



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

Advanced Meeting Package

Regular Meeting

***Tuesday
October 28, 2025
6:00 p.m.***

***Location:
Amenity Center,
2300 Town Center Blvd.,
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, October 28, 2025, at 6:00 p.m.** at the **Amenity Center, 2300 Town Center Blvd., 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, October 28, 2025

Call-in +1 (929) 205-6099

Number:

Time: 6:00 PM

Meeting ID: 705 571 4830#

Location: Amenity Center, 2300 Town
Center Blvd., 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](#)

V. Vendor Reports

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

[Exhibit 2](#)

[Pgs. 9-15](#)

B. Lifeguard Services Report – Elite Amenities

[Exhibit 3](#)

[Pgs. 17-19](#)

C. Landscaping Update – Ruppert Landscape

[Exhibit 4](#)

[Pgs. 21-36](#)

D. Security Report – Tri-County Safety & Security, Inc. – *To Be Distributed*

[Exhibit 5](#)

VI. Staff Reports

- A. District Engineer
 - 1. Consideration Requisitions
 - a. Requisition #153 [Exhibit 7](#)
[Pgs. 46-50](#)
 - b. Requisition #158 [Exhibit 8](#)
[Pgs. 52-57](#)
 - c. Requisition #159 [Exhibit 9](#)
[Pgs. 59-61](#)
 - d. Requisition #160 [Exhibit 10](#)
[Pgs. 63-66](#)
 - e. **Requisition #161** [Exhibit 11](#)
[Pgs. 68-73](#)
- B. District Counsel
 - 1. **Consideration of Interlocal Agreement for Town Center Blvd. with Clay County** [Exhibit 12](#)
[Pgs. 75-82](#)
- C. General Manager's Report [Exhibit 13](#)
[Pgs. 84-85](#)
- D. Amenity Manager's Report [Exhibit 14](#)
[Pgs. 87-90](#)
- E. Field Operations Manager's Report [Exhibit 15](#)
[Pgs. 92-94](#)
- F. District Manager
 - 2. Action Item Report [Exhibit 16](#)
[Pgs. 96-99](#)
 - 3. Meeting Matrix [Exhibit 17](#)
[Pgs. 101-104](#)

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on September 23, 2025 [Exhibit 18](#)
[Pgs. 106-111](#)
- B. Consideration for Acceptance – The September 2025 Unaudited Financial Statements [Exhibit 19](#)
[Pgs. 113-134](#)

VIII. Business Items

- A. Consideration & Adoption of **Resolution 2026-01**, 2026 General Election [Exhibit 20](#)
[Pgs. 136-138](#)
- B. **Presentation of LLS Tax Solutions Series 2021 Report for 2025** [Exhibit 21](#)
[Pgs. 140-154](#)

IX. Discussion Topics

- A. Budget Format for FY 2027 & Beyond – DM Team
- B. Lifeguard Services/RFP – Supervisor Glickman
- C. Splash Pad – Supervisor Glickman

X. Supervisors' Requests

XI. Action Items Summary

XII. Next Regular Meeting Agenda Items

XIII. Next Meeting Quorum Check: November 18th at 6:00PM

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

XIV. Adjournment

EXHIBIT 1

CLAY TODAY

claytodayonline.com

Thank you for choosing the Clay Today for your legal needs. Please let me know if everything is correct and if this ad is approved for publication.
legal@claytodayonline.com

Thank You!

PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of BOS Regular Meeting
October 28, 2025

RUN DATES

10/16/2025

COST

\$72.90

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, October 28, 2025, at 6:00 p.m. at the Amenity Center located at 2300 Town Center Blvd., 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 169999 Published 10/16/2025 in
Clay County's Clay Today newspaper**

3515 U.S. HWY 17, Suite A
Fleming Island FL 32003

Phone: (904) 264-3200

FAX: (904) 264-3285

E-Mail:
legal@claytodayonline.com

EXHIBIT 2



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

Fleming Island Plantation CDD

10/20/2025

2300 Town Center Blvd.
 Fleming Island, FL 32003

Please see the below summary of treatments completed to date since our September 15th report. The lakes are currently in good condition overall. We are thrilled with the more seasonal Fall weather recently, but we've also received a good amount of rainfall to start the month. We anticipate there may be some algae growth as a result of the stormwater runoff and water temperatures that remain pretty warm. As always, please let us know if there are any questions or concerns and we'll be sure to respond and address promptly. We truly appreciate your continued business and the opportunity to work for the Fleming Island Plantation Community.

Zone	Technician	Date	Pond #	Service Provided
3	Luis Gallant	Sept. 25th	33, 43, 54, 55	Algae, Underwater *
4	Drew Lagenour	Sept. 26th	4, 21, 42, 49	Algae, Emergent, Underwater*
5	Alex Kastner	Sept. 18th	38, 39, 40, 41	Algae, Emergent, Terrestrial
6	Troy Weaver	Sept. 25th	19, 22, 23, 26	Algae, Emergent, Terrestrial
9	Zachary Risher	Sept. 25th	53	+
11	Garrett Potter	Sept. 16th	6, 7, 14, 26	Algae
12	Jeremy Mashek	Sept. 16th	11, 12, 16, 17	Algae *
13	Nicholas Zumwalt	Sept. 23rd	10, 13, 15	Algae, Emergent, Terrestrial
14	Brandon Ernst	Sept. 17th	29, 35+, 36, 37	Algae, Emergent, Terrestrial
1	Kory Kines	Oct. 2nd	45, 50, 51, 52	Algae, Emergent, Underwater
3	Luis Gallant	Oct. 14th	33, 43, 54, 55	Algae, Emergent, Terrestrial
5	Alex Kastner	Oct. 2nd	38, 39, 40, 41	Algae, Emergent, Terrestrial
7	Marc Thigpen	Oct. 15th	1, 2, 3, 30	Algae, Emergent, Terrestrial
8	Eric Walker	Oct. 2nd	27, 34	Algae
10	Eric Wood	Oct. 15th	5, 8, 9, 24	Algae
11	Garrett Potter	Oct. 14th	6, 7, 14, 26	Algae, Emergent, Terrestrial
12	Jeremy Mashek	Oct. 15th	11, 12, 16, 17	Algae, Emergent, Terrestrial
14	Brandon Ernst	Oct. 2nd	29, 35, 36, 37	Algae (#35 Re-treated 10/20)

*beneficial bacteria/probiotic applied +Follow-up treatment provided

Florida Offices

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

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

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices

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

South Carolina Offices

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



Pond 21



Pond 22



Florida Offices

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

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

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices

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

South Carolina Offices

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



Pond 23



Pond 25



Florida Offices

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

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

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices

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

South Carolina Offices

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



Pond 27



Pond 34



Florida Offices

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

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

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices

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

South Carolina Offices

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



Pond 35



Pond 46



Florida Offices

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

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

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices

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

South Carolina Offices

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



Pond 47



Pond 48



Florida Offices

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

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

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices

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

South Carolina Offices

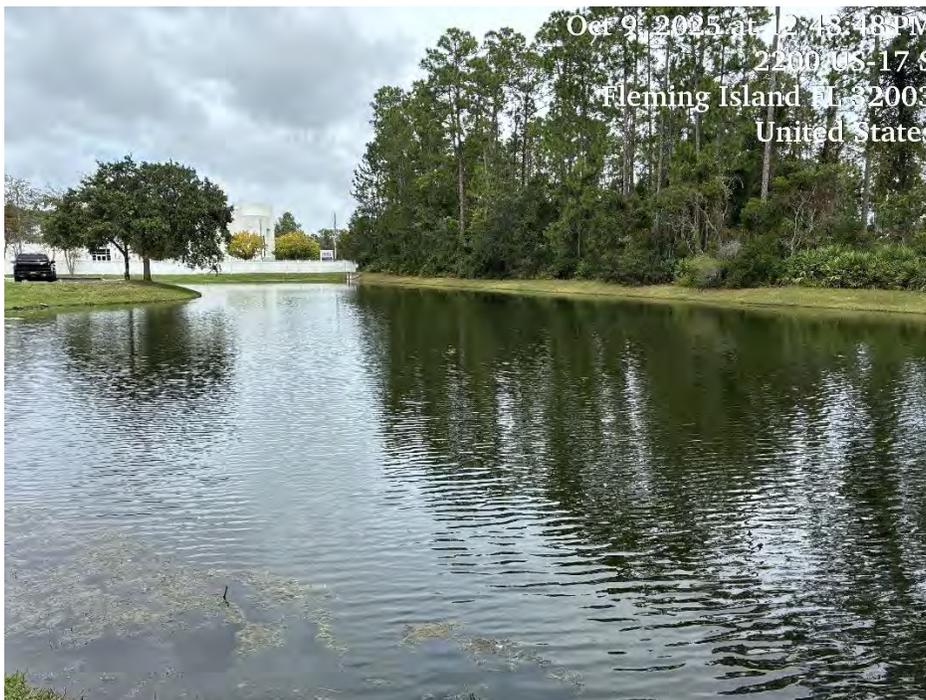
Charleston: (843) 873-1911
Greenville: (864) 498-6050
Myrtle Beach: (843) 492-4080



Pond 52



Pond 53



Florida Offices

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

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

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices

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

South Carolina Offices

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

EXHIBIT 3



FIP Board Meeting / Elite Amenities

October 28th, 2025

September 23, 2025 Meeting Talking Points:

- **Predictive Modelling: Question(s):** (1) Can Elite use predictive modeling to determine staffing needs when bad weather is predicted? / (2) What data or trends (attendance logs, weather patterns) are used to inform staffing decisions.
 - **Comment (1):** Due to the number of variables and unpredictability of residents visiting the amenities, Elite does not believe a predictive model is useful to determine day-to-day Lifeguard staffing.
 - **Comment (2):** Elite staffs heavier during the Summer Break and less during the school year; similar with staffing on the weekends where traffic tends to be higher. Off-Contract staffing adjustments during the season/year are made in conjunction with Vesta.
- **Weather-based staffing and closure protocols: Question:** How does Elite staff in inclement weather and who has final authority to delay, reduce, or cancel staffing entirely for inclement weather (e.g., extended storms, severe weather warnings, or unsafe conditions)?
 - **Comment:** Elite decides for temporary closures e.g. Lightning and Thunder; while Vesta coordinates with the HOA for final facility closure decisions.
- **Calendar Staffing Adjustments: Question:** Can we adjust staffing based on patronage?
 - **Comment:** Elite Amenities has adjusted the 2026 Renewal Terms the following:
 - 2025 Contract Terms: 5th Lifeguard added for weekends only starting May 1st; all of Summer Break; weekends only thru Labor Day.
 - Staffing: A 5th Lifeguard at the Splash Park will only be added during the Summer Break period. End of May thru the beginning of August.
 - ***This creates a savings of \$3,216.42 annually for the Splash Park.***
- **Lifeguard to swimmer ratio: Question:** Is there a standard ratio for Lifeguards to swimmers?
 - **Comment:** General industry guidelines suggest a ratio of one lifeguard for every 25 swimmers in a large pool or one lifeguard for every 15 swimmers in a small pool. It is also recommended an extra lifeguard for larger or younger groups. Challenging activities or structures within the facility may necessitate more lifeguards for adequate patron surveillance.
 - **The 10/20 Rule:** While not a ratio, this standard is crucial: lifeguards must spot a distressed swimmer in 10 seconds and reach them in 20 seconds.
 - **Comment:** Elite staffs for max occupancy AC =168 / Splash Park=96 / Kid's splash pad =67
- **Lifeguard Downtimes: Question:** Why are the lifeguards presumably sitting around?
 - **Comment:** Elite is reorganizing the Lifeguard shift schedule; "Adult Swim" times; and Head Lifeguard duties.
 - Eliminating the extra 15-minute closure at the Amenity Center and Splash Park.
 - ***This creates a total savings of \$1,348.88 annually.***
 - "Adult Swim" will start at the 50 of every hour and last 10 minutes.
 - This will eliminate standing around time during staff shift changes.
 - The 5th Lifeguard during the peak season will be the Head Lifeguard. This will allow for more facility oversight, mentorship, and organized trainings.



