P: 614.839.0250 F: 614.839.0251

August 19, 2025
 Project No: P0109064.12
 Invoice No: 54995

Fleming Island CDD
 c/o Vesta Property Services
 250 International Pkwy #208
 Lake Mary, FL 32746

Project P0109064.12

FIPCDD Tennis Restroom Pavilion

Professional Services from July 01, 2025 to August 01, 2025

Fee and Expense Billing

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Task 1: Site Planning/ Prelim Eng	3,250.00	100.00	3,250.00	3,250.00	0.00
Task 2: Final Eng & Const Drawing	16,950.00	100.00	16,950.00	15,085.50	1,864.50
Task 3: Permitting	7,000.00	85.00	5,950.00	3,360.00	2,590.00
Task 4A: Bidding/ Award & Pre-Const	2,500.00	100.00	2,500.00	2,500.00	0.00
Total Fee	29,700.00		28,650.00	24,195.50	4,454.50
		Total Fee			4,454.50

Reimbursable Expenses

Printing - Reimbursable					20.80
Travel - Reimbursable - Mileage					26.70
Travel - Reimbursable- Mileage Client OV					15.30
Total Reimbursables			1.15 times		62.80
				Total this Task	\$4,526.72
				Total this Invoice	\$4,526.72

Outstanding Invoices

Number	Date	Balance
54881	7/24/2025	2,306.32
Total		2,306.32

EXHIBIT 9



General Manager's Report

Meeting date: 9-23-2025

Submitted by: Margaret Alfano

****Short and sweet, as submitted.***

LAKE RIDGE SOUTH REPAVING PROJECT / No Board action required:

Our neighbors in Lake Ridge South are repaving their roadways starting October 6th. We have been working diligently with their HOA Property Manager to utilize the Splash Park parking lot while this project is completed. We will be issuing parking permits to the LRS residents and attending their upcoming HOA meeting to make this process as easy and accessible as possible. We also realize the optics of the Splash Park lot being full, we have had signs made to note this temporary parking situation.

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

We are thrilled to announce that District Manager, Dana, and FIP staff spent several hours going through years of documents stored at the Amenity Center office. While we were hoping to find a golden ticket, we did locate several original documents that Dana took with her and will be added to the District's permanent records storage. After making sure all other documents were kept electronically all duplicates were discarded. This will allow us to use that space more efficiently. We are thankful to Dana for her time and efforts as she is well versed in record retention guidelines, etc.

OFF-SEASON PREPARATIONS / No Board action required:

As the season is winding down, we will begin to inspect, review, and implement items we hope to have resolved prior to the 2026 swim season.

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



JBE/NG

EXHIBIT 10



Amenity Manager's Report

Meeting date: **9-23-2025**

Submitted by: **Jennifer Meadows**

ACCESS CONTROL SYSTEM TRANSITION UPDATE / No Board action required:

The PDK system process is still moving along smoothly. Both Apple and Android users now have the same system update that includes an ID card that specifies Fleming Island Plantation as the community and the resident's first and last name.

EVENT UPDATES / No Board action required:

ADULT ONLY BINGO NIGHT: On Wednesday, September 17 we joined forces with the Golf Club of Fleming Island to host a SOLD OUT Adult Only Bingo Night. We had over 80 participants registered and even had a waiting list! Doors opened at 6pm to allow everyone time to order and eat their meal prior to the start of the game. At 7pm the Bingo fun began! We had lots of great laughs, some happy prize winners, and a night of great memories!

We are thrilled to announce and thank the sponsors that donated amazing prizes for our lucky Bingo Winners: Nothin' Bundt Cakes, The Golf Club at Fleming Island, Parlor Doughnuts, Peterbrooke Chocolatier, Toasted Yolk, Island Wing Co., and Realtor Dawn DeAbreu, CrossView Realty. We couldn't do this without them!

KIDS MOVIE AND A CRAFT: On Friday, September 26 from 3pm-5pm, we will be showing the adorable children's movie *Transylvania*, and creating a craft themed with the movie. This is an exciting afternoon to get our little ones into the spirit of the upcoming spooky October month! We will also have complimentary popcorn for everyone to enjoy while watching the film. Don't forget all boys and ghouls will also get an FIP activity book, themed too, for coloring and puzzle solving fun.

FOOD TRUCK FRIDAY: On Friday, September 26 from 5pm-8pm, we are excited to welcome Hapa Li, Sweet Concessions, and Coffee Cabin for our Food Truck Friday. We hope you will swing by and grab some dinner on your way home from work. If they receive enough participants, we will be able to look into hosting more Food Truck nights in the future.

STORYTIME BY THE POOL: We are excited to have Sarah joining us again on Saturday, September 27, when she will not only offer Storytime at 11am and 12pm (adult swim times), but residents will also be able to register with her to get their own library card or renew an expired card.

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Community Yard Sale – Saturday, October 4
- Pumpkin Decorating – Saturday, October 11
- Self Defense Class – Saturday, October 18
- Halloween Event – Friday, October 24
- Casino Night – Friday, November 14

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



Fleming Island Plantation

BINGO NIGHT

AGES 21+



Wel come to Adult Only Bingo
This event is sold out!
Don't miss out on some really awesome prizes!
Good Luck



EXHIBIT 11



Field Operations Report

Meeting date: **9-23-2025**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

SPLASH PARK PARKING LOT RENOVATIONS / No Board action required:

The Splash Park project is set to begin in the last week of October. We will keep the Board and residents informed if there are any weather-related delays. Please note the October CDD meeting will be held at the Amenity Center due to the construction.

AMENITY CENTER PARKING LOT RENOVATIONS / Board approval required NTE \$42,000.00:

Since Board approval several months ago, there are a few areas of concern we would like to propose having addressed prior to the sealcoating process. There are several areas of the parking lot that pool/retain water, see picture below. We have contacted HEB Services to provide a bid to add drainage and tie into the original drains. We also have contacted the paving vendor to work on some tree root issues. The costs related to the repairs are as follows; HEB Services in the amount of \$36,500.00 and from All-Pro Asphalt in the amount of \$5,500.00. Currently, we are seeking Board approval NTE \$42,000.00 for these repairs.



SPLASH PARK SLIDE INSPECTION / No Board action required:

Began meeting with vendors for stripping, steel repair and repainting on the Splash Park Slide.

VILLAGE SQUARE FOUNTAIN / No Board action required:

Starting to obtain bids for this project. We have obtained one bid already and will continue to fine tune scope and reach out to other vendors.

PART 1 of 2 LAKE RIDGE SOUTH DRAINAGE:

This item has been turned over to District Engineer.

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

We are seeking Board direction on how to proceed with the two irrigation heads that are CDD sprinklers but on and watering LRS sod/property. We have obtained a bid for \$1,667.00 to disconnect the two heads from our system and connect them to theirs. Board direction, please.

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

- Put together yearly calendar for pressure washing and soft washing
- Put together detailed list of locations and yearly schedule for all timers in FIP
- Put together monthly operations binder for all recurring and/or future scheduled tasks
- Added 1400lbs of clay to tennis court 6
- Have scheduled tennis court 2 for clay addition on 9/14 and 9/15 if weather allows – expect to add about 2100 pounds
- Added top dressing clay to tennis courts 3, 4, & 5

MAINTENANCE DONE SINCE LAST CDD MEETING – AUGUST to SEPTEMBER 2025

- Replaced sump pumps in slide and thunder bucket pits and connected to plumbing
- Replaced kick down gate holders on Splash Park gates
- Ground sidewalk where lifted on walkway between tennis and River Hills
- Pressure washing all walkways at Amenity Center
- Soft washed
 - All signs at Amenity Center
 - All signs at Splash Park
 - Directional signs throughout FIP
 - Marquees throughout FIP
 - Amenity Center pool deck wall caps
 - Amenity Center front and rear handrails
 - Amenity Center front and rear steps
- Replaced broken air bleeder at Splash Park pool with stainless ball valve
- Cleaned out rain gutters at Amenity Center
- Fixed outlet at Amenity Center Pavillion 2 that had been ripped loose from column
- Removed old office hours stickers from Amenity Center entry doors
- Repaired and replaced fence rails on Autumn Glen berm across from Amenity Center where tree fell
- Removed 2 crepe myrtle trees from roadway that had been runover by can overnight sometime
- Ordered new grid filters for Family Pool and will install on when pool is closed
- Shocked and treated Lap Pool for early signs of black algae
- Straightened windscreens at tennis
- Cleaned entrance gate to Amenity Center pools – especially area where small animals come through fencer at night
- Repaired light at The Woodlands monument
- Hired Pickett Electric to repair breaker box at Chatham Village entry
- Replaced broken hanging trash can at tennis court 5
- Repaired broken return cover in Lap Pool
- Ordered replacement buckle for volleyball court line
- Ordered wraps for protection on light poles at Splash Park Fields – did not find any that exact fit our poles so trying these adjustable to see how the work
- Cancelled seasonal additional dumpster pick ups at the Splash Park