FIP Lifeguard Report for end of 2025 season

Swim Tests:

Swim tests for those under the age of 12 continued throughout the season with the Elite Amenities lifeguards with great success.

Confirmed Staff:

We employed 70 lifeguards this season.

Swim Lessons:

- Private and semi-private lessons continue with 2 certified instructors
- Swim Revenue to date is \$210
- Suggest we begin early registration for 2026 to include an "Open House" event pre season to promote the swim lesson program and its benefits.

Lifeguard Equipment:

Splash Park

- 5 Lifeguard tubes in good condition
- 1 Lifeguard tube in fair condition
- 1 backboard and head rest
- 2 lifeguard umbrellas (one does not bend)
- 2 small first aid kits

Amenity Center

- 3 tubes in decent shape
- 1 backboard and headrest
- 3 adult life jackets
- 3 youth life jackets
- 2 child puddle jumpers
- 1 lifeguard umbrella
- 2 first aid kits

Supplies needed for 2026:

1 lifeguard umbrella for Splash Park that can adjust. This will give us one each for the 3 stands.

- 1 additional first aid kit for each location.

Thank you to the Elite Amenities staff, to the FIP CDD Board, to the Vesta staff, and to the residents of FIP for all your help and support making 2025 a fantastic season.

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

EXHIBIT 4



RUPPERT
L A N D S C A P E

October 17,2025

Maintenance Team: Our Maintenance team is continuing with their Bi -weekly mowing and detailing schedule with a focus on detail and weed treatments in plant beds, pine straw areas and concrete joints.

Irrigation Team: The Irrigation team continues to perform irrigation inspections as scheduled. Techs are adjusting water usage on clocks depending on how much rainfall we receive. Techs have capped identified areas that require deletion and will continue to monitor rain sensors to ensure the system is shutting down properly during rain events to reduce usage. Main line on Fleming Plantation Blvd was repaired.

Agrow Pro: The Agrow-Pro team applied 21-0-0 AMS/ 6-0-0/ Acelpryn/Bifen XTS (chinch bugs have been identified and treated in multiple areas and we will continue to monitor those areas and retreat as needed as we proceed through the season.) Iron was applied to green up turf and areas of chinch bug damage are being documented for warranty sod replacement throughout the property.

Annuals:

Annuals were treated for whitefly with bifenthrin and treated with fungicide

Irrigation reserve headcount: Head count for rotors is at (77) they are all hunter 6-inch rotors. (as the reserve heads are being removed it has been noted that the rotors will most likely not be able to be reused as they are very old and many of the nozzles are seized and cannot be adjusted causing them only to be able to be used in specific locations in situations that will most likely not be relevant.

Open proposals not approved –

- Spartina grass replacements -**submitted**
- Replace jack frost ligustrum at Woodlands entrance -**submitted**
- Ornamental grasses installed at Cypress Glenn pond -**submitted**
- VillageSquare median islands 3 year phased development plan – **submitted**
- Re-vamp of building front at splash park -**submitted**
- Re-landscaping of the (3) island tips at the 3-way on T.C. Blvd. -**submitted**

Notes / requests from the Board/management company

- Cutbacks of Palmettos on Flemming Plantation median Islands has been completed.
- All heads in pine straw areas that are not relevant to turf watering have been capped off and eliminated as discussed in the last board meeting. (77 heads have been removed.)
- Site report from The UF/Ifas extension agency has been attached to include areas of declining turf explanation, as well as a plant pallet for our area.



RUPPERT

L A N D S C A P E

October 17,2025

Hello All:

October is here. As we move further into fall and our Halloween decorations go up we are beginning to see the affect of the change in seasons. The leaves are dropping and our plant material is beginning to slow its growth as it goes into its dormancy stage to protect itself from the winter cold that is approaching. Turf is beginning to show signs of discoloration as new growth is halted and mowing goes bi weekly to avoid over stress of turf and creating ruts in areas that don't need to be mowed.

Perennial plant material will begin to be cut back starting with heartier varieties first such as ornamental grasses and palmettos and then moving into cutbacks of fleshier plant material such as Loriopi and African Iris.

Waiting until after the last freeze of the year to perform these fleshy plant cutbacks will ensure continued health of the plants as the dead outer layers protect the plants form freeze damage during the harsher, colder months. While some of the cutbacks may not be aesthetically pleasing, it is a necessary requirement to ensure a full push of new growth during our upcoming spring flush in March.

Tree canopy lifting and de-mossing is also performed during these months to protect the overall structure and health of our trees from vehicles and trucks passing under them as well as ensuring the safety and security of our residents as they use our sidewalkks, roads and facilities. While this operation can cause congestion at certain times of the day throughout the site, it is absolutely necessary to perform this service yearly.

Our Mulch touch up will typically be done over these months as well to ensure that our plant beds look their best for the upcoming holiday season to accommodate all of our Family celebrations as we want our community to continue to look its best over the winter months.

We are very excited as we roll through these next few months and are allowed the opportunity to catch up on all of the tasks that seem to get away from us during the growing Season. I encourage you all to take a deep breath and enjoy the cool crisp air while it lasts and to enjoy the change in colors that are landscapes provide us.

Christopher C. Cesaro

Area Manager

Fleming Island Plantation





RUPPERT
LANDSCAPE

MONTHLY GARDENING TIPS

OCTOBER

Flowers

- Get ready to protect valuable container grown tropical and subtropical plants. Move them indoors when night temperatures drop to 40F.
- To get a Christmas cactus or poinsettia to bloom for Christmas be sure it is not getting light at night. Starting approximately October 1, put the plants in a dark area that receives no light from 5 p.m. to 8 a.m. Keep putting it in the dark at night for one month for the cactus, six to eight weeks for the poinsettia. Place the plant in its normal growing area during the day so that it gets sufficient light.
- Set out bachelor buttons, calendulas, dianthus, delphinium, flowering cabbage or kale, foxglove, mums, nasturtium, Shasta daisy, snapdragon, statice, sweet alyssum, pansies and petunias.
- Obtain wildflower seeds and prepare for planting in November. Prepare the soil by tilling thoroughly to a depth of 4 to 5 inches. Find a local source, or order seed so that planting can be done during late October or early November. Anyone who is not experienced with the establishment of wildflower planting should start with a good mixture of several kinds. Choose a southern or southeastern mixture containing such proven species as coreopsis, Indian blanket, lemon mint, coneflower, Drummond phlox, larkspur, black-eyed Susan and yarrow.
- Divide crowded perennials such as ajuga, daylilies, liriop and mondo.
- Continue to spray roses for diseases.

Trees and Shrubs

- Prepare for making an application of horticultural oil this fall if scales, mites, and other plant sucking insects have been a problem on woody ornamentals.
- Fall is an ideal time for planting many trees and shrubs. When transplanted during the fall, the roots of woody ornamentals continue to grow throughout the winter. This results in plants that are well on their way toward establishment before hot weather the following spring.

Fruits and Nuts

- Locate a source of fruit trees and place your order. Most are shipped to local outlets during December or January.
- Begin planting strawberries in mid to late October. Set out strawberry plants in the garden, in planters or in “strawberry jars.”

Vegetable Garden

- Plant seeds or establish transplants of these cool season vegetables: beets, broccoli, Brussels sprouts, cabbage, carrots, cauliflower, Chinese cabbage, collards, kale, kohlrabi, leek, lettuce, mustard, onions, parsley, radish, spinach and turnips.

Lawns

- Continue mowing and providing general care, including irrigation. Avoid the application of fertilizer. This could encourage excessively tender grass that would result in winter damage. Instead, allow the grass to gradually go dormant.
- Overseeding of the permanent lawn with annual ryegrass can be done during October and early November. Though a well-kept cool season lawn can be attractive, it requires commitment. Regular mowing, irrigation and a couple of light, supplemental applications of fertilizer will be required during the winter to keep the lawn looking at its best. Seed should be applied during October or early November. Use 10 pounds of seed per 1,000 square feet of area.
- Apply pre-emergence herbicide in early October to control winter weeds.

To Whom it May Concern:

I was asked to conduct a site visit on September 19th, 2025 to review some landscaping issues found within common areas at the Fleming Island Plantation properties. My role within the county is to provide education to the general public, businesses, and communities about gardening with a focus on sustainability using Florida-Friendly Landscaping Practices. After meeting with Mr. Cesaro, here are some of my findings:

One concern that was discussed was the issues with turfgrass areas failing under mature tree shade. This is a very common problem and one that is not easily resolved because even the most shade-tolerant turfgrass needs a minimum of 6 hours of direct sunlight per day. This does not occur under large, mature trees so thinning of grass is normal. To reduce this impact, some recommendations include mowing the grass higher, reduce fertilizer applications, irrigate only as needed, avoid heavy human traffic, and closely monitor for weed competition (see <https://edis.ifas.ufl.edu/publication/EP072> for more information).

In areas where sunlight is not adequate, it is also recommended to replace turfgrass with shade tolerant plant species. One commonly suggested groundcover is Asiatic jasmine but a combination of other shade tolerant plant species can also be utilized in landscape beds such as cast-iron plant, coontie, bromeliads, azaleas, and many more outlined in the "Landscaping in the Shade" fact sheet at <https://edis.ifas.ufl.edu/publication/EP457>.

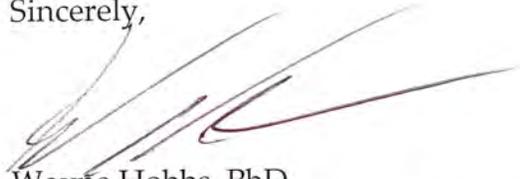
Another common area we visited also had issues with turfgrass not thriving in moderately shaded areas that were heavily trafficked by users of a park. While turfgrass can tolerate some traffic, heavy use (especially when stressed) can lead to damage and soil compaction and eventually turf will struggle to grow. These high use areas can be modified to match the level of human traffic by using permeable materials such as organic mulches, stone or gravel, or permeable pavers. Non-permeable surfaces can also be utilized but are not as environmentally friendly.

We also did discuss perennial plants that have been found to thrive in our area. I have included a fact sheet I created for the Clay County Board of County Commissioners

properties that highlights plants for commercial and public spaces that could be used in common areas and entrances.

If anyone ever has any questions about Florida-Friendly Landscaping, gardening practices, or Extension-services in general, please reach out to me at any time. I am more than happy to discuss with Homeowners Associations or individuals ways we can have more sustainable and successful landscapes through Florida-Friendly Landscaping practices.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Wayne Hobbs', with a long horizontal flourish extending to the right.

Wayne Hobbs, PhD

Environmental Horticulture Agent II, Interim County Extension Director

UF/IFAS Extension Clay County

Email: whhobbs@ufl.edu

Phone: (904)284-6355

CLAY COUNTY FACTSHEET

Horticulture

Developed by Dr. Wayne Hobbs
Clay County Environmental Horticulture Agent



Florida-Friendly Plants for Clay County BCC Properties

Introduction

Florida-Friendly Landscaping™ Program is a statewide program through the University of Florida Institute of Food and Agricultural Sciences is based around nine research-based principles to improve the sustainability of Florida landscapes. Implementing these practices in grounds and landscapes provide several benefits including decreased maintenance and costs, less irrigation, increased landscape beauty and performance, and protecting our vital natural resources. The following fact sheet summarizes each of the nine principles, their applicability on Clay County BCC properties, and includes a table of recommended plants.

For more detailed information on Florida-Friendly Landscaping™ for commercial and park settings, contact Wayne Hobbs at whhobbs@ufl.edu or (904)284-6355 or visit <https://ffl.ifas.ufl.edu/>. There is also local government guidance online at <https://ffl.ifas.ufl.edu/ffl-and-you/local-government/>.

Principle 1: Right Plant/Right Place

One of the keystone principles of the Florida-Friendly Landscaping™ Program is Right Plant/Right Place. This concept is centered around choosing plants with characteristics and needs that match what the given site provides. This includes the amount of sun, soil characteristics such as moisture, texture, drainage, and fertility, mature size of plants, and the purpose of the landscape. Special considerations can also be given to reduce hazards, avoid pest and disease issues, and decrease the need for maintenance and inputs like irrigation and fertilizer.