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



EXHIBIT 12



Last updated on:
9/9/2025
By: Dana Harden

Date	Action Item	Status
Field Operations Section		
8/26/2025	FOM to obtain quotes to change irrigation heads to HOA from CDD	In Progress
8/26/2025	FOM to work with DE to investigate Lake Ridge South underdrains to see if CDD is responsible	In Progress
General Manager Section		
District Manager Section		
7/22/2025	DM Set Public Hearing for Suspension & Termination Rules for Sept. 23	Completed
8/16/2025	DM to confirm receipt from Comcast for \$128,152	In Progress
8/19/2025	DM to request Community Advisors attend September meeting to discuss reserve study	Completed
8/26/2025	DM to change budget line items per board request	Completed
8/26/2025	DM to obtain signatures for Rupport Contract	In Progress
District Engineer Section		
7/22/2025	Supervisor Nelson to work with DE on Cypress Glen Berm awith a NTE of \$35,000	In Progress
8/13/2025	Chair Cella to work with DE on JUM Proposal with a NTE of \$205,000	In Progress
8/13/2025	Chair Cella to work with County, DE and DC to seek partial reimbursement for roadway drainage project approved at 8/13 meeting	In Progress
8/26/2025	FOM to work with DE to investigate Lake Ridge South underdrains to see if CDD is responsible	In Progress
District Counsel Section		
8/13/2025	Chair Cella to work with County, DE and DC to seek partial reimbursement for roadway drainage project approved at 8/13 meeting	In Progress

EXHIBIT 13

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<p>October, 2025</p>	<p>Regular Meeting: 10/28</p>	<p><i>Presentations</i></p> <p><i>Vendor Reports</i></p> <ul style="list-style-type: none"> • Lake Doctors • Elite Amenities • Ruppert Landscape • Tri-County Safety & Security Inc. <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> • District Engineer • District Counsel • General Manager • Amenity Manager • Field Operations Manager • District Manager <ul style="list-style-type: none"> ○ Action Item Report ○ Meeting Matrix <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • Minutes--Regular Meeting on 9/23/2025 • Unaudited Financials—September 2025 <p><i>Business Items</i></p> <p><i>Discussion Topics/Items</i></p> <ul style="list-style-type: none"> • Budget Format for FY 2027 and Beyond—DM Team 	<ul style="list-style-type: none"> • Exhibits emailed to Jackie on 8/29
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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">• Lifeguard Contract—January 2026 Agenda <p><i>Discussions (Workshop)</i></p> <ul style="list-style-type: none">• Changing Rooms for Both Pool Areas• Opportunities for smart irrigation• Comprehensive Landscape Plan <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	For 2021 Series through 6/28/2027
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 14

Fleming Island Plantation Community Development District Coverage Comparison

Deductibles	PGIT 2024-25 Policy	FIA 2025-26 Proposal
Property - All Other Perils	\$5,000	\$2,500
Property - Named Storm	5% Subject to a min. of \$35,000	5% Subject to a min. of \$10,000
Property - Flood	\$5,000	\$2,500
Property - Earth Movement	Except Flood Zones A & V Not Included	Except Flood Zones A & V \$2,500
Property - Equipment Breakdown / Boiler & Machinery	\$5,000	\$2,500
Property - Inland Marine	\$1,000	\$1,000
Employment Practices Liability	\$0	\$0
Public Officials Liability	\$0	\$0
General Liability	\$0	\$0
Cyber Liability	\$25,000	\$0
Auto Liability - Hired & Non-owned	\$0	\$0

Property Coverages	PGIT 2024-25 Policy	FIA 2025-26 Proposal
Total Insured Value - Property	\$5,517,990	\$5,517,990
Total Insured Value - Inland Marine	\$621,500	\$621,500
Equipment Breakdown	Included	Included
Flood	\$1,000,000*	Full Property Value*
Earth Movement	Excess of NFIP for Flood Zones A and V Not Included	Excess of NFIP for Flood Zones A and V Full Property Value
Loss of Business Income	\$500,000	\$1,000,000
Additional Expense	\$1,000,000	\$1,000,000
Expediting Expenses	\$5,000	\$250,000
Debris Removal	Greater of \$250,000 or 25%	Greater of \$250,000 or 25%
Preservation of Property	\$250,000	\$250,000
Property in Transit	\$250,000	\$1,000,000
Personal Property of Employees	\$50,000	\$500,000
TRIA	Not Included	Included

Liability Coverages	PGIT 2024-25 Policy	FIA 2025-26 Proposal
General Liability - Overall	\$1,000,000	\$1,000,000
General Liability - Medical Payments	Not Included	\$5,000
Employee Benefits Liability	\$1,000,000	\$1,000,000
Public Officials Liability	\$1,000,000	\$1,000,000 / \$2,000,000
Employment Practices Liability (EPLI)	\$1,000,000	\$1,000,000 / \$2,000,000
Deadly Weapon Protection	\$1,000,000	\$1,000,000
Non-Monetary Aggregate	\$100,000	\$100,000
Cyber (most coverages)	\$2,000,000	\$1,000,000
Cyber - Funds Transfer Fraud / Social Engineering	\$500,000	\$250,000
Auto Liability - Hired & Non-owned	\$1,000,000	\$1,000,000

Package Premium	PGIT 2024-25 Policy	FIA 2025-26 Proposal	Savings	
	\$52,925	\$44,967	\$7,958	15%

EXHIBIT 15

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

4 The Emergency Meeting of the Board of Supervisors of the Fleming Island Plantation Community
5 Development District was held on Wednesday, August 13, 2025 at 6:00 p.m., at The Splash Park, 1510
6 Calming 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	Margaret Alfano	General Manager, Vesta Property Services
19	Fred Atwood	Field Operations Manager, Vesta Property Services
20	Jennifer Meadows	Amenity Manager, Vesta Property Services
21	Stephanie Taylor	Amenity Manager, Vesta Property Services
22	Jason Davison	Regional General Manager, Vesta Property Services
23	Katie Buchanan (<i>via phone</i>)	District Counsel, Kutak Rock
24	Ryan Stilwell (<i>via phone</i>)	District Engineer, Prosser, Inc.
25		

26 *The following is a summary of the discussions and actions taken at the August 13, 2025 Fleming Island*
27 *Plantation CDD Board of Supervisors Emergency Meeting. Audio for this meeting is available upon public*
28 *records request by emailing PublicRecords@vestapropertyservices.com.*

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

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

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

33 There being none, the next item followed.

34 **FOURTH ORDER OF BUSINESS – Presentation of Proof of Publication(s)**

35 **FIFTH ORDER OF BUSINESS – Business Items**

36 A. Exhibit 1: Consideration of Town Center Blvd. Pipe Repair

37 Supervisor Cella provided a brief explanation for the reason behind the need for an emergency
38 meeting on this topic.

39 Mr. Stilwell provided an update on his discussions with the County as well as quotes from the
40 County.

41 Supervisor Ashford noted his concerns regarding not closing off the road to complete the
42 repairs as well as being able to eliminate maintenance of traffic cost. Supervisor Cella
43 provided comments regarding his concerns, and Mr. Stilwell provided further information
44 and noted that a not-to-exceed amount would be preferable for this project.

45 Supervisor Szafranski requested clarification on the ownership of the pipe. Discussion
46 ensued. Mr. Stilwell provided clarification.

47 Supervisor Nelson asked about the County's previous review of the pipe. Mr. Stilwell
48 provided an answer.

49 Supervisor Szafranski requested clarification on whether the bid was for
50 repair/replacement of the pipe without tearing up the road and asked if that could be done.
51 Mr. Stilwell provided clarification and noted that they would have to tear up the road to
52 repair/replace the pipe. Discussion ensued.