To implement this principle, carefully analyze a site and determine which plants have needs that will be met by the property with the least amount of additional preparation. For a list of plants that will do well in Clay County, see the attached table. The listed characteristics will be helpful for your plant choices to match the landscape. Plants should be chosen for a site that allow them to get to their mature size without excessive hedging or pruning and eventually be allowed to grow and fill landscape bed areas.

For more information, visit: <https://edis.ifas.ufl.edu/publication/EP416>

Principle 2: Water Efficiently

Water is a vital resource to our state that must be protected and conserved. To accomplish this, irrigation should be done only on an as-needed basis to meet the needs of the plants as well as what is being provided by weather. A focus should be made on having properly designed and maintained irrigation systems, operational rainfall shut-off devices, and proper timing of the system to apply the correct amount of water at an appropriate schedule.

A properly designed mature landscape should require little to no supplemental irrigation through the proper plant choices (see right plant/right place) that highlight drought-tolerant species. This concept also applies to

CLAY COUNTY FACTSHEET

Horticulture

Developed by Dr. Wayne Hobbs
Clay County Environmental Horticulture Agent

UF | IFAS Extension
UNIVERSITY of FLORIDA



turfgrass, where the right varieties of turf should be chosen that need less water or alternatives such as landscape beds or groundcovers should be considered. It should be noted however that all landscape plants and turf will usually require supplemental water at planting and during an establishment period with a length depending on the needs of the plant.

Principle 3: Fertilize Appropriately

Over-fertilization of landscapes and turfgrass areas can have several negative consequences included algal blooms in ponds and waterways, contaminated groundwater, and increased weed, pest, and disease pressure; along with wasted money. Fertilization should only occur as-needed by the site and should be based upon a soil test to determine what the landscape already provides. Any fertilizer used should be slow-release and have little to no-Phosphorous unless a soil test reveals a need. Fertilizers should only be applied when landscape plants and turf area actively growing. Combination products such as “weed and feed” are not recommended.

Principle 4: Mulch

Mulch helps to retain soil moisture, prevents some weed growth, protects plant roots, and can help to improve the soil over time. Common recommended mulches include pine bark, pine straw, or hardwood mulches. Stone and rubber mulches are not recommended for Florida and cypress mulch should not be used because it rarely comes from a sustainable source. Mulch should be applied in all landscape beds and around the base of trees in the landscape at a depth of 3-4” but should never touch the stems or trunks of plants. As a landscape matures, plants should be allowed to grow to a mature size where mulch is not needed between them and they will self-mulch with fallen leaves.

Principle 5: Attract Wildlife

While wildlife may not be a common consideration in public landscapes, these sites can provide services to birds, reptile, insects, and small mammals that are beneficial. Plants may provide flowers, fruit, seeds, or foliage for animals as food source. Pollinating insects and other animals also provide beauty to the landscape and garden areas that support wildlife are often great opportunities to engage and educate the public.

Principle 6: Manage Yard Pests Responsibly

Pests, disease, and weeds are common issues in a public landscape and should be addressed through the use of integrated pest management (IPM). Employees should avoid regular applications of landscape and turf pesticides unless an issue is present or is being prevented. IPM includes looking in the landscape for pest, disease, and weed issues, identifying the cause of an issue, and then choosing the least environmentally hazardous practice for control. By implementing IPM, you will see less pesticide use in the landscape, lower costs, and higher quality landscapes.

CLAY COUNTY FACTSHEET

Horticulture

Developed by Dr. Wayne Hobbs
Clay County Environmental Horticulture Agent

UF | IFAS Extension
UNIVERSITY of FLORIDA



Special consideration should be made to also implement Right Plant/Right Place and choose plants that more pest and disease resistant and place them where they will be successful. Higher levels of stress can lead to higher levels of pest and disease.

Principle 7: Recycle Yard Waste

Recycling yard waste in a public landscape can happen in a number of ways including leaving grass clippings on turf areas (the nutrients will feed the turf) and allowing plants to self-much, reducing the need for leaf removal. This principle also includes composting, which could be adopted at sites by employees or volunteers to help provide recycled nutrients to the garden.

Principle 8: Reduce Stormwater Runoff

The reducing stormwater runoff principle seeks to retain and use as much of rainfall and irrigation into the landscape as possible with additional goals of limiting pesticide and fertilizer runoff an erosion. This includes design decisions such as redirecting run-off into vegetative areas for filtering, using permeable paving, and choosing plants that thrive in wetter sites.

Principle 9: Protect the Waterfront

Clay county is full of waterfront areas that should be protected. It is recommended that low-maintenance zones of at least 10 feet around any body of water where plant material is allowed to grow that will require little work while filtering stormwater and limiting erosion. Plants for these sites should be carefully chosen. This zone should also be free of any additional inputs including grass clippings, pesticides, fertilizer, or irrigation water.

Note on Invasive Plants

Florida is an area with a high number of invasive plants, which are non-native species that outcompete our native plants for resources. Care should be taken to both properly remove invasive plants from county properties and avoid planting any species in the landscape that are of concern. For an updated list of invasive plant species to avoid, visit <https://assessment.ifas.ufl.edu/>.

Conclusion

The implementation of Florida-Friendly Landscaping™ practices in Clay County public properties can help save money, resources, and time for the county government while also providing more successful, healthy, and beautiful landscapes for our citizens to enjoy. For any questions or advisement, please contact Wayne Hobbs, the environmental horticulture agent for UF/IFAS Extension Clay County at whhobbs@ufl.edu or by phone at (904)284-6355.

Florida-Friendly Landscaping Plant Palette for Clay County Board of County Commissioners Properties

	Common Name	Scientific Name	Size		Sun Needs			Soil Moisture			Evergreen?	Pollinator Friendly	Native?	Notes
			Height	Width	Sun	Part Sun/Shade	Shade	Dry	Medium	Wet				
Trees	Live Oak	<i>Quercus virginiana</i>	40-80'	60-120'	x	x		x	x		Y	Y	Y	Protect roots
	East Palatka Holly	<i>Ilex x attenuata</i>	30-45'	10-15'	x	x		x			Y	N	Y	
	American Holly	<i>Ilex opaca</i>	35-50'	15-25'	x	x		x	x	x	Y	Y	Y	
	Dahoon Holly	<i>Ilex cassine</i>	20-30'	15-20'	x	x	x		x	x	Y	Y	Y	
	Yaupon Holly	<i>Ilex vomitoria</i>	15-30'	6-20'	x	x		x	x	x	Y	Y	Y	
	River Birch	<i>Betula nigra</i>	40-50'	25-35'	x	x		x	x	x	N	N	Y	Peeling Bark
	Crape Myrtle	<i>Lagerstroemia indica</i>	10-30'	15-30'	x			x	x		N	N	N	
	Chaste Tree	<i>Vitex agnus-castus</i>	10-20'	15-20'	x	x	x	x			N	Y	N	
	Red Maple	<i>Acer rubrum</i>	35-80'	25-35'	x	x		x	x	x	N	N	Y	Fall Color
	Redcedar	<i>Juniperus virginiana</i>	40-50'	10-25'	x	x		x			Y	Y	Y	
	Southern Magnolia	<i>Magnolia grandiflora</i>	40-80'	15-40'	x	x		x	x		Y	N	Y	Leaf drop/self-mulching
	Sycamore	<i>Platanus occidentalis</i>	75-90'	50-70'	x	x		x	x	x	N	N	Y	Leaf drop/self-mulching
	Shumard Oak	<i>Quercus shumardii</i>	55-80'	40-50'	x			x	x		N	Y	Y	
	Baldcypress	<i>Taxodium distichum</i>	50-80'	10-35'	x	x		x	x	x	N	N	Y	Wet sites, adaptable, knees
	Winged Elm	<i>Ulmus alata</i>	70-90'	30-40'	x	x		x	x	x	N	Y	Y	
	Podocarpus	<i>Podocarpus macrophyllus</i>	30-40'	20-25'	x	x		x			Y	N	N	Many varieties
Palms	Cabbage Palm	<i>Sabal palmetto</i>	25-60'	10-15'	x	x		x	x	x	Y	Y	Y	Florida state tree
	Saw Palmetto	<i>Serenoa repens</i>	3-10'	4-10'	x	x	x	x			Y	Y	Y	Long-lived, exceptionally low maintenance
	Lady Palm	<i>Rhapis excelsa</i>	7-14'	10-15'		x	x	x			Y	N	N	Clumping
	Pindo Palm	<i>Butia capitata</i>	15-25'	10-15'	x	x		x			Y	N	N	Edible Fruit, Messy
Shrubs	Yaupon Holly	<i>Ilex vomitoria</i>	15-30'	6-20'	x	x		x	x	x	Y	Y	Y	Many varieties, shrubs, trees, and weeping
	Chinese Holly	<i>Ilex cornuta</i>	15-25'	15-25'	x	x		x			Y	N	N	Sharp leaves on some varieties
	Lorepetalum	<i>Loropetalum chinense</i>	6-15'	8-10'	x	x		x			Y	N	N	Tough, can be tree or shrub, dwarf varieties available
	Coontie	<i>Zamia floridana</i>	1-5'	3-5'	x	x	x	x			Y	Y	Y	Spreading, toxic seeds
	Rose	<i>Rosa spp.</i>	1-20'	2-8'	x			x			Y	N	N	Knockout or drift varieties work well, some can be high maintenance
	Tea Olive	<i>Osmanthus fragrans</i>	15-30'	15-20'	x	x		x			Y	N	N	Fragrant Blooms, hedge and prunable
	Azalea	<i>Rhododendron cvs.</i>	3-12'	3-10'		x		x			Varies	Y	Varies	Many varieties, native are deciduous, dwarf varieties
	Walters Viburnum	<i>Viburnum obovatum</i>	8-25'	6-10'	x	x	x	x			Y	N	Y	Many varieties, can sucker
	Sweet Viburnum	<i>Viburnum odoratissimum</i>	15-30'	15-20'	x	x	x	x			Y	Y	N	Hedge and prunable
	Plumbago	<i>Plumbago auriculata</i>	6-10'	8-10'	x			x			N	Y	N	Blue to white flowers, winter dieback. Blooms more with pruning.
	Pineapple Guava	<i>Feijoa sellowiana</i>	8-15'	8-15'	x	x		x			Y	N	N	Edible blooms and fruit
	Firebush	<i>Hamelia patens</i>	5-20'	5-8'	x	x	x	x	x		N	Y	Y	Dies back in winter, great in spring through fall
	Japanese Camellia	<i>Camellia japonica</i>	10-20'	10-20'		x		x			Y	N	N	Many varieties
	Sasanqua Camellia	<i>Camellia sasanqua</i>	3-15'	5-10'	x	x		x			Y	N	N	Tough plant, 'Shi Shi' variety is excellent
	Fringetree	<i>Chionanthus virginicus</i>	12-20'	10-15'	x	x	x	x			N	N	Y	Showy, white blooms
	Loquat	<i>Eriobotrya japonica</i>	20-30'	30-35'	x	x		x			Y	N	N	Fruiting, low maintenance
	Clumping Bamboo	<i>Bambusa spp.</i>	3-100'	2-20'	x	x		x	x		Y	N	N	Clumping varieties only
	Holly Fern	<i>Cyrtomium falcatum</i>	2-3'	3-4'	x	x	x	x	x		Y	N	N	Low growing, groundcover
	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	6-10'	6-8'	x	x	x	x	x		N	N	Y	Interesting bark and texture, large flowers
	Star Anise	<i>Illicium spp.</i>	10-15'	6-15'	x	x		x			Y	N	N	Licorice scent
	Thyrallis	<i>Galphimia glauca</i>	5-9'	4-6'	x			x			Y	N	N	Yellow blooms
	Pittosporum	<i>Pittosporum tobira</i>	8-12'	12-18'	x	x		x			Y	N	N	
	Leather Fern	<i>Acrostichum danianifolium</i>	8-10'	8-10'	x	x	x		x	x	Y	N	Y	Large foliage, wet and shaded sites