53 Ms. Buchanan provided an update on her conversation with the County's attorney. Supervisor Cella
54 provided an update on his discussion with the County's manager.

55 Supervisor Nelson asked for potential responses from the County for the district's request.

56 Supervisor Ashford noted his concern that if the County did not assist with the repair that
57 they would continue to have authority over the roadway, despite potentially not having put
58 any funds into repairing it.

59 Discussion ensued regarding who would be responsible for the road should any damage
60 occur after the repair was complete and where the money would come out of the funds.

61 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
62 approved the Chair and the District Engineer to continue to work with the County on the repair, at a not-to-
63 exceed of \$205,000.00, for the Fleming Island Plantation Community Development District.

64 Discussion continued.

65 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
66 approved the Chair to continue to work with the County to minimize the repair costs, for the Fleming Island
67 Plantation Community Development District.

68 Discussion continued regarding funding and specifics of budgeting.

69 Discussion ensued regarding a possible policy on how to handle situations like the current
70 repair project going forward.

71 **SIXTH ORDER OF BUSINESS – Adjournment**

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

74 On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
75 adjourned the meeting at 7:02 p.m. for the Fleming Island Plantation Community Development District.

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

79 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
80 **meeting held on September 23, 2025.**

81

82

83

84

Signature

Signature

Printed Name

Printed Name

85 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 16

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

4 The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the Fleming Island
5 Plantation Community Development District was held on Tuesday, August 26, 2025 at 6:00 p.m., at The
6 Splash Park, 1510 Calming 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	Margaret Alfano	General Manager, Vesta Property Services
19	Fred Atwood	Field Operations Manager, Vesta Property Services
20	Jennifer Meadows	Amenity Manager, Vesta Property Services
21	Jason Davidson	Regional General Manager, Vesta Property Services
22	Katie Buchanan	District Counsel, Kutak Rock
23	Ryan Stilwell	District Engineer, Prosser, Inc.
24	Jesse Mason	The Lake Doctors, Inc.
25	Eric Meyer	Elite Amenities
26	Chris Cessera	Ruppert Landscape
27	James Proctor	Ruppert Landscape
28	William Bonney	Tri-County Safety & Security, Inc.
29	Chalynette Martinez	Resident
30	Chanda Hosley	Resident
31	Dennis Metheny	Resident
32	Suzanne Bradley	Resident

33
34 *The following is a summary of the discussions and actions taken at the August 26, 2025 Fleming Island*
35 *Plantation CDD Board of Supervisors Regular Meeting and Budget Public Hearing. Audio for this meeting*
36 *is available upon public records request by emailing PublicRecords@vestapropertyservices.com.*

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

38 Supervisor Nelson led all present in reciting the Pledge of Allegiance.

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

41 Chalynette Martinez addressed maintenance issues regarding lights that were out at Chatham
42 Village and asked about the Inframark website. Ms. Alfano provided information regarding the
43 websites, FIPLiving.com and FIPCDD.com, as well as the HOA website managed by Inframark.

44 She also noted that she and Mr. Atwood would follow up on the resident's concerns with
45 lighting in Chatham Village.

46
47 Chanda Hosley noted that she had inquired about renting the gathering room during the
48 Memorial day holiday and was informed that she could not rent the room due to parking
49 constraints and requested that it be made known to the residents that the gathering room could
50 not be booked on holidays. Ms. Alfano addressed the resident's concerns.

51
52 Dennis Metheny asked for clarification on the special assessment.

53
54 Suzanne Bradley asked how often the financials for the district were audited and asked if the
55 audits were posted online. Mr. McInnes provided answers to the resident's questions.

56
57 **FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

58 **FIFTH ORDER OF BUSINESS – Exhibit 2: Pond Maintenance Update – The Lake Doctors, Inc.**

59 Mr. Mason presented his report. Supervisor Nelson asked about pond 44, and Mr. Mason noted that
60 he would take a look at it.

61 *Supervisor Ashford left the meeting in person at 6:08 p.m. but continued attending via phone.*

62 *The regular meeting was recessed at approximately 6:18 p.m. for the purpose of holding the FY*
63 *2025-2026 budget public hearing.*

64 **SIXTH ORDER OF BUSINESS – Public Hearings**

65 A. FY 2025-2026 Budget Public Hearing

66 1. Open the Public Hearing

67 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
68 opened the FY 2025-2026 Budget Public Hearing at 6:18 p.m., for the Fleming Island Plantation
69 Community Development District.

70 2. Presentation of FY 2025-2026 Budget

71 Mr. McInnes provided a brief overview of the two versions of the budget that were presented.

72 The following changes were to be made to the budget. Discussion ensued regarding changes
73 requested by the Board and clarification questions from the Board.

74 Line 42 – Contracts, Lifeguard Services - \$280,000.00 to \$276,000.00

75 Line 50 – R&M, Electrical - \$35,000.00 to \$33,000.00

76 Line 28 – Insurance, General Liability - \$60,00.00 to \$58,000.00

77 a. Exhibit 3: Approved Proposed FY 2025-2026 Budget – Original Version

78 b. Exhibit 4: Revised FY 2025-2026 Budget – as of 07/22/2026

79 *Supervisor Ashford returned to the meeting in person at approximately 6:50 p.m.*

80 3. Public Comments

81 Dennis Metheny request that a thermostat be installed in the meeting room and also asked
82 whether all of the bond money had been spent.

83 4. Close the Public Hearing

84 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
85 closed the FY 2025-2026 Budget Public Hearing at 6:54 p.m., for the Fleming Island Plantation Community
86 Development District.

87 *The regular meeting was reconvened at this time.*

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

89 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
90 adopted **Resolution 2025-12**, Adopting FY 2025-2026 Budget, as amended, for the Fleming Island
91 Plantation Community Development District.

92 *The regular meeting was recessed at approximately 6:56 p.m. for the purpose of holding the FY*
93 *2025-2026 O&M Assessments public hearing.*

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

95 1. Open the Public Hearing

96 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
97 opened the FY 2025-2026 O&M Assessments Public Hearing at 6:56 p.m., for the Fleming Island
98 Plantation Community Development District.

99 Mr. McInnes provided a brief explanation of the O&M Assessments.

100 2. Public Comments

101 There being none, the next item followed.

102 3. Close the Public Hearing

103 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board closed
104 the FY 2025-2026 O&M Assessments Public Hearing at 6:59 p.m., for the Fleming Island Plantation
105 Community Development District.

106 4. Exhibit 6: Consideration & Adoption of **Resolution 2025-13**, Levying Assessments

107 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
108 adopted **Resolution 2025-13**, Levying Assessments, as amended, for the Fleming Island Plantation
109 Community Development District.

110 **SEVENTH ORDER OF BUSINESS – Vendor Reports**

111 A. Exhibit 7: Lifeguard Services Report – Elite Amenities

112 Mr. Meyer noted the reason for the increase in the cost for lifeguard services.

113 B. Exhibit 8: Landscaping Update – Ruppert Landscape

114 Mr. Cessera presented his report for the month, which included updates on the irrigation and that
115 1,600 bales of pine straw had been installed. He also noted that they had put together a calendar via
116 Outlook for the landscaping dates. Discussion ensued regarding Board member questions.

117 Supervisor Szafranski request a landscape plan. Discussion ensued. The suggestion was made to
118 have a workshop to discuss a possible landscape plan for the community.

119 C. Exhibit 9: Security Report – Tri-County Safety & Security, Inc.

120 Mr. Bonney presented his report for the month. Discussion ensued.

121 **EIGHTH ORDER OF BUSINESS – Staff Reports**

122 A. Exhibit 10: District Engineer

123 Mr. Stilwell provided updates for any ongoing projects, which included his continued work with
124 the County regarding the underground pipeline. Discussion ensued regarding his updates, including
125 the continued pond issue.

126 1. Exhibit 10A: Requisition Log Break Down

127 2. Exhibit 10B: Vendor Pricing & Funds Remaining

128 B. District Counsel

129 Ms. Buchanan provided updates for any ongoing projects and noted that she was still waiting on a
130 claim response from Comcast.