	Autumn Fern	<i>Dryopteris spp.</i>	1-4'	1-4'		x		x		x		Y	N	Y	Dark green foliage
Grasses	Muhly Grass	<i>Muhlenbergia capillaris</i>	2-5'	2-3'	x				x	x	x	Y	N	Y	Pink fall flowers, tolerates extreme drought and flooding
	Fakahatchee Grass	<i>Tripsacum dactyloides</i>	4-6'	4-6'	x	x			x	x		Y	Y	Y	Larger grass, dwarf varieties available, extremely adaptable and tough
	Purple Fountain Grass	<i>Pennisetum setaceum</i>	4-6'	2-4'	x				x			N	N	N	Purple foliage, dies back in winter
Perennials	Dune Sunflower	<i>Helianthus debilis</i>	1-4'	2-4'	x				x			N	Y	Y	Yellow flowers, spreading, winter dieback.
	Salvias	<i>Salvia spp.</i>	1-8'	1-10'	x				x	x		N	Y	Y/N	Many varieties, variable growth habits, flowers, needs.
	Gaillardia	<i>Gaillardia pulchella</i>	1-2'	2-3'	x				x			N	Y	N	Spreading, will reseed, winter damage.
	African Iris	<i>Dietes iridoides</i>	2-6'	1-2'	x	x			x	x	x	Y	N	N	Highly adaptable and tough, spreading
	Gingers	Var.	1-12'	3-6'	var.	Wide variety of plants, many thrive in shade									
	Agapanthus	<i>Agapanthus africanus</i>	2'	2'	x	x			x			N	N	N	Blue flowers
	Crinum	<i>Crinum spp.</i>	3-6'	3-6'	x	x			x			Y	N	N	Many varieties, toxic, attracts lubber grasshoppers
	Canna	<i>Canna spp.</i>	2-6'	1-3'	x	x				x	x	N	Y	Y/N	Many varieties, upright foliage, winter damage
	Society Garlic	<i>Tulbaghia violacea</i>	1-2'	1-2'	x	x			x			Y	N	N	Pink flower, garlic scent
	Pentas	<i>Pentas lanceolata</i>	2-4'	2-3'	x	x			x			N	Y	N	Variable flowers and growth habit, winter dieback.
	Flax Lily	<i>Dianella spp.</i>	1-2'	1-2'	x	x			x			Y	N	N	Variegated leaves, rust issue
Groundcovers	Walking Iris	<i>Neomarica gracilis</i>	2-3'	2-3'		x	x		x		Y	N	N	White to blue flower, clumping	
	Asiatic Jasmine	<i>Trachelospermum asiaticum</i>	1-3'	1-30'	x	x		x	x	x	Y	N	N	Vining, spreading groundcover. Great for shade.	
	Sunshine Mimosa	<i>Mimosa strigillosa</i>	0.5-1'	7-10'	x				x			N	Y	Y	Pink flowers, aggressive, winter damage
	Perennial Peanut	<i>Arachis glabrata</i>	0.5-1'	1-8'	x				x			N	N	N	Turf-alternative, yellow flowers, winter damage
	Frog Fruit	<i>Phyla nodiflora</i>	0.5-1'	8-10'	x	x			x	x		Y	Y	Y	Turf-alternative, pink flowers, can be mowed
	Cast Iron Plan	<i>Aspidistra elatior</i>	1-3'	1-3'		x		x	x			Y	N	N	Glossy green foliage, spreads
Turf	Mondograss	<i>Ophiopogon japonicus</i>	0.5-1'	0.5-2'		x		x	x		Y	N	N	Good for borders, deep green grass-like foliage	
	St. Augustinegrass	<i>Stenotaphrum secundatum</i>	2.5-4"	N/A	x	x			x	x	Y	N	N	Good for wet sites, some shade tolerance	
	Bahiagrass	<i>Paspalum notatum</i>	3-4"	N/A	x				x	x	Y	N	N	Highly drought tolerant	
	Centipedegrass	<i>Eremochloa ophiuroides</i>	1.5-2"	N/A	x				x	x	Y	N	N	Drought tolerant, nematode issues	
	Zoysiagrass	<i>Zoysia japonica</i>	2-2.5"	N/A	x	x			x	x	Y	N	N	Requires different care than other grasses	



Fleming Island Plantation

Weekly Communication

October 17, 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 is now at 77) we capped 12 heads in the past week in several different areas along T.C. Blvd. They are all Hunter 6 inch rotors
- All mowing operations were completed throughout the property. Turf was mowed at height of 4 ½ inches.
- Blowing all hard surfaces was completed.
- Edging of all hard surfaces were completed.
- Shrubs were pruned on all median islands and all entrances to all communities.
- Vines, branches and tree suckers were removed from problem spots along Towncenter Blvd. (this is ongoing)
- Irrigation issues were addressed, and some repairs and adjustments were made.
- Mulch was installed in bare spots at pavilion 1 at amenity center for pumpkin patch setup. (Weeds in this area were removed).
- Flowers were replaced on island tip at 3 way stop sign on Town Center Blvd. where a car ran through the tip of the island.
- Bed and crack weeds were sprayed on Flemming Plantation Blvd.
- Red salvia on Fleming Plantation Blvd. were treated with fungicide.
- Irrigation at Lake Ridge South was turned back on.
- Declining holly trees at Splash Park building were replaced. Irrigation was adjusted and a bubbler was added to one tree to ensure coverage.
- Met with General contractors to discuss irrigation needs for construction of new bathroom facility at tennis courts. (flagging will begin next week and irrigation zones will be shut down as needed).
- Storm drains were raked out and debris was removed along Town Center Blvd.



Fleming Island Plantation

Weekly Communication

October 17, 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 is now at 77) we capped 12 heads in the past week in several different areas along T.C. Blvd. They are all Hunter 6 inch rotors
- Blowing all hard surfaces was completed.
- Shrubs were pruned on all median islands and all entrances to all communities.
- Vines, branches and tree suckers were removed from problem spots along Towncenter Blvd. (this is ongoing)
- Irrigation issues were addressed, and some repairs and adjustments were made.
- Cypress Glenn pond was mowed and weeded per Margaret's request.
- Bed and crack weeds were sprayed and all berms on Fleming Plantation Blvd from 17 and town center to the entrance at Thornhill.
- Annuals were treated for whitefly throughout property
- Irrigation was flagged at tennis courts for new building construction.
- Broken wax myrtle was removed from Lakeridge North per Fred's request.
- Palmetto cutbacks were completed on Fleming Plantation Blvd.

- Tree canopies have been lifted and de-mossed on Town Center Blvd. From Hwy 17 to the entrance at the Links.

EXHIBIT 5

EXHIBIT 6



PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: PRIME AE Group, Inc. - Ryan Stilwell, PE
DATE: October 17, 2025
RE: October 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 – Comcast has agreed to payment and CDD attorney working on payment & release.

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 October 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. Board approved 60% payment at 9/23 meeting. Working with Chairman and Clay County and will provide update at October meeting.

Lake Ridge South Drainage

- Board approved \$3,200 for camera inspection of existing drainage pipe at 9/23/25 meeting. Work was completed and verbal results indicate pipe is clear and functioning. Awaiting final video results and will provide update at October meeting.

Future Pond Maintenance/Drainage Costs

- We are working with District Staff and management reviewing historical stormwater needs assessment versus actual costs to provide future budget recommendations.

End of Report



VENDOR PRICING FOR SELECTED 2021 FIP CDD CAPITAL IMPROVEMENT PROJECTS

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

**PREPARED BY PROSSER, INC.
13901 SUTTON PARK DRIVE SOUTH, STE 200
JACKSONVILLE, FL 32224**

APPROVED CAPITAL IMPROVEMENTS STATUS SUMMARY

- ~~ACTIVITY PAVILION - Project to be rebid during the month of December. Pricing due in 2025.~~
- **TENNIS COURT RESTROOM AND PAVILION** - Board approved. Contract signed by contractor and Board. Contractor began mobilization for work on the week of October 13, 2025.
- ~~PICKLEBALL COURT EXPANSION- Moving forward with construction~~
- ~~FITNESS STATION RESURFACING - Waiting on Board approval~~
- ~~SPLASH PARK VOLLEYBALL COURTS- Work Completed~~
- ~~BLISS PRODUCTS FITNESS STATION EQUIPMENT- Tree Amigos installed drainage system and was successful during rain event. Bliss to add mulch.~~
- ~~SPLASH PARK FILTER TANKS - Work completed.~~
- ~~IAS SOUND SYSTEM AND TV'S FOR AMENITY CENTER AND SPLASH PAD~~
- ~~BLISS WADING POOL SHADE SAIL- Work Completed~~
- ~~KOMPAN PLAYGROUND- Installation finalized and final walk through and punch list completed 1.9.23. Requisition for final payment submitted.~~
- ~~BLISS SPLASH PAD SHADE SAIL- Vendor to complete work week of 2.13.23~~
- ~~SLIDE EXPERTS WATER SLIDE RESTORATION- Work complete. Final walk through and punch list completed on 11.4.22.~~
- ~~AMENITY CENTER BASKETBALL BACKBOARDS/NETS~~
- ~~BAB TENNIS COURT RESURFACING- Contract signed. Work scheduled for week of 1.23.23~~
- ~~LAP POOL ADA LIFT CHAIR- Installation finalized. Final payment requisition submitted.~~
- ~~AMENITY CENTER SPLASH PAD RESURFACING - Work to begin this month.~~
- ~~TENNIS COURT RESURFACING~~
- ~~AMENITY CENTER BACKBOARDS AND NETS- Installation scheduled for 1.13.23~~

TABLE OF CONTENTS:

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

FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 10.17.25		
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		
REQUISITIONS 1-160	\$240,996.47	
REMAINING LUMP SUM SERVICES		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)		
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS)		
TOTAL REMAINING:	\$41,729.56	
	(+ALLOWABLE INTEREST)	

FIPCDD 2021 Requisition Break Down

Date: 10/17/2025
 Prime AE No. 109064.04

Companies/Payee	Project	Contract Amount	Total Invoices	
Construction				
Kompan	Splash Park Playground	\$328,428.01	\$328,428.01	
BAB Tennis Courts	FIPCDD Tennis Resurfacing	\$31,500.00	\$31,500.00	
The Slide Experts	Paint Exterior Open Waterslide	\$55,850.00	\$55,850.00	
AquaSeal Resurfacing	FIPCDD Splash Pad Resurfacing	\$39,270.00	\$39,270.00	
Mobility Plus	FIPCDD Splash Pad & Amenity Center Chair Lift	\$20,052.99	\$20,052.99	
Vak Pak, Inc.	Filtration Equipment Reno	\$170,527.72	\$170,527.72	
Bliss Products & Services	Wade Pool Shading	\$47,027.50	\$47,027.50	
Integrated Access Solution	Splash Park Sound and TV Install	\$58,978.76	\$58,978.76	
Tree Amigos	Stormdrain Cleaning	\$1,450.00	\$1,450.00	
Brogdon Builders	FIPCDD Pickleball	\$382,480.00	\$382,480.00	
Hoffman Construction	FIPCDD Tennis Restroom Pavilion	\$421,639.00	\$19,665.00	
Bliss Products & Services	Amenity Center Basketball Court	\$8,324.00	\$8,324.00	
Bliss Products & Services	Fitness Station Creation	\$37,671.00	\$37,670.96	
Court Surfaces	Volleyball Courts	\$17,750.00	\$17,750.00	
		OVERALL TOTAL :	\$1,274,824.94	
Design/Permitting				
PRIME AE		FIPCDD Pickleball	\$29,650.00	\$36,354.57
	*2	FIPCDD Slide Tower	\$7,000.00	\$7,944.70
	*3	FIPCDD Fitness Pavilion	\$57,995.00	\$53,257.04
	*4	FIPCDD Splash Pad	\$5,500.00	\$5,592.15
	*3	FIPCDD Tennis Restroom	\$65,745.00	\$63,260.73
	Other Engineering Services (Since Oct. 2021) (monthly reports, coordination w/vendors & staff)			
		OVERALL TOTAL :		\$240,996.47

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

EXHIBIT 7

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: 153

(B) Name of Payee: Hoffman Commercial Construction, LLC

(C) Amount Payable: \$19,665.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Pay Application #1

(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

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF THREE

PAGES

TO OWNER: Fleming Island CDD
11555 Heron Bay Blvd, Suite 201
Coral Springs, FL 33076

PROJECT: Fleming Island Tennis Pavilion Rest
2312 Town Center Blvd
Fleming Island, FL 32003

APPLICATION NO: 2501 1
PERIOD TO: 7/25/2025

Distribution to:

OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR:
Hoffman Commercial Constructon, LLC
6919 Distribution Ave S - Unit #5
Jacksonville, FL 32256

ARCHITECT: Prosser Inc
13901 Sutton Park S. Suite 200
Jacksonville, FL

CONTRACT FOR: Construction

CONTRACT DATE: 6/10/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	421,639
2. Net change by Change Orders	\$	-
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	421,639
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	20,700
5. RETAINAGE:		
a. 5% % of Completed Work (Column D + E on G703)	\$	1,035
b. 5% % of Stored Material (Column F on G703)	\$	-
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	1,035
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	19,665
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	-
8. CURRENT PAYMENT DUE	\$	19,665
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	401,974

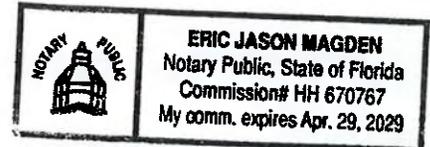
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ -	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	\$ -

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Paul Hoffman
By: Paul Hoffman Date: 7/25/2025

State of: Florida County of: Duval
Subscribed and sworn to before me

Notary Public: Eric Jason Magden
My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 19,665.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: _____ Date: 07/29/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SOV
Fleming Island Tennis Pavilion Restroom
Schedule of Values

2501 1
7/25/2025

DESCRIPTION	SCHEDULE OF VALUES	PREVIOUS APPL	WORK IN PLACE	STORED MATERIAL	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH
1 MOBILIZE AND START UP	\$ 9,000	0	9,000	0	9,000	100%	0
2 SITE PREPARATION	\$ 40,670	0	0	0	0	0%	40,670
3 EROSION AND SEDIMENT	\$ 1,000	0	0	0	0	0%	1,000
4 SWPPP	\$ 500	0	0	0	0	0%	500
5 CLEARING	\$ 10,000	0	0	0	0	0%	10,000
6 BUILDING PERMIT	\$ 3,500	0	3,500	0	3,500	100%	0
7 TENNIS RESTROOM PAVILION	\$ 305,869	0	0	0	0	0%	305,869
8 LIGHTING	\$ 40,400	0	0	0	0	0%	40,400
9 TESTING ALLOWANCE	\$ 500	0	0	0	0	0%	500
10 SEEDING & MULCHING	\$ 2,000	0	0	0	0	0%	2,000
11 BONDING	\$ 8,200	0	8,200	0	8,200	100%	0
TOTAL	\$ 421,639	0	20,700	0	20,700	0	400,939

**CONTRACTOR'S
CONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT
(PAYMENT BY CHECK)**

The undersigned lienor, in consideration of the progress payment in the amount of \$ 19,665 and conditioned upon payment of check number _____ issued to the undersigned by: Fleming Island CDD in said amount, waives and releases its lien right to claim a lien for labor, services, or materials furnished to Fleming Island CDD on the job of Fleming Island Tennis Pavilion Restroom to the following described property:

Fleming Island Tennis Pavilion Restroom
2312 Town Center Blvd
Fleming Island, FL 32003

HCC Project # 2501
Owner's Project # _____

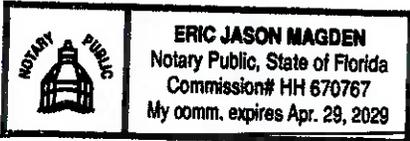
This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified:

Dated On: 7/25/2025

Lienor's Name: Hoffman Commercial Constructon, LLC
Address: 6919 Distribution Ave South - Unit #5
Jacksonville, Florida 32256
By: 
Printed Name: Paul Hoffman

STATE OF FLORIDA, COUNTY OF Duval.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/27/2025
BY: Paul Hoffman
(X) WHO IS PERSONALLY KNOWN TO ME OR
(✓) WHO HAS PRODUCED Drivers license AS IDENTIFICATION AND
WHO () DID (X) DID NOT TAKE AN OATH.


NOTARY PUBLIC
Eric Jason Magden
Notary Name Typed or Printed


COMMISSION NO.

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.
10/1/1996

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: 158

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

(C) Amount Payable: \$2,603.16

(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 #55162

(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

September 29, 2025
 Project No: P0109064.12
 Invoice No: 55162

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 August 02, 2025 to August 29, 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	16,950.00	0.00
Task 3: Permitting	7,000.00	88.00	6,160.00	5,950.00	210.00
Task 4A: Bidding/ Award & Pre-Const	2,500.00	100.00	2,500.00	2,500.00	0.00
Total Fee	29,700.00		28,860.00	28,650.00	210.00
Total Fee					210.00
Total this Task					\$210.00

Task 5: Architectural, Structural & MEP

Reimbursable Expenses

Other Reimbursable Expenses				2,393.16	
Total Reimbursables			1.0 times	2,393.16	2,393.16
Total this Task					\$2,393.16
Total this Invoice					\$2,603.16

Outstanding Invoices

Number	Date	Balance
54881	7/24/2025	2,254.62
54995	8/19/2025	4,526.72
Total		6,781.34



R. Wulbern Architect PA

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

INVOICE

INVOICE NO: 1692.02.04
DATE: AUGUST 9, 2025

BASE CONTRACT SERVICES

To: PROSSER
13901 Sutton Park Drive, South
Suite 200
Jacksonville, Florida 32224
Attn.: Mr. Ryan Stilwell

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

Proj. No: 1692.02

PROJECT NO.	CLIENT PROJECT NO.	CLIENT P.O. NUMBER	CONTRACT DATE	PERIOD TO	TERMS
1692.02				07/01/24 thru 06/30/24	Due upon receipt

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Construction Document & Administration Services-		
	Architectural Construction Documents.	FIXED FEE	\$ 2,290.00
	Structural Engineering	FIXED FEE	\$ -
	Mechanical/Electrical Engineering	FIXED FEE	\$ -
		Sub-Total:	\$ 2,290.00
	Base Contract Services Fees:	\$ 33,545.00	
	(Less Previous Base Contract Services Fees):	\$ (27,250.00)	
	(Less Current Base Contract Services Fees):	\$ (2,290.00)	
	Balance Remaining:	\$ 4,005.00	
	Note Amounts Above DO NOT Include Reimbursable Expenses.		
	Reimbursable Expenses:		
	Reproduction & Delivery Expenses (See Attached Receipts)		\$ 103.16
		PROFESSIONAL SERVICES:	\$ 2,290.00
		REIMBURSABLE EXPENSE:	\$ 103.16
		TOTAL DUE THIS INVOICE:	\$ 2,393.16

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

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

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

THANK YOU FOR THIS OPPORTUNITY TO BE OF SERVICE!



LDI - JaxColor

806 Rosselle Street Jacksonville, FL 32204

904-381-0777 | 904-900-3179 | 904-765-9696
jaxcentral@ldiline.com | artwork@jaxcolor.com | orders@expressjax.com

SCANNED:
06/10/25

BILL TO

R. Wulbern Architeect, PA (CC
on File)
4454 Swilcan Bridge Lane, N.
Jacksonville, FL 32224 US

SALES RECEIPT 65894

DATE 06/10/2025

JOB NAME

FIP Tennis Pavilion

ORDERED BY

Robert

ACTIVITY	QTY	RATE	AMOUNT
bl Invoiced by Bob	1	0.00	0.00T
D2 Bond Paper 24x36	36	1.53	55.08T

Thank you for your continued business.

SUBTOTAL	55.08
TAX	4.13
TOTAL	59.21
AMOUNT RECEIVED	59.21

TOTAL DUE \$0.00

X _____

You agree to the above charges on this invoice to be applied to your account or to credit card being processed.

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payment processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, www.intuit.com/legal/licenses/payment-licenses/).

IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.



INVOICE
Keister Webb Structural Engineers LLC
 6501 Arlington Expressway Suite B201
 Jacksonville, FL 32211
 (904) 619-2333
 admin@kwengineers.com

BILL TO:

Mr. Robert Wulbern AIA,
 LEED AP
 R. Wulbern Architect, PA
 4454 Swilcan Bridge Lane,
 N
 Jacksonville, FL 32224

Invoice No: **2442**
 Status: **Open**
 Invoice Date: **6/16/2025**
 Due Date: **7/16/2025**
 Total: **\$1,293.95**

SCANNED:
 06/17/25

Service Date	Product/Service	Quantity	Unit Price	Total
--------------	-----------------	----------	------------	-------

Construction Documents Phase

100% less 50% previously billed 0.50 \$2,500.00 \$1,250.00

Printing

Southside Blueprint Inv 114663 1.00 \$38.22 \$38.22

15% Markup

38.22 \$0.15 \$5.73

Notes

Project Number: 22218
Project Name: Fleming Island Tennis Pavilion
Customer Project No.:
 THANK YOU FOR YOUR BUSINESS!

Subtotal: \$1,293.95
Invoice Amount: \$1,293.95
Previous Payment(s): \$0.00
Amount Due (USD) **\$1,293.95**

Please note our mailing address has changed. Our new suite number is B201. Thank you for your business!

EXHIBIT 9

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: 159

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

(C) Amount Payable: \$701.25

(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 #55168

(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

September 30, 2025
 Project No: P0109064.04
 Invoice No: 55168

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 Supervisor Nelson on Cypress Glen, attend emergency meeting and August CDD meeting and coordination with staff on drainage items.

Professional Services from August 02, 2025 to August 29, 2025

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

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	4.75	95.00	451.25	
Vice President	1.00	250.00	250.00	
Totals	5.75		701.25	
Total Labor				701.25
		Total this Task		\$701.25
		Total this Invoice		\$701.25

EXHIBIT 10

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: 160

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

(C) Amount Payable: \$129.79

(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 #55192

(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

October 09, 2025
 Project No: P0109064.12
 Invoice No: 55192

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 August 30, 2025 to October 03, 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	16,950.00	0.00
Task 3: Permitting	7,000.00	88.00	6,160.00	6,160.00	0.00
Task 4A: Bidding/ Award & Pre-Const	2,500.00	100.00	2,500.00	2,500.00	0.00
Total Fee	29,700.00		28,860.00	28,860.00	0.00
Total Fee					0.00

Reimbursable Expenses

Postage - Reimbursable				30.25	
Total Reimbursables			1.15 times	30.25	34.79
Total this Task					\$34.79

Task 4.2: Services During Construction

Professional Personnel

	Hours	Rate	Amount
Clerical/Admin Asst/Technician	1.00	95.00	95.00
Totals	1.00		95.00
Total Labor			95.00

Billing Limits

	Current	Prior	To-Date
Labor	95.00	1,550.00	1,645.00
Budget			2,500.00
Remaining			855.00
Total this Task			\$95.00
Total this Invoice			\$129.79

Outstanding Invoices

Number	Date	Balance
54881	7/24/2025	2,254.62
54995	8/19/2025	4,526.72

Project	P0109064.12	FIPCDD Tennis Restroom Pavilion	Invoice	55192
	55162	9/29/2025	2,603.16	
	Total		9,384.50	

EXHIBIT 11

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: 161

(B) Name of Payee: Hoffman Commercial Construction, LLC

(C) Amount Payable: \$20,110.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Pay Application #2

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Responsible Officer

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

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


Digitally signed by
Ryan P Stilwell
Date: 2025.10.23
15:16:10-04'00'

Consulting Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF THREE

PAGES

TO OWNER: Fleming Island CDD
11555 Heron Bay Blvd, Suite 201
Coral Springs, FL 33076

PROJECT: Fleming Island Tennis Pavilion Rest
2312 Town Center Blvd
Fleming Island, FL 32003

PERIOD TO: 10/23/2025

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR:
Hoffman Commercial Constructon, LLC
6919 Distribution Ave S - Unit #5
Jacksonville, FL 32256