131 C. Exhibit 11: General Manager’s Report

132 Ms. Alfano presented her report for the month and noted that a non-resident had been trespassed
133 by CCSO for teaching tennis on the district’s tennis courts. She also mentioned her concerns
134 regarding the current landscaping services. Discussion ensued regarding concerns with the splash
135 pad.

136 The following proposals were tabled to the next Board meeting.

137 1. Exhibit 11A: Spartina Grass Replacement (Brookgreen Dr.) - \$6,987.00

138 2. Exhibit 11B: Juniper Replacement - \$1,600.00

139 3. Exhibit 11C: Spartina Grass Replacement (Thunderbolt Dr.) - \$2,875.00

140 4. Exhibit 11D: Spartina Grass Replacement (Johns Landing) - \$4,160.00

141 5. Exhibit 11E: Spartina Grass Replacement (Links Dr.) - \$9,235.00

142 6. Exhibit 11F: Spartina Grass Replacement (Laurel Oaks Dr.) - \$1,825.00

143 7. Exhibit 11G: 250 Ornamental Grass Installation (Splash Park) - \$4,100.00

144 8. Exhibit 11H: Spartina Grass Replacement (Greenway Pl.) - \$1,342.00

145 9. Exhibit 11I: Village Square Islands 1-9 - \$65,488.00

146 D. Exhibit 12: Amenity Manager’s Report

147 Ms. Meadows presented her report for the month.

148 E. Exhibit 13: Field Operations Manager’s Report

149 Mr. Atwood presented his report for the month. Discussion ensued regarding drainage issues in
150 Lake Ridge South. Mr. Stilwell was tasked with investigating who was responsible for the
151 underdrains in Lake Ridge South.

152 F. District Manager

153 1. Exhibit 14: Action Item Report

154 2. Exhibit 15: Meeting Matrix

155

156 **NINTH ORDER OF BUSINESS – Consent Agenda**

- 157 A. Exhibit 16: Consideration for Approval – The Minutes of the Board of Supervisors Regular
158 Meeting Held on July 22, 2025
- 159 B. Exhibit 17: Consideration for Acceptance – The June 2025 Unaudited Financial Statements
- 160 C. Exhibit 18: Consideration for Acceptance – The July 2025 Unaudited Financial Statements
- 161 D. Ratification of Board’s Approval for District Engineer to Continue to Work With Clay County on
162 Repair in an Amount NTE \$205K—from the 8/13/2025 Emergency Meeting

163 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
164 approved the Consent agenda as presented, for the Fleming Island Plantation Community Development
165 District.

166 **TENTH ORDER OF BUSINESS – Business Items**

- 167 A. Exhibit 19: Consideration & Adoption of **Resolution 2025-14**, Approving FY 2025-2026 Meeting
168 Schedule

169 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
170 adopted **Resolution 2025-14**, Approving FY 2025-2026 Meeting Schedule, for the Fleming Island
171 Plantation Community Development District.

- 172 B. Exhibit 20: Consideration of LLS Tax Solutions Inc. Engagement Letter for Series 2021 Budget

173 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
174 approved the LLS Tax Solutions Inc. Engagement Letter for Series 2021 Bonds, for the Fleming Island
175 Plantation Community Development District.

176 **ELEVENTH ORDER OF BUSINESS – Discussion Topics**

- 177 A. Exhibit 21: FY 2026 Performance Standards & Measures
178 Mr. McInnes provided a brief explanation.

179 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
180 approved the FY 2026 Performance Standards & Measures, for the Fleming Island Plantation Community
181 Development District.

- 182 B. Changing Rooms for Both Pool Areas

183 This item was tabled to the next meeting to be discussed in conjunction with the Reserve Study.

184 **TWELFTH ORDER OF BUSINESS – Supervisors’ Requests**

- 185 Supervisor Glickman requested that an RFP for lifeguard services and the splash pad discussion be
186 added to the next meeting’s agenda.
- 187 Supervisor Nelson asked about the status of the Ruppert Landscape contract and noted the need for
188 the County to better maintain the sidewalks. Discussion ensued.

189 **THIRTEENTH ORDER OF BUSINESS – Action Items Summary**

190 **District Manager:**

- 191 1. Advertise the October meeting to be held at the Amenity Center and not the Splash Park.
192 2. Send landscape maintenance contract to Ruppert Landscape for signature.

193 **Field Operations Manager:**

- 194 1. Check with the District Engineer on the Lake Ridge South Pipe Issue to confirm District
- 195 ownership of the underdrain.
- 196 2. Reach out to surveyor, Clarkson, regarding the road ownership outside of the parking lot.
- 197 3. Obtain a quote regarding irrigation head cutoff from CDD to HOA.
- 198 4. Work with the District Engineer to investigate Lake Ridge South underdrains to see if CDD is
- 199 responsible for them.

200 **FOURTEENTH ORDER OF BUSINESS – Next Regular Meeting Agenda Items**

- 201 1. Discussion on Lifeguard RFP on September Meeting Agenda—Supervisor Glickman
- 202 2. Discussion on Splash Pad on September Meeting Agenda—Supervisor Glickman

203
204 **FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 23, 6:00PM**

205 All five Board members stated that they would be attending the next Board meeting on September
206 23 at 6:00 p.m.

207 **SIXTEENTH ORDER OF BUSINESS – Adjournment**

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

210 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
211 adjourned the meeting at 10:07 p.m. for the Fleming Island Plantation Community Development District.

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

215 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
216 **meeting held on September 23, 2025.**

217
218
219
220

Signature

Signature

Printed Name

Printed Name

221 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 17

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

AUGUST 31, 2025



Fleming Island Plantation CDD
Balance Sheet
August 31, 2025

	<u>General Fund</u>	<u>Debt Service 2021</u>	<u>A & C 2021</u>	<u>Total</u>
Assets:				
Operating Account - VNB	\$ 1,373,624	\$ -	\$ -	\$ 1,373,624
Money Markey - BU	1,373,734	-	-	1,373,734
Cash - HW	20,275	-	-	20,275
Investments:				-
Revenue Trust Fund	-	238,257	-	238,257
Interest Fund	-	11	-	11
Prepayment	-	17	-	17
Rebate	-	21,193	-	21,193
Sinking Fund	-	168	-	168
Reserve Fund	-	-	-	-
Construction Fund	-	-	688,772	688,772
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
Total Assets:	<u>\$ 2,779,479</u>	<u>\$ 272,659</u>	<u>\$ 688,772</u>	<u>\$ 3,740,910</u>
Liabilities:				
Accounts Payable	\$ 95,181	\$ -	\$ -	\$ 95,181
Accrued Expenses	\$ 27,413	\$ -	\$ -	\$ 27,413
Due to Other Funds	13,013	-	-	13,013
Deferred Revenue - On Roll	-	-	-	-
Fund Balance:				
Nonspendable	10,397			10,397
Assigned	1,942,418			1,942,418
Restricted		272,659	688,772	961,431
Unassigned	691,058			691,058
Total Liabilities & Fund Balance:	<u>\$ 2,779,479</u>	<u>\$ 272,659</u>	<u>\$ 688,772</u>	<u>\$ 3,740,910</u>

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2025 Adopted Budget	FY2025 Actual Month of August	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
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	10,771	151,267	91,267	252.11%
Room Rentals	7,000	1,358	10,577	3,577	151.10%
Swimming - Program Fees	1,000	300	300	(700)	30.00%
Tennis Membership	2,000	(50)	2,800	800	140.00%
Court Program Fees	200	-	-	(200)	0.00%
Special Events	5,000	559	8,508	3,508	170.16%
Access Cards	6,000	320	10,849	4,849	180.82%
Other Miscellaneous Revenues	3,000	402	752	(2,248)	25.06%
Insurance Reimbursements	-	-	6,438	6,438	
Total Revenue	\$ 3,281,950	\$ 13,660	\$ 3,399,143	\$ 117,193	103.57%
Expenditures					
Administrative					
Supervisor Compensation	16,000	2,800	11,400	(4,600)	71.25%
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	4,415	56,499	(5,840)	90.63%
Assessment Administration	9,360	-	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	3,105	3,659	259	107.63%
Insurance - General Liability	55,556	-	52,925	(2,631)	95.26%
Printing & Binding	500	-	47	(453)	9.48%
Legal Advertisements	3,000	621	2,008	(992)	66.92%
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	147	7,067	2,067	141.33%
Office Supplies	200	-	972	772	485.93%
Regulatory & Permit Fees	175	-	175	-	100.00%
Total Administrative	308,774	11,088	261,933	(46,841)	84.83%
Field					
Field Management	793,842	78,404	721,488	(72,354)	90.89%
Web Site Development	1,800	-	1,800	-	100.00%
Lifeguard Services - Contract	272,000	27,295	265,184	(6,816)	97.49%
Janitorial Services - Contract	33,000	-	22,349	(10,651)	67.72%
Security Services - Contract	57,750	2,549	44,178	(13,572)	76.50%
Landscape - Contracts	678,150	54,867	603,533	(74,617)	89.00%
Electric	78,000	5,999	65,790	(12,210)	84.35%
Water	86,000	8,650	72,605	(13,395)	84.42%
Aquascaping - R&M	66,214	10,250	56,900	(9,314)	85.93%
Common Area - R&M	34,000	1,091	30,429	(3,571)	89.50%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2025 Adopted Budget	FY2025 Actual Month of August	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Electrical - R&M	30,000	-	18,942	(11,058)	63.14%
Other Landscape - R&M	90,000	4,078	44,722	(45,278)	49.69%
Irrigation - R&M	32,000	-	14,598	(17,402)	45.62%
Misc - Holiday Décor	10,000	-	11,409	1,409	114.09%
Operating Supplies - General	15,000	-	15,592	592	103.95%
Total Field	2,277,756	193,182	1,989,519	(288,237)	87.35%
Parks and Recreation					
Telephone - Field	12,253	-	8,362	(3,891)	68.24%
Internet & WiFi - Gazebo	1,580	692	3,293	1,713	208.39%
Electric - General	34,000	2,668	27,972	(6,028)	82.27%
Refuse Removal	5,500	1,003	6,384	884	116.07%
Water & Sewer	30,000	3,691	25,283	(4,717)	84.28%
Lease - Copier	8,000	784	10,323	2,323	129.04%
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	340	20,255	4,255	126.59%
Pest Control - R&M	660	-	1,177	517	178.28%
Tennis Courts - R&M	6,500	1,153	11,016	4,516	169.48%
Event Expense	38,000	2,362	49,498	11,498	130.26%
Termite Bond	684	-	519	(165)	75.93%
Licenses & Permits	700	-	1,525	825	217.86%
Amenity Center Equipment	5,000	396	5,710	710	114.19%
Contingency	10,000	3,654	20,284	10,284	202.84%
Office Supplies	4,500	1,428	4,357	(143)	96.83%
Cleaning Supplies	2,000	282	334	(1,666)	16.68%
Operating Supplies - General	7,000	-	13,402	6,402	191.45%
Operating Supplies - Pool Chemicals	22,000	170	19,050	(2,950)	86.59%
Operating Supplies - Pool & Splash Pad	4,000	486	4,139	139	103.48%
Subscriptions & Memberships	2,100	214	3,362	1,262	160.12%
Total Parks and Recreation	213,227	19,324	240,992	27,765	113.02%
Community Center					
Telephone	6,384	1,467	8,028	1,644	125.76%
Electric - General	20,000	2,424	17,356	(2,644)	86.78%
Refuse Removal	4,320	-	5,007	687	115.91%
Water & Sewer	26,100	1,171	14,753	(11,347)	56.53%
Air Conditioner - R&M	1,000	-	867	(134)	86.65%
Fire Supression System - R&M	1,400	-	1,526	126	108.97%
Grounds - R&M	10,000	-	9,093	(907)	90.93%
Pest Control - R&M	466	-	550	84	118.11%
Rec Center Equipment	2,500	571	6,444	3,944	257.76%
Termite Bond	375	-	300	(75)	80.07%
Licenses & Permits	500	-	2,475	1,975	495.00%
Contingency	8,500	222	29,645	21,145	348.76%
Office Supplies	500	-	423	(77)	84.63%
Cleaning Supplies	2,000	-	82	(1,918)	4.12%
Operating Supplies - General	2,650	160	2,823	173	106.51%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2025 Adopted Budget	FY2025 Actual Month of August	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Operating Supplies - Pool Chemicals	20,000	5,574	35,917	15,917	179.58%
Operating Supplies - Pool & Wading Pool	3,000	-	1,781	(1,219)	59.35%
Total Community Center	109,695	11,589	137,070	27,375	124.96%
Total Expenditures	2,909,452	235,183	2,629,514	(279,938)	90.38%
Reserves					
CDD Amenity	322,498	-	382,137	59,639	118.49%
Splash Park	50,000	-	2,737	(47,263)	5.47%
Other	-	-	8,799	8,799	
Total Reserves	372,498	-	393,674	12,377	105.68%
Total Expenditures & Reserves	\$ 3,281,950	\$ 235,183	\$ 3,023,187	\$ (267,562)	92.12%
Excess of Revenue Over (Under) Expenditures	-	(221,523)	375,956	\$ (267,562)	
Fund Balance Beginning	2,267,916		2,267,916	0	
Fund Balance Ending	\$ 2,267,916	\$ (221,523)	\$ 2,643,872	\$ (267,561)	
Allocation of Reserves					
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 August 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments	\$ 1,797,727	\$ 1,797,082	\$ (645)	99.96%
Special Assessments - Discounts	(71,909)	(66,543)	5,366	92.54%
Interest	-	24,599	24,599	
Total Revenue	<u>1,725,818</u>	<u>1,755,138</u>	<u>29,320</u>	<u>101.70%</u>
Expenditures				
Administrative				
Assessment Collection Cost	35,955	34,611	(1,344)	96.26%
Total Administrative	<u>35,955</u>	<u>34,611</u>	<u>(1,344)</u>	<u>96.26%</u>
Debt Service				
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%
Total Debt Service	<u>1,710,300</u>	<u>1,713,769</u>	<u>3,469</u>	<u>100.20%</u>
Total Expenditures	<u>1,746,255</u>	<u>1,748,380</u>	<u>2,125</u>	<u>100.12%</u>
Revenues Over/(Under) Expenditures	(20,437)	6,759	27,196	-33.07%
OTHER FINANCING SOURCES/(USES)				
Transfers In		-	-	
Transfers Out		-	-	
TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>-</u>	<u>-</u>	
FUND BALANCE BEGINNING	265,901	265,901	(0)	
Net Changes in fund balance	(20,437)	6,759	27,196	
FUND BALANCE, ENDING	<u>\$ 245,464</u>	<u>\$ 272,659</u>	<u>\$ 27,195</u>	

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

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget
Revenue			
Interest	\$ -	\$ 34,328	34,328
Total Revenue	<u>-</u>	<u>34,328</u>	<u>34,328</u>
Expenditures			
Construction in Progress	-	353,725	353,725
Total Expenditures	<u>-</u>	<u>353,725</u>	<u>353,725</u>
Revenues Over/(Under) Expenditures	-	(319,397)	(319,397)
OTHER FINANCING SOURCES/(USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE BEGINNING (OCT 1, 2024)		1,008,169	
Net Changes in fund balance	-	(319,397)	(319,397)
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ 688,772</u>	<u>\$ (319,397)</u>

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

Notes to the Financial Statements

August 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 \$95,180.54** - Invoices that were posted but not paid until August.

■ **Accrued Expenses \$27,412.76** - Expenses not yet billed or pending approval.