ARCHITECT: Prosser Inc
13901 Sutton Park S. Suite 200
Jacksonville, FL

CONTRACT FOR: Construction

CONTRACT DATE: 6/10/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Paul Hoffman Date: 10/23/2025

State of: Florida County of: Duval
Subscribed and sworn to before me

Notary Public: [Signature]
My Commission expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 20,110

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: [Signature] Date: 10/23/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

1. ORIGINAL CONTRACT SUM	\$	<u>421,639</u>
2. Net change by Change Orders	\$	<u>-</u>
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	<u>421,639</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>41,868</u>
5. RETAINAGE:		
a. 5% % of Completed Work (Column D + E on G703)	\$	<u>2,093</u>
b. 5% % of Stored Material (Column F on G703)	\$	<u>-</u>
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		
	\$	<u>2,093</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	<u>39,775</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>19,665</u>
8. CURRENT PAYMENT DUE	\$	<u>20,110</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	<u>381,864</u>

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ -	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	\$ -

SOV
Fleming Island Tennis Pavilion Restroom
Schedule of Values

2501 2
 10/23/2025

DESCRIPTION	SCHEDULE OF VALUES	PREVIOUS APPL	WORK IN PLACE	STORED MATERIAL	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH
1 MOBILIZE AND START UP	\$ 9,000	9,000	0	0	9,000	100%	0
2 SITE PREPARATION	\$ 40,670	0	10,168	0	10,168	25%	30,502
3 EROSION AND SEDIMENT	\$ 1,000	0	500	0	500	50%	500
4 SWPPP	\$ 500	0	500	0	500	100%	0
5 CLEARING	\$ 10,000	0	10,000	0	10,000	100%	0
6 BUILDING PERMIT	\$ 3,500	3,500	0	0	3,500	100%	0
7 TENNIS RESTROOM PAVILION	\$ 305,869	0	0	0	0	0%	305,869
8 LIGHTING	\$ 40,400	0	0	0	0	0%	40,400
9 TESTING ALLOWANCE	\$ 500	0	0	0	0	0%	500
10 SEEDING & MULCHING	\$ 2,000	0	0	0	0	0%	2,000
11 BONDING	\$ 8,200	8,200	0	0	8,200	100%	0
TOTAL	\$ 421,639	20,700	21,168	0	41,868	10%	379,771

**CONTRACTOR'S
CONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT
(PAYMENT BY CHECK)**

The undersigned lienor, in consideration of the progress payment in the amount of \$ 20,110 and conditioned upon payment of check number _____ issued to the undersigned by: Fleming Island CDD in said amount, waives and releases its lien right to claim a lien for labor, services, or materials furnished to Fleming Island CDD on the job of Fleming Island Tennis Pavilion Restroom to the following described property:

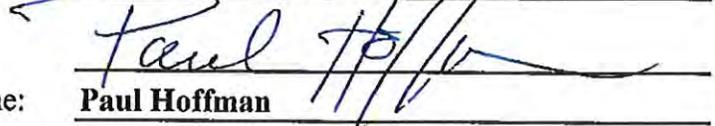
Fleming Island Tennis Pavilion Restroom
2312 Town Center Blvd
Fleming Island, FL 32003

HCC Project # 2501
Owner's Project # _____

This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified:

Dated On: 10/23/2025

Lienor's Name: Hoffman Commercial Constructon, LLC
Address: 6919 Distribution Ave South - Unit #5
Jacksonville, Florida 32256

By: 
Printed Name: Paul Hoffman

STATE OF FLORIDA, COUNTY OF Duval.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/21/2025
BY: Paul Hoffman
(X) WHO IS PERSONALLY KNOWN TO ME OR
() WHO HAS PRODUCED _____ AS IDENTIFICATION AND
WHO () DID (X) DID NOT TAKE AN OATH.


NOTARY PUBLIC
Orlando ARAUZ
Notary Name Typed or Printed

HH 703418
COMMISSION NO.



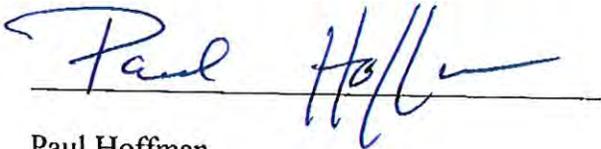
NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.
10/1/1996



HOFFMAN
Commercial Construction, LLC
CGC 1514994

CONTRACTORS PREVIOUS PAYMENT AFFIDAVIT

This affidavit is to certify that all previous progress payments received by Hoffman Commercial Construction, LLC from Fleming Island Plantation CDD for the FIPCDD Tennis Restroom Pavilion have been applied to discharge Hoffman Commercial Construction LLC legitimate obligation associated with the prior Application of Payment #1 dated July 25, 2005.



Paul Hoffman
President

Dated: 10/23/25

EXHIBIT 12

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Katie S. Buchanan
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301-7707

Clay County Agreement/Contract No.: 2025/2026 -

**INTERLOCAL AGREEMENT REGARDING
REPAIR TO TOWN CENTER BOULEVARD**

THIS INTERLOCAL AGREEMENT REGARDING REPAIRS TO TOWN CENTER BOULEVARD (“Agreement”), made this ___ day of _____, 2025, is entered into by and between Clay County, Florida, a political subdivision under the laws of the State of Florida, whose mailing address is P.O. Box 1366, Green Cove Springs, Florida 32043 (“County”), and the Fleming Island Plantation Community Development District, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose mailing address is 250 International Parkway, Suite 208 Lake Mary, Florida 32746 (“District” and, together with the County, the “Parties”).

WITNESSETH:

WHEREAS, it is the design, purpose, and intention of the parties hereto to permit said parties, individually and collectively, to make the most efficient use of their respective powers, resources and capabilities by cooperating in the use of their respective powers, resources and capabilities in regard to the optimum utilization of District and County owned property; and,

WHEREAS, the District has previously conveyed to the County certain of rights-of-way commonly referred to as Town Center Boulevard; and

WHEREAS, adjacent to a portion of Town Center Boulevard (the “Right-of-Way”), the District owns a certain parcel upon which a pond and associated overflow control structure are located as shown on Exhibit A; and

WHEREAS, a stormwater pipe structure that services the District’s pond and overflow control structure and runs under the County’s Right-of-Way has deteriorated and is in need of repair or replacement (“Stormwater Pipe”); and

WHEREAS, in order to replace or repair the Stormwater Pipe and to ensure that the Right-of-Way does not sustain damage, the Parties seek to share the responsibility of the repair or replacement of the Stormwater Pipe and any resulting repairs to the Right-of-Way as provided for herein; and

WHEREAS, Section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969”, permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, the County and the District find this Agreement to be necessary, proper, and convenient to the exercise of their powers, duties, and purposes authorized by law; and

WHEREAS, the County and the District desire to exercise jointly their common powers and authority concerning repair or replacement of the Stormwater Pipe and the Right-of-Way; the avoidance of inefficiencies caused by the unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies; and

WHEREAS, this Agreement shall serve as the “agreement between the district and a governmental entity” required by Section 190.012(1)(g) of the Act.

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt of sufficiency of which is hereby acknowledged, the County and the District agree as follows:

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

SECTION 2. OBLIGATIONS OF THE PARTIES.

A. OBLIGATIONS OF THE COUNTY. The County shall expeditiously undertake repair or replacement of the Stormwater Pipe and the Right-of-Way to ensure the Stormwater Pipe and Right-of-Way will function for the purpose for which they are intended. The County shall be solely responsible for all procurement, contract administration, inspection and oversight required to complete the work.

B. OBLIGATIONS OF THE DISTRICT. The District agrees to fund 60% of the cost of repair or replacement of the Stormwater Pipe and the Right-of-Way. However, the District’s obligation shall be capped at and shall not exceed \$160,000. The County shall give the District notice of the final cost, and the District shall have fourteen (14) days to provide funds to the County at the commencement of the repair work.

SECTION 3. NO IMPACT ON FUTURE REPAIRS. The Parties agree that nothing in this Agreement shall be interpreted to require the County to repair the Stormwater Pipe or Right-of-Way (or other rights-of-way previously conveyed by the District to the County) in excess of County standards. The Parties further agree that the agreement as to the division of costs relating

to the Stormwater Pipe and Right-of-Way shall not serve as binding precedent as to repairs on other pipes or rights-of-way previously conveyed by the District to the County.

SECTION 4. RECORDATION AND FILING. After approval of this Agreement by the respective governing bodies of the County and the District, and its execution by duly qualified and authorized officers of each of the Parties hereto, the District shall cause this Agreement to be recorded in the Public Records of Clay County, Florida. Additionally, in accordance with the requirements of Section 163.01(11), *Florida Statutes*, the County shall cause this Agreement to be filed with the Clerk of the Circuit Court of Clay County, Florida.

SECTION 5. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District or the County beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 6. GOVERNING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Clay County, Florida.

SECTION 7. NO PLEDGE OF CREDIT OR PARTNERSHIP. This Agreement shall neither be deemed to pledge the credit of the County, or of the District, nor to make the County an agent, co-venturer, partner, or fiduciary of the District, or vice versa.

SECTION 8. NOTICE. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

- A. If to the County: Clay County Manager
P.O. Box 1366
Green Cove Springs, FL 32043

With a Copy to: Clay County Attorney
P.O. Box 1366
Green Cove Springs, FL 32043

- B. If to the District: Fleming Island Plantation Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: District Manager

With a Copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

SECTION 9. NON-WAIVER. No consent or waiver, expressed or implied, by either party, to or of any breach or default of the other party, with regard to the performance by said other party of its obligations under this Agreement shall be deemed or construed to constitute consent or waiver to, or of, any other breach or default in the performance of that party, of the same or any other objection of performance incumbent upon that party. Failure on the part of any party to complain of any act or failure to act on the part of the other party in default, irrespective of how long the failure continues, shall not constitute a waiver by that party of its rights and any remedies that exist un this Agreement, at law or in equity.

SECTION 10. CONSTRUCTION.

- A. This Agreement shall not be construed against any party on the basis of it being the drafter of the Agreement. The Parties agree that all herein played an equal part in reciprocity in drafting this Agreement.
- B. Capitalized terms contained herein shall have no more force or effect than uncapitalized terms.
- C. Captions and section headings in the Agreement are provided for convenience only and shall not be deemed to explain, modify, or aid in the interpretation or construction of meaning of this Agreement.

SECTION 11. SEVERABILITY. If any word, phrase, sentence, part, section, subsection, or other provision of this Agreement, or its application to any person, entity, or circumstances is specifically held to be unconstitutional, invalid, or unenforceable for any reason by a court of competent jurisdiction, then such word, phrase, sentence, part, section, subsection, or other or the proscribed application thereof, shall be severable, and the remainder of this Agreement and the application of the provisions hereof to the other persons, entities, or circumstances shall not be affected thereby and, to that end, this Agreement shall continue to be enforced to the greatest extent possible consistent with law and the public interest including, but not limited to, the expenditure of public funds for lawful purposes.

SECTION 12. ENTIRE AGREEMENT, AMENDMENTS. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof. The provisions, restrictions and covenants of this Agreement shall not be modified or amended except in written instrument executed and acknowledged by duly authorized representatives of both the County and the District and recorded in the Public Records of Clay County, Florida.

SECTION 13. ASSIGNMENT. This Agreement may not be assigned, transferred, or conveyed by the District or the County without prior written consent from the other party.

SECTION 14. FORCE MAJUERE. Neither the County nor the District shall be held in non-compliance with this Agreement, nor suffer any enforcement or penalty relating to this Agreement, where such non-compliance or alleged default occurred or was caused by a strike, riot, war, earthquake, flood, tsunami, severe rainstorm, hurricane, or other act of nature, or other event that is reasonably beyond either party's ability to anticipate or control.

SECTION 15. AUTHORITY TO EXECUTE. Each of the Parties covenants to the other party that it has lawful authority to enter into this Agreement and has authorized the execution of this Agreement by the party's duly authorized representative.

SECTION 16. EFFECTIVE DATE. This Agreement shall become effective upon filing a copy executed by both Parties with the Clerk of the Circuit Court of Clay County, Florida.

SECTION 17. COUNTERPARTS. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

DRAFT

**SIGNATURE PAGE FOR
INTERLOCAL AGREEMENT REGARDING TOWN CENTER BOULEVARD REPAIR**

IN WITNESS WHEREOF, the Parties have caused the Agreement to be made and executed as of the day and date first above written.

WITNESSES:

CLAY COUNTY, FLORIDA, a
political subdivision of the State of Florida

Print Name: _____
Address: _____

By: _____
Betsy Condon
Chair

Print Name: _____
Address: _____

ATTEST:

Tara S. Green
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical present or online notarization, this day ____ of _____, 2025, Howard Wanamaker, County Manager of Clay County, Florida, and who has acknowledged that he executed the same on behalf of Clay County, Florida and that he was authorized to do so. He is personally known to me.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission Number: _____

**SIGNATURE PAGE FOR
INTERLOCAL AGREEMENT REGARDING TOWN CENTER BOULEVARD REPAIR**

IN WITNESS WHEREOF, the Parties have caused the Agreement to be made and executed as of the day and date first above written.

WITNESSES:

**FLEMING ISLAND
PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Address: _____

By: _____
Mike Cella, Chairman

Print Name: _____
Address: _____

ATTEST:
By: _____
Secretary/Assistant Secretary

Print Name: _____

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical present or online notarization, this day ____ of _____, 2025, Mike Cella, Chairman of the Fleming Island Plantation Community Development District, and who has acknowledged that he executed the same on behalf of Clay County, Florida and that he was authorized to do so. He is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission Number: _____

EXHIBIT A

RIGHT OF WAY AND CDD ADJACENT PARCEL

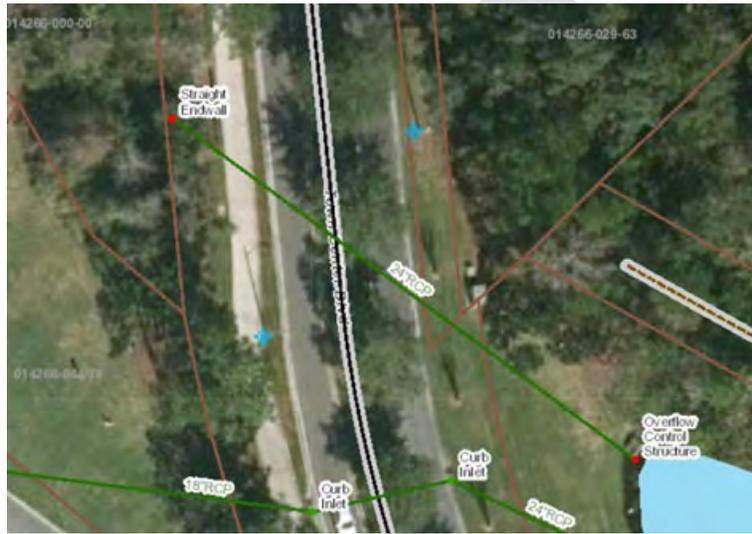


EXHIBIT 13



General Manager's Report

Meeting date: **10-28-2025**

Submitted by: **Margaret Alfano**

***Highlighted items require Board action.**

LIFEGUARD CONSIDERATION POINTS / Board discussion required:

We understand that the Board has many important factors to weigh during this process. Foremost among them is the safety and well-being of our residents. At the same time, we recognize the desire to maintain a resort-quality experience that our community expects and deserves.

We've listened carefully to your feedback including concerns about operating the Amenity Center pool without lifeguards, as well as requests to seek competitive bids. In response, your professional staff has conducted thorough research into multiple options.

Below, you'll find a detailed list of the pros and cons we've identified, because when it comes to the question of "to guard or not to guard," that's just one part of a much larger conversation.

- We have investigated the financial difference of our liability insurance costs and with either option there would be no change in fees.
- FIP Swim Testing Program: With lifeguards present, residents and their guests have the opportunity to complete swim tests upon arrival at either facility, ensuring safe access to either pool. If guards are not stationed at the Amenity Center, it raises an important question: how would these swim tests be administered, and who would be responsible for enforcing swim restrictions based on ability? This is a critical consideration when evaluating the overall safety and management of the facility.
- Current Staffing Model: We are concerned that removing lifeguards from the Amenity Center would shift key responsibilities, such as maintaining deck order, managing guest behavior, and overseeing general safety to the office attendant. While job descriptions can be adjusted to accommodate some of these tasks, we do not recommend placing the full burden of monitoring the entire facility on a single pool staff member. This approach could compromise both safety and the quality of the overall guest experience.
- Research: When evaluating comparable Vesta-managed communities, we do not currently operate any property of this size and scale without lifeguard coverage. In some smaller or less active communities, we do deploy pool monitors instead of guards. Typically, this involves a single staff member tasked with observing and addressing non-life-threatening concerns such as glass on the pool deck, code browns, inappropriate behavior, and general facility upkeep. However, it's important to note that pool monitors are not a substitute for trained lifeguards when it comes to enforcing safety protocols or responding to emergencies.
- While it's clear that operating without lifeguards would result in cost savings, our primary goal remains preserving continuity, elevating professionalism, and most importantly protecting the overall resident experience.

There are certainly viable options, staffing levels, and adjustments available, and we are committed to supporting the Board in exploring those paths. We look forward to helping bring your vision for the lifeguarding at Fleming Island Plantation to life.

OFF-SEASON PREPARATIONS / No Board action required:

We will begin with the restrooms at the Splash Park pool deck, where the laminate countertops are clearly in need of replacement. We are currently in the process of obtaining bids and exploring available options. In addition, we are evaluating the removal of the non-slip mats from all bathroom floors. While we had hoped to find a surface treatment that could be applied directly to the existing tile, the one product we identified so far did not offer improved slip resistance. We are continuing to research alternatives and aim to present viable options and a proposed plan at our upcoming meetings.

The zero-entry area at the Thunder Bucket is another item on our improvement list. The white-painted Kool Deck surface has become a maintenance challenge. This area tends to retain sunscreen residue and dirt from the pool, even after deep cleaning—resulting in a consistently unappealing appearance. We’ve received a proposal from our flooring vendor to apply an epoxy, non-slip coating to this area. This will be similar to the surface used in the office and dry restroom floors. This upgrade can be completed for under \$2,000.00 and includes a lifetime warranty.

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



JBE/NG

EXHIBIT 14



Amenity Manager's Report

Meeting date: **10-28-2025**

Submitted by: **Jennifer Meadows**

EVENT UPDATES / No Board action required:

COMMUNITY YARD SALE: Our Community Yard Sale was held on Saturday, October 4 and what a beautiful day it turned out to be. We had many requests for a banner advertising the sale to be added – wish granted! We placed the new banner at the entrance of Fleming Plantation Blvd and SR-17.

PUMPKIN DECORATING DAY: Fall made an appearance for this year's Pumpkin Decorating Day. On Saturday, October 11, the Amenity Center was transformed into a down-on-the-farm feel equipped with its own beautiful Pumpkin Patch. When stepping into AC Farms, participants were able to grab the pumpkin of their choice, and these pumpkins were HUGE! We couldn't believe how beautiful and healthy these pumpkins were! It was so cute watching the kids try to carry these pumpkins that were half their size.

Our pumpkin vendor also joined us to offer delicious Pelican snow cones! Not your average snow cones mind you, they offered a broad range of flavors including toppings such as marshmallow fluff and heavy cream. This was a perfect ending to a fun afternoon of painting and decorating pumpkins.

WOMEN'S SELF DEFENSE CLASS: On Saturday, October 13 we hosted a Self Defense Class brought to us by Ripple Effect Martial Arts. This free class taught women of all ages how to protect themselves against any potential threat they may encounter. We were excited to have 18 residents from teenagers to mature adults join in on this life saving opportunity. Hopefully, they will never need to use what they learned but are thrilled to know they are now equipped to protect themselves in multiple situations and scenarios!

SPOOKTACULAR: Friday, October 24 is our big Spooktacular event held at the Splash Park from 5pm-8pm. This event will be fun for all ages! There will be a kid friendly center where they can play on an inflatable Halloween slide, create a cute craft with our Clay County Parks and Rec department, and play spooky games to win fun holiday prizes. As always, there will also be a Costume Contest to win a basket of Halloween goodies! The categories are Scariest, Cutest, Most Creative, and Best Group/Family.

For those brave enough, we will also be featuring a Haunted House where participants will step into the home of a crazed killer! Will they make it out alive? Or will they be scared to death?! We also have a mad scientist area with a creepy and gross blind touch experience. Is that brains you're touching? Could it be a cauldron of eyeballs? Only the boldest will know.

Add in a DJ spinning tunes all evening as well as two delicious food trucks – this is a night you won't want to miss!

RESIDENT APPRECIATION DAY: On Wednesday, November 5, we are thanking our residents with a Fall favorite, S'mores. Residents can stop by and either hang out with us while creating their own delicious s'mores or they can grab a pack to go. Either way, this exciting treat will be fun for everyone!

CASINO NIGHT: A community favorite is just around the corner! All residents 21 years or older are invited to join us on Friday, November 14 from 6:30pm-9:30pm for a night of gambling fun! We will have Blackjack tables, a Roulette table, and a Craps table where you can earn chips to win fantastic prizes. Not a gambler but want to hang out? We will have music, food, and a cash bar for you to enjoy while hanging out with your neighbors.

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Holiday Art Workshop – Saturday, November 1
- Santa’s Toyland – Saturday, December 13
- Holiday Light Contest – Saturday, December 20
- Polar Plunge – Saturday, January 10

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



PUMPKIN DECORATING



PUMPKIN DECORATING



EXHIBIT 15



Field Operations Report

Meeting date: **10-28-2025**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

SPLASH PARK PARKING LOT RENOVATIONS / No Board action required:

The Splash Park project has been confirmed to begin on Monday, October 27th, weather permitting.

AMENITY CENTER PARKING LOT RENOVATIONS / No Board action required:

As discussed last month, there are drainage issues that need to be corrected prior to the sealcoating project. The Board did approve these repairs at a NTE amount of \$42,000.00. We were able to locate a new vendor to perform the same scope of services at a significant price reduction. This project is awaiting the arrival of materials but should be underway by the first week in November. We will report on the final total savings to the Board upon completion of the project. Please note that we are also coordinating all repairs and paving activities with the contractor for the tennis building to ensure that parking availability is not impacted.

SPLASH PARK SLIDE INSPECTION / No Board action required:

Continuing vendor research and obtaining bids also.

VILLAGE SQUARE FOUNTAIN / No Board action required:

We have sent the scope of work out to multiple vendors and currently we have two interested parties.

LRS DRAINAGE / Project Completed:

The drainage scope project in Lake Ridge South has been completed. We received verbal confirmation from the vendor indicating that the entire length of the pipe is performing exactly as intended. Once we receive the video inspection footage, we will forward it to the District Engineer for review. As of now, this project is considered complete.

LAKE RIDGE SOUTH IRRIGATION / Board discussion required:

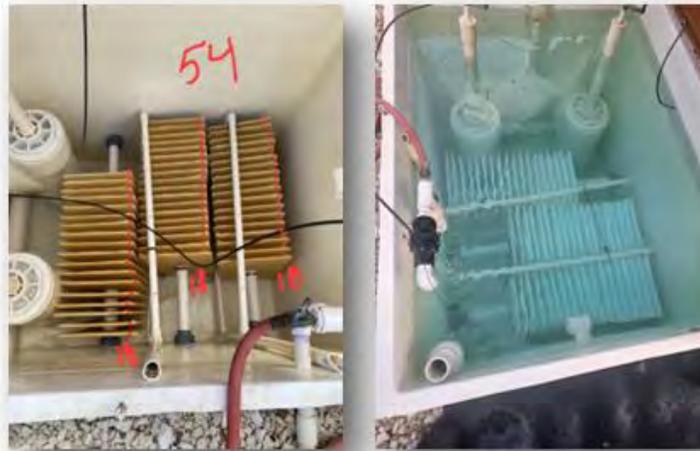
Ruppert has submitted a revised proposal for this project. The original cost to disconnect from our system and reconnect to the LRS system was \$1,667.00; their updated quote is now \$710.00. We are seeking Board direction on how you would like us to proceed.

TENNIS BUILDING UPDATE / No Board action required:

Construction is officially underway! Our onsite staff met with the Hoffman Group and their subcontractors ahead of the start date to walk the property and ensure they had all necessary contact information should our assistance be needed during the process. Additionally, we have a meeting scheduled with the District Engineer on Thursday following our Board meeting to review and confirm the project plans. Exciting progress is being made – your dream is becoming a reality!

AMENITY CENTER FAMILY POOL GRID REPLACEMENT / No Board action required:

We have completed our second filter grid replacement. This project was handled in house by our staff and saved the District approximately \$3,000.00.



We have completed our second filter grid replacement. This project was handled in house by our staff and saved the District approximately \$3,000.00.

AMENITY CENTER POOL RENOVATION / No Board action required:

We had the stucco knee wall surrounding the Amenity Center pool facility repaired and repainted. This included the inside and outside of the wall.

FIELD OPERATIONS UPDATES / No Board action required:

MAINTENANCE DONE SINCE LAST CDD MEETING – SEPTEMBER to OCTOBER 2025

- Hired vendor to repair all corners on gutters at Amenity Center Office – most were leaking
- Hired vendor to install new 6" seamless rain gutters on all 4 sides of tennis shed. Replacing Home Depot style gutter that was just on front. This should improve drainage dramatically and help to protect any further water intrusion or damage to the shed.
- Pressure washed front sidewalk, breezeway and eating area at Splash Park
- Brushed webs and insects from ceilings at Splash Park
- Pressure washed spiral walkway around Amenity Center Tot Lot
- Cleaned build-up of soil and mulch surrounding trash can at Amenity Center Tot Lot
- Directed Ruppert to clear away soil and/or mulch from all buildings at Splash Park and Amenity Center to reveal at least 4" of building foundation. This is to aid in keeping out moisture and help control insects.
- Inspected Amenity Center playground: No issues found
- Raked mulch at Amenity Center Tot Lot after someone drove through it many times with some sort of motorized bike
- Inspected Splash Park playground: Located a few pieces of missing hardware. Called Kompan the playground manufacturer to order parts.
- Ordered replacement slide mat for Thunder Bucket Slide – our staff will install, will be ready for Spring.
- We were experiencing an issue with Armadillos getting onto tennis courts and digging in the clay. We hired a nuisance wildlife company that set up two live catch traps. They captured and

relocated (Margaret thinks they were relocated) four juvenile Armadillos and they were removed from property.

- Hired Pickett Electric to:
 - Repair wiring at Margaret's Walk Pathway for pathway lights
 - Repair broken light fixture at pond end of Splash Park Field walkway
 - Replace bulbs in 2 Splash Park Pool Deck tall deck lights
 - Replace bulbs in 3 tall lights in Splash Park parking lot
 - Reconfigure lighting timers at Splash Park so like items are now on the same timers
- Repaired street sign in Thornhill
- Replaced worn USA Flag at Amenity Center
- Installed address signs on pool decks at Amenity Center and Splash Park
- Ordered and replaced breaker for Family Pool pump motor
- Repaired broken "Members Only" sign at walk-thru from River Hills

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



EXHIBIT 16



Last updated on:
10/15/2025
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	Completed
8/26/2025	FOM to work with DE to investigate Lake Ridge South underdrains to see if CDD is responsible	Completed
9/23/2025	FOM to seek alternate vendors for amenity center drainage repairs	Completed
General Manager Section		
9/23/2025	GM to investigate insurance claim regarding monuments	In Progress
District Manager Section		
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 obtain signatures for Rupport Contract	Completed
District Engineer Section		
7/22/2025	Supervisor Nelson to work with DE on Cypress Glen Berm with a NTE of \$35,000 Nelson received plans at 9/23 meeting	In Progress
8/26/2025	FOM to work with DE to investigate Lake Ridge South underdrains to see if CDD is responsible	Completed
9/23/2025	DE to help establish the amount for District to add to the reserve study for future drainage repairs	In Progress
9/23/2025	DE to work with a NTE of \$3,200 to have a camera run in pipe	In Progress
District Counsel Section		

EXHIBIT 17

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<p>November, 2025</p>	<p>Regular Meeting: 11/18</p>	<p><i>Presentations</i></p> <p><i>Vendor Reports</i></p> <ul style="list-style-type: none"> • 1. Lake Doctors • 2. Elite Amenities • 3. Ruppert Landscape • 4. Tri-County Safety & Security Inc. <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> • 1. District Engineer • 2. District Counsel • 3. General Manager • 4. Amenity Manager • 5. Field Operations Manager • 6. District Manager <ul style="list-style-type: none"> ○ 6a. Action Item Report ○ 6b. Meeting Matrix <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • 1. Minutes--Regular Meeting on 10/28/2025 • 2. Unaudited Financials—October 2025 <p><i>Business Items</i></p> <p><i>Discussion Topics/Items</i></p> <ul style="list-style-type: none"> • 1. Budget Format for FY 2027 and Beyond—DM Team 	
------------------------------	--	--	--

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>	
---------------------------------	--	--

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	On-going until terminated--60 day notice
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)
Grau and Associates—FY 25 audit	FY 25
Lake Doctors/Pond Maintenance	To be filled in
LLS Tax Solutions LLC/Arbitrage Services for Series 2021 Bonds	6/28/2027
Prosser Hallock, Inc/DE Services	On-going until terminated—90 day notice
Tri-County Security/Security	To be filled in
Tree Amigos Outdoor Services (Ruppert)/Landscape Maintenance	To be filled in
Unicorn Web Development/Website Hosting	Contractor: 60 days notice; District: Immediate

EXHIBIT 18

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

4 The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community
5 Development District was held on Tuesday, September 23, 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 Supervisor Cella 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 (<i>via phone</i>)	District Counsel, Kutak Rock
23	Ryan Stilwell	District Engineer, Prosser, Inc.
24	Jennifer Haley	Elite Amenities
25	Charlie Shepherd	Community Advisors
26	Chris Cessera	Ruppert Landscape
27	Nick Angelo	Irrigation Manager, Ruppert Landscape
28	William Bonney	Tri-County Safety & Security, Inc.
29	Liz Jeffers	Resident
30	Tara Richardson	Resident
31	Dennis Metheny	Resident

33 *The following is a summary of the discussions and actions taken at the September 23, 2025 Fleming Island*
34 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*
35 *records request by emailing PublicRecords@vestapropertyservices.com.*

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

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

38 **THIRD ORDER OF BUSINESS – Audience Comments** – *(The Audience Comment portion of the*
39 *agenda is where individuals who are present may make remarks on matters that concern the District. Each*
40 *individual is limited to three (3) minutes for such remarks. The Board of Supervisors or Staff are not*
41 *obligated to provide an immediate response as some issues require research, discussion and deliberation.*
42 *If the comment concerns a maintenance related item, it will need to be addressed with the General Manager*
43 *outside of the context of the meeting.)*

44 Liz Jeffers recommended that the Board consider not having lifeguards at the amenity pool the
45 following year and allow year-round usage of the pools. She also noted that the TVs around
46 the pool were not being used.

47
48 Tara Richardson noted the issue with the drainage in Lake Ridge South and wanted to know
49 who owned the pavement outside of the amenity center.

50
51 Dennis Metheny thanked the Board for adding new plants.

52
53 **FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

54 **FIFTH ORDER OF BUSINESS – Presentations**

55 A. Exhibit 2: Reserve Study – Community Advisors

56 Mr. Shepherd fielded questions from the board. Discussion ensued.

57 **SIXTH ORDER OF BUSINESS – Vendor Reports**

58 A. Exhibit 3: Pond Maintenance Update – The Lake Doctors, Inc.

59 There being none, the next item followed.

60 B. Exhibit 4: Lifeguard Services Report – Elite Amenities

61 Ms. Haley provided a brief overview of her report and fielded questions from the Board. Discussion
62 ensued regarding how to improve the current lifeguard services.

63 C. Exhibit 5: Landscaping Update – Ruppert Landscape

64 Mr. Cessera presented his report for the month. Discussion ensued.

65 D. Exhibit 6: Security Report – Tri-County Safety & Security, Inc.

66 Mr. Bonney presented his report for the month and in-person observations. Discussion ensued.

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

68 A. Exhibit 7: District Engineer

69 Mr. Stilwell presented his report and updates for the month, including an update that he was waiting
70 on a permit from the county.

71 1. Exhibit 8: Consideration of Requisitions #154-157

72 On a MOTION by Mr. Ashford, SECONDED by Mr. Nelson, WITH ALL IN FAVOR, the Board approved
73 Requisitions #154-157, for the Fleming Island Plantation Community Development District.

74 2. Update on Cypress Glen Pond Outfall

75 Discussion ensued regarding what to possibly do next to prevent any further issues with the
76 pond and Mr. Stilwell provided his recommendation for a CEI.

77 3. Update on Town Center Blvd. Pipe Repair

78 Mr. Stilwell and Ms. Buchanan provided a brief update. Discussion ensued.

79 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
80 approved sending 60% of the estimate (\$123,000.00) to Clay County to allow them to perform the repair
81 and create an interlocal agreement, for the Fleming Island Plantation Community Development District.

82 4. Update on Lake Ridge S. Drainage

83 Mr. Stilwell provided a brief update. Discussion ensued.

84 On a MOTION by Mr. Ashford, SECONDED by Mr. Nelson, WITH ALL IN FAVOR, the Board approved
85 authorizing the District Engineer to have a camera run in the pipe for inspections, at a not-to-exceed of
86 \$3,200.00, for the Fleming Island Plantation Community Development District.

87 Discussion ensued regarding an easement access request from a resident for a retaining wall on
88 their property.

89 B. District Counsel

90 There being none, the next item followed.

91 C. Exhibit 9: General Manager's Report

92 Ms. Alfano presented her report for the month. Discussion ensued regarding the temporary parking
93 situation for Lake Ridge South.

94 1. Splash Park Parking Procedures

95 D. Exhibit 10: Amenity Manager's Report

96 Ms. Meadows presented her report for the month.

97 E. Exhibit 11: Field Operations Manager's Report

98 Mr. Atwood presented his report for the month.

99 1. Repairs to Amenity Center Parking Lot

100 Mr. Atwood presented the issues with the amenity center parking lot, and the solution.
101 Discussion ensued.

102 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH Mr. Cella voting 'yay' and Mr.
103 Nelson and Ms. Szafranski voting 'nay', the Board authorized HEB to install under drains in the parking at
104 the amenity center, at a not-to-exceed of \$42,000.00, for the Fleming Island Plantation Community
105 Development District.

106 Discussion ensued regarding the fountains in the ponds, irrigation between the CDD and Lake
107 Ridge South, and the tennis maintenance budget.

108 F. District Manager

109 1. Exhibit 12: Action Item Report

110 2. Exhibit 13: Meeting Matrix

111 3. Exhibit 14: Insurance Coverage Update

112 Ms. Harden provided a brief overview of the insurance coverage update.

113 Discussion ensued regarding the insurance claim for the monument that was damaged due to
114 an accident.

115

116 **EIGHTH ORDER OF BUSINESS – Consent Agenda**

- 117 A. Exhibit 15: Consideration for Approval – The Minutes of the Board of Supervisor Emergency
118 Meeting Held on August 13, 2025
- 119 B. Exhibit 16: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
120 Held on August 26, 2025
- 121 C. Exhibit 17: Consideration for Acceptance – The August 2025 Unaudited Financial Statements

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

125 *The regular meeting was recessed at approximately 9:30 p.m. for the purpose of holding the public*
126 *hearing on suspension and termination rules.*

127 **NINTH ORDER OF BUSINESS – Public Hearing**

- 128 A. Suspension & Termination Rules
- 129 1. Open the Public Hearing

130 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
131 opened the Suspension & Termination Rules Public Hearing at 9:30PM, for the Fleming Island Plantation
132 Community Development District.

- 133 2. Exhibit 18: Presentation of Suspension & Termination Rules
- 