	<u>General Fund</u>
Elite Amenity - August 16-30 Lifeguard Services	20,298
Comcast - Internet/WIFI-Gazebo	1,292
Poolsure - June services	5,000
Xerox - Lease - Copier (May & June)	822
Total Accrued Expenses	<u>\$ 27,413</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
August 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 92.12% of the annual budget. Significant variances are explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
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.
<u>Field</u>				
ProfServ-Field Management	\$ 793,842	\$ 721,488	91%	Vesta amenity management services billed thru July'25.
Contracts - Lifeguard Services	\$ 272,000	\$ 265,184	97%	Elite Amenities lifeguard services thru July'25
R&M-Common Area	\$ 34,000	\$ 30,429	89%	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	\$ 11,409	114%	Holiday decor for Halloween and Christmas.
<u>Parks and Recreation - General (Amenity Center)</u>				
Internet/Wi-Fi - Gazebo	\$ 1,580	\$ 3,293	208%	Reviewed and verified.
Utility - Refuse Removal	\$ 5,500	\$ 6,384	116%	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	\$ 20,255	127%	Replaced pool drains, Home Depot maintenance purchases
R&M-Tennis Courts	\$ 6,500	\$ 11,016	169%	Ruppert \$5,324 - Tennis court repairs; 10-S Tennis Supply \$2,413 - Court supplies.
Event Expenses	\$ 38,000	\$ 49,498	130%	Various events (movie night, DJ, etc)
Lease - Copier	\$ 8,000	\$ 10,323	129%	Reviewed and verified.
Misc - Amenity Center Equipment	\$ 3,334	\$ 5,710	171%	10-S Tennis Supply \$2,547 - Tennis Equipment.
Op Supplies - General	\$ 7,000	\$ 13,402	191%	\$3.6k Xerox invoice in April - Should it be reclassified

FLEMING ISLAND PLANTATION

Community Development District

SOR - General Fund

Subscriptions & Memberships	\$ 2,100	\$ 3,362	160%	ASCAP fee \$445. BMI fee \$446 & Amazon purchases. Canva Newsletter \$120 Reserve my Court \$360
<u>Community Center</u>				
Refuse Removal	\$ 4,320	\$ 5,007	116%	GFL Solid Waste with extra pick-ups.
Rec Center Equipment	\$ 2,500	\$ 6,444	258%	Tennis Equipment, Control Panal, Access Cards
Contingency	\$ 8,500	\$ 29,645	349%	Pressure wash, Pipe inspection, Paver repairs, Fence, Leak repairs, Storm Drain cleaining, Pool Lighting, Motor Installation
<u>Reserves</u>				
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

Fleming Island Plantation CDD
Check Register
August 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>
							1,812,585.86
Deposit	08/03/2025			Deposit	9.59		1,812,595.45
Bill Pmt -Check	08/04/2025	200030	Tree Tech Tree Service Inc.	Invoice: 14014 (Reference: Tree & Debris Removal.)		500.00	1,812,095.45
Bill Pmt -Check	08/04/2025	200031	Ruppert Landscape LLC	Invoice: 747968 (Reference: Landscape Management July 25.)		54,866.67	1,757,228.78
Bill Pmt -Check	08/05/2025	100251	JP Custom Carts	Custom Built Golf Cart.		8,799.00	1,748,429.78
Deposit	08/05/2025			Deposit	9.59		1,748,439.37
Deposit	08/06/2025			Deposit	68.03		1,748,507.40
Bill Pmt -Check	08/07/2025	200032	Elite Amenities NE FL, LLC	Invoice: 1913 (Reference: Amenity Pool 7/16/25 - 7/31/25.) Invoice: 1914 (Referenc		35,783.86	1,712,723.54
Bill Pmt -Check	08/07/2025	200033	The Lake Doctors, Inc.	Invoice: 295753B (Reference: Water Management Aug 25.)		5,125.00	1,707,598.54
Bill Pmt -Check	08/07/2025	200034	Tri-County Public Safety and Training	Invoice: B-1323 (Reference: Public Safety Service 5/16/25 - 5/31/25.) Invoice: B-13		5,311.63	1,702,286.91
Bill Pmt -Check	08/07/2025	080725ACH1	Comcast Business	1510 Calming Water Drive		540.30	1,701,746.61
Deposit	08/07/2025			Deposit	202.44		1,701,949.05
Bill Pmt -Check	08/08/2025	200035	Aldridge & Sons Plumbing Contractors,	Invoice: 2025-59920 (Reference: Plumbing Service Call.) Invoice: 2025-60176 (Ref		600.00	1,701,349.05
Bill Pmt -Check	08/08/2025	200036	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 170291 (Reference: Water Remover.)		498.02	1,700,851.03
Bill Pmt -Check	08/08/2025	200037	Vak Pak	Invoice: 25-01241 (Reference: Lighting for Pool.) Invoice: 25-01242 (Reference: Lig		6,775.50	1,694,075.53
Bill Pmt -Check	08/08/2025	200038	Vesta District Services	Invoice: 427658 (Reference: Management Fees July 25.)		5,974.92	1,688,100.61
Bill Pmt -Check	08/08/2025	200039	Epic Pools	Invoice: 47149 (Reference: Paver Repair.) Invoice: 47123 (Reference: Coping Repa		3,025.00	1,685,075.61
Bill Pmt -Check	08/08/2025	200040	The Lake Doctors, Inc.	Invoice: 287416B (Reference: Water Management.)		5,125.00	1,679,950.61
Bill Pmt -Check	08/08/2025	200041	Tri-County Public Safety and Training	Invoice: B-1402 (Reference: Public Safety Service 7/16/25 - 7/31/25.)		2,549.08	1,677,401.53
Bill Pmt -Check	08/08/2025	200042	Vesta Property Services, Inc.	Invoice: 427633 (Reference: Management Fees June 25.)		71,822.56	1,605,578.97
Deposit	08/08/2025			Deposit	257.81		1,605,836.78
Bill Pmt -Check	08/11/2025	081125ACH1	Comcast Business			267.55	1,605,569.23
Bill Pmt -Check	08/11/2025	081125ACH2	Comcast Business	2300 Towncenter Blvd, Ofc 1		707.22	1,604,862.01
Bill Pmt -Check	08/12/2025	200043	Vesta Property Services, Inc.	Invoice: 428067 (Reference: Billable Expenses - July 25.)		2,343.80	1,602,518.21
Bill Pmt -Check	08/12/2025	081225ACH3	Comcast Business	2300 Town Center Blvd, Ofc 2		218.67	1,602,299.54
Bill Pmt -Check	08/12/2025	081225ACH1	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 6/18/25- 7/19/25		43.00	1,602,256.54
Bill Pmt -Check	08/12/2025	081225ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 6/17/25- 7/18/25		71.00	1,602,185.54
Bill Pmt -Check	08/12/2025	081225ACH4	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 6/17/25- 7/18/25		255.00	1,601,930.54
Deposit	08/12/2025			Deposit	97.25		1,602,027.79
Bill Pmt -Check	08/13/2025	081325ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 6/17/25- 7/18/25		43.00	1,601,984.79
Bill Pmt -Check	08/13/2025	081325ACH2	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 6/18/25- 7/19/25		43.00	1,601,941.79
Bill Pmt -Check	08/13/2025	081325ACH3	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 6/18/25- 7/19/25		43.00	1,601,898.79

Fleming Island Plantation CDD
Check Register
August 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	08/13/2025	081325ACH4	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 6/18/25- 7/19/25		48.00	1,601,850.79
Bill Pmt -Check	08/13/2025	081325ACH5	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 6/18/25- 7/19/25		46.00	1,601,804.79
Bill Pmt -Check	08/13/2025	081325ACH6	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 6/18/25- 7/19/25		147.00	1,601,657.79
Bill Pmt -Check	08/13/2025	081325ACH7	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 6/18/25- 7/19/25		295.00	1,601,362.79
Bill Pmt -Check	08/13/2025	081325ACH8	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 6/18/25- 7/19/25		332.00	1,601,030.79
Bill Pmt -Check	08/13/2025	081325ACH9	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 6/18/25- 7/19/25		1,622.00	1,599,408.79
Bill Pmt -Check	08/13/2025	081325ACH10	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 6/18/25- 7/19/25		43.00	1,599,365.79
Bill Pmt -Check	08/13/2025	081325ACH11	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 6/18/25- 7/19/25		43.00	1,599,322.79
Bill Pmt -Check	08/13/2025	081325ACH12	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 6/18/25- 7/19/25		43.00	1,599,279.79
Bill Pmt -Check	08/13/2025	081325ACH13	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 6/18/25- 7/19/25		45.00	1,599,234.79
Bill Pmt -Check	08/13/2025	081325ACH14	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 6/18/25- 7/19/25		46.00	1,599,188.79
Bill Pmt -Check	08/13/2025	081325ACH15	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 6/18/25- 7/19/25		46.00	1,599,142.79
Bill Pmt -Check	08/13/2025	081325ACH16	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 6/18/25- 7/19/25		46.00	1,599,096.79
Bill Pmt -Check	08/13/2025	081325ACH18	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 6/18/25- 7/19/25		47.00	1,599,049.79
Bill Pmt -Check	08/13/2025	081325ACH19	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 6/18/25- 7/19/25		48.00	1,599,001.79
Bill Pmt -Check	08/13/2025	081325ACH21	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 6/18/25- 7/19/25		48.00	1,598,953.79
Bill Pmt -Check	08/13/2025	081325ACH22	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 6/18/25- 7/19/25		49.00	1,598,904.79
Bill Pmt -Check	08/13/2025	081325ACH23	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 6/18/25- 7/19/25		53.00	1,598,851.79
Bill Pmt -Check	08/13/2025	081325ACH24	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 6/18/25- 7/19/25		54.00	1,598,797.79
Bill Pmt -Check	08/13/2025	081325ACH25	Clay Electric Cooperative, Inc.	2204 LINKS DR 6/18/25- 7/19/25		73.00	1,598,724.79
Bill Pmt -Check	08/13/2025	081325ACH26	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 6/18/25- 7/19/25		56.00	1,598,668.79
Bill Pmt -Check	08/13/2025	081325ACH27	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 6/18/25- 7/19/25		2,230.00	1,596,438.79
Bill Pmt -Check	08/13/2025	081325BOS1	Michael Glickman	BOS Meeting 6/24/25		200.00	1,596,238.79
Bill Pmt -Check	08/13/2025	081325BOS2	Mike Cella	BOS Meeting 6/24/25		200.00	1,596,038.79
Bill Pmt -Check	08/13/2025	081325BOS3	Rick Nelson	BOS Meeting 6/24/25		200.00	1,595,838.79
Bill Pmt -Check	08/13/2025	081325BOS4	Rodney Ashford	BOS Meeting 6/24/25		200.00	1,595,638.79
Bill Pmt -Check	08/13/2025	081325BOS5	Michael Glickman	BOS Meeting 7/22/25		200.00	1,595,438.79
Bill Pmt -Check	08/13/2025	081325BOS6	Mike Cella	BOS Meeting 7/22/25		200.00	1,595,238.79
Bill Pmt -Check	08/13/2025	081325BOS7	Rick Nelson	BOS Meeting 7/22/25		200.00	1,595,038.79
Bill Pmt -Check	08/13/2025	081325BOS8	Rodney Ashford	BOS Meeting 7/22/25		200.00	1,594,838.79
Deposit	08/13/2025			Deposit	316.40		1,595,155.19
Bill Pmt -Check	08/14/2025	081425ACH1	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 6/19/25- 7/20/25		47.00	1,595,108.19

Fleming Island Plantation CDD
Check Register
August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	08/14/2025	081425ACH2	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 6/19/25- 7/20/25		48.00	1,595,060.19
Bill Pmt -Check	08/14/2025	081425ACH3	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 6/19/25- 7/20/25		48.00	1,595,012.19
Bill Pmt -Check	08/14/2025	081425ACH4	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 6/19/25- 7/20/25		81.00	1,594,931.19
Bill Pmt -Check	08/14/2025	081425ACH5	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 6/19/25- 7/20/25		737.00	1,594,194.19
Bill Pmt -Check	08/14/2025	081425ACH6	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 6/19/25- 7/20/25		3,034.00	1,591,160.19
Bill Pmt -Check	08/14/2025	081425ACH8	GFL	Trash Service		390.11	1,590,770.08
Bill Pmt -Check	08/14/2025	081425ACH01	GFL	Trash Service		153.70	1,590,616.38
Bill Pmt -Check	08/15/2025	200044	Vesta Property Services, Inc.	Invoice: 428082 (Reference: Amenity Management July 25.)		76,010.78	1,514,605.60
Bill Pmt -Check	08/15/2025	200045	FedEx	Invoice: 8-903-87625 (Reference: Shipping Costs.)		16.16	1,514,589.44
Bill Pmt -Check	08/15/2025	200046	Osteen Media Group	Invoice: 2025-300823 (Reference: Legal Advertising.) Invoice: 2025-300824 (Refer		948.86	1,513,640.58
Bill Pmt -Check	08/15/2025	081525ACH1	AT&T			523.39	1,513,117.19
Bill Pmt -Check	08/15/2025	081525ACH2	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING		619.00	1,512,498.19
Deposit	08/16/2025			Deposit	67.24		1,512,565.43
Deposit	08/17/2025			Deposit	43.39		1,512,608.82
Bill Pmt -Check	08/18/2025	200047	HomeTeam Pest Defense	Invoice: 110901586 (Reference: Pest Control.)		122.60	1,512,486.22
Bill Pmt -Check	08/18/2025	200048	Community Advisors, LLC	Invoice: 2055 (Reference: Capital Reserves Analysis.)		4,400.00	1,508,086.22
Bill Pmt -Check	08/18/2025	200049	Alphagraphics Tampa Print	Invoice: 251708 (Reference: Mailings.)		3,104.66	1,504,981.56
Bill Pmt -Check	08/18/2025	200050	Jacksonville Daily Record	Invoice: 25-00275C (Reference: Legal Advertising.)		85.38	1,504,896.18
Bill Pmt -Check	08/18/2025	200051	Pickett Electric, Inc.	Invoice: 490 (Reference: Junction Box repairs.)		670.00	1,504,226.18
Bill Pmt -Check	08/18/2025	200052	Xerox Financial Services	Invoice: 40761790 (Reference: Copier Lease.)		1,569.06	1,502,657.12
Bill Pmt -Check	08/18/2025	200053	Vesta District Services	Invoice: 428108 (Reference: Management Fees Aug 25.)		4,414.92	1,498,242.20
Deposit	08/18/2025			Deposit	9.59		1,498,251.79
General Journal	08/19/2025	17		Tennis Membership Refund - Tran		50.00	1,498,201.79
Bill Pmt -Check	08/20/2025	082025CC1	Truist Bank Credit Card	Various Purchases		8,691.99	1,489,509.80
Deposit	08/20/2025			Deposit	9.59		1,489,519.39
Bill Pmt -Check	08/21/2025	100252	Hancock Whitney Bank	Annual Trustee Fees 5/1/24 - 5/1/25		4,000.00	1,485,519.39
Deposit	08/21/2025			Deposit	764.29		1,486,283.68
Deposit	08/22/2025			Deposit	28.83		1,486,312.51
Deposit	08/23/2025			Deposit	125.16		1,486,437.67
Deposit	08/24/2025			Deposit	43.09		1,486,480.76
Bill Pmt -Check	08/25/2025	200054	Poolsure	Invoice: 131295629760 (Reference: Water Management July 25.) Invoice: 1312956		16,721.85	1,469,758.91
Bill Pmt -Check	08/25/2025	200055	Osteen Media Group	Invoice: 2025-301724 (Reference: Legal Advertising.)		99.90	1,469,659.01

Fleming Island Plantation CDD
Check Register
August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	08/25/2025	200056	Elite Amenities NE FL, LLC	Invoice: 1925 (Reference: Splash Park 8/1/25 to 8/15/25.) Invoice: 1924 (Reference: 27,294.90			1,442,364.11
Deposit	08/25/2025			Deposit	9.59		1,442,373.70
Deposit	08/26/2025			Deposit	18.51		1,442,392.21
Deposit	08/27/2025			Deposit	4.55		1,442,396.76
Bill Pmt -Check	08/28/2025	082825BOS1	Michael Glickman	BOS Meeting 8/13/25		200.00	1,442,196.76
Bill Pmt -Check	08/28/2025	082825BOS2	Michelle Szafranski			400.00	1,441,796.76
Bill Pmt -Check	08/28/2025	082825BOS3	Mike Cella	BOS Meeting 8/13/25		200.00	1,441,596.76
Bill Pmt -Check	08/28/2025	082825BOS4	Rick Nelson	BOS Meeting 8/13/25		200.00	1,441,396.76
Bill Pmt -Check	08/28/2025	082825BOS5	Rodney Ashford	BOS Meeting 8/13/25		200.00	1,441,196.76
Deposit	08/28/2025			Deposit	61.95		1,441,258.71
General Journal	08/28/2025	18		Room Rental Refund - Holsey		185.00	1,441,073.71
Deposit	08/29/2025			Deposit	901.80		1,441,975.51
Bill Pmt -Check	08/29/2025	200057	Aldridge & Sons Plumbing Contractors,	Invoice: 2025-60238 (Reference: Shower Repairs.) Invoice: 2025-60239 (Reference: 1,248.00			1,440,727.51
Bill Pmt -Check	08/29/2025	200058	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 170489 (Reference: Court Materials.)		1,153.08	1,439,574.43
Bill Pmt -Check	08/29/2025	200059	Pickett Electric, Inc.	Invoice: 446 (Reference: Light Repair.)		410.00	1,439,164.43
Bill Pmt -Check	08/29/2025	200060	Optima Security Inc.	Invoice: 50800 (Reference: Re-Keying.) Invoice: 49662 (Reference: Key Replacement) 293.50			1,438,870.93
Bill Pmt -Check	08/29/2025	200061	Ruppert Landscape LLC	Invoice: 753201 (Reference: Landscape Management Aug 25.) Invoice: 753912 (Reference: 57,933.15			1,380,937.78
Bill Pmt -Check	08/29/2025	082925ACH1	Clay County Utility Authority	2300 Town Center Blvd Pavilion		108.54	1,380,829.24
Bill Pmt -Check	08/29/2025	082925ACH2	Clay County Utility Authority	2300 Town Center Blvd Pool		1,007.49	1,379,821.75
Bill Pmt -Check	08/29/2025	082925ACH3	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,714.54	1,377,107.21
Bill Pmt -Check	08/29/2025	082925ACH4	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		26.58	1,377,080.63
Bill Pmt -Check	08/29/2025	082925ACH5	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		59.65	1,377,020.98
Bill Pmt -Check	08/29/2025	082925ACH6	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		77.88	1,376,943.10
Bill Pmt -Check	08/29/2025	082925ACH7	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		149.59	1,376,793.51
Bill Pmt -Check	08/29/2025	082925ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		395.12	1,376,398.39
Bill Pmt -Check	08/29/2025	082925ACH9	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,444.60	1,374,953.79
Bill Pmt -Check	08/29/2025	082925ACH10	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		102.98	1,374,850.81
Bill Pmt -Check	08/29/2025	082925ACH11	Clay County Utility Authority	2300 Town Center Blvd Info Center		108.72	1,374,742.09
Bill Pmt -Check	08/29/2025	082925ACH12	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		158.30	1,374,583.79
Bill Pmt -Check	08/29/2025	082925ACH13	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,374,267.19
Bill Pmt -Check	08/29/2025	082925ACH14	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,373,950.59
Bill Pmt -Check	08/29/2025	082925ACH15	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,373,633.99

Fleming Island Plantation CDD

Check Register

August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill Pmt -Check	08/29/2025	082925ACH16	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.68	1,373,317.31
Bill Pmt -Check	08/29/2025	082925ACH17	Clay County Utility Authority	Spine Road Reclaimed Irrigation		375.68	1,372,941.63
Bill Pmt -Check	08/29/2025	082925ACH18	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		997.31	1,371,944.32
Bill Pmt -Check	08/29/2025	082925ACH19	Clay County Utility Authority	2300 Town Center Blvd Irrigation		1,886.87	1,370,057.45
Bill Pmt -Check	08/29/2025	082925ACH21	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		21.96	1,370,035.49
Bill Pmt -Check	08/29/2025	082925ACH22	Clay County Utility Authority	River Park Garden Area Irrigation		34.01	1,370,001.48
Bill Pmt -Check	08/29/2025	082925ACH23	Clay County Utility Authority	Spine Road Reclaimed Irrigation		49.47	1,369,952.01
Bill Pmt -Check	08/29/2025	082925ACH24	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		108.22	1,369,843.79
Bill Pmt -Check	08/29/2025	082925ACH25	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		158.30	1,369,685.49
Bill Pmt -Check	08/29/2025	082925ACH26	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		252.70	1,369,432.79
Bill Pmt -Check	08/29/2025	082925ACH27	Clay County Utility Authority	426 -2 Old Hard Road Restroom		344.56	1,369,088.23
Bill Pmt -Check	08/29/2025	082925ACH28	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		579.16	1,368,509.07
Bill Pmt -Check	08/29/2025	082925ACH29	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		1,062.34	1,367,446.73
Bill Pmt -Check	08/29/2025	082925ACH20	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		19.79	1,367,426.94
Deposit	08/29/2025			Deposit	38.24		1,367,465.18
Deposit	08/30/2025			Deposit	36.97		1,367,502.15
Deposit	08/31/2025			Interest	6,121.49		1,373,623.64
					<u>9,245.39</u>	<u>448,207.61</u>	<u>1,373,623.64</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
TOTAL	\$4,839,427	\$ 189,885	\$ 98,764	\$ 5,128,076	\$ 3,330,993	\$ 1,797,083

% 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
Total Amount Transferred	1,682,915.07	-
Due to DS previous year	-	-
Due to DS this year	13,013.66	-
Total to be Transferred	13,013.66	

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

**Fleming Island Plantation CDD
Cash and Investment Report
August 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%	\$ 20,275
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	1,373,624 (1)
Subtotal					\$ 1,393,898
 PF Relationship Priced MMA	 BankUnited	 Money Market - 2939	 n/a	 4.06%	 \$ 1,373,734
Total GF					\$ 2,767,631

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%	238,257
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	168
Total DS					\$ 259,645

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%	\$ 688,772
Total CP					\$ 688,772
Total All Funds					\$ 3,716,050

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

Fleming Island Plantation CDD
Bank Reconciliation
August 31, 2025

Balance per Bank Statement		\$ 1,498,771.32
Plus:	Deposits	89.52
Less:	Outstanding Checks	125,237.20
Adjusted Bank Balance		<u>\$ 1,373,623.64</u>
Beginning Cash Balance Per Books		\$ 1,812,585.86
Cash Receipts		9,245.39
Cash Disbursements		448,207.61
Balance per Books		<u>\$ 1,373,623.64</u>

EXHIBIT 18

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)

Effective Date: September 23, 2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on September 23, 2025 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Fleming Island Plantation Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Facilities.

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies and Rules established for the safe operations of the Amenity Facilities.

3. Access Cards / Key Fobs. Access Cards are the property of the District. The District may request surrender of, or may deactivate, a person’s access card or key fob for violation of the District’s Policies and Rules established for the safe operations of the Amenity Facilities.

4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);

- f. Failing to abide by any District Policies and Rules (e.g., this Amenity Policies, Rules and Rates document);
- g. Treating the District's staff, contractors, representatives, residents, landowners, or Patrons in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity Facilities access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, and Patrons. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action

warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

8. Initial Suspension from Amenities. The District Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's Policies and Rules violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of Policies and Rules violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly

scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or

termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the Amenity Facilities after expiration of a suspension imposed by the District.

14 Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

EXHIBIT 19

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED SUSPENSION AND TERMINATION RULES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fleming Island Plantation Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which owns, operates and maintains certain recreational amenity facilities (collectively, the “Recreational Facilities”); and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (the “Board”) desires to adopt revised rules relating to the suspension and/or termination of patrons’ rights to utilize the Recreational Facilities; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to adopt by resolution the revised *Suspension and Termination of Access Rule* (the “Suspension and Termination Rules”), which are attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Suspension and Termination Rules set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of September, 2025.

ATTEST:

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Suspension and Termination of Access Rule

Exhibit A

Revised Suspension and Termination of Access Rule

EXHIBIT 20



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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September 10, 2025

To Board of Supervisors
Fleming Island Plantation Community Development District
250 International Pkwy., Ste. 208
Lake Mary, Florida 32746

We are pleased to confirm our understanding of the services we are to provide Fleming Island Plantation Community Development District, Clay County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Fleming Island Plantation Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These non-audit services do not constitute an audit under Government Auditing Standards and such services will not be conducted in accordance with Government Auditing Standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or

indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will be \$4,200 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, we will deliver a draft audit to the District no later than June 1, 2026. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2025 must be provided to us no later than February 15, 2026, in order for us to deliver a draft audit to the District no later than June 1, 2026. If the draft is timely reviewed by management, the final audit will be provided no later than June 15, 2026.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

An at-will termination with 30-days' written notice and requirement that the District pay all invoices for services rendered prior to the date of the notice of termination. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Fleming Island Plantation Community Development District and believe this letter accurately summarizes the terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Fleming Island Plantation Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

EXHIBIT 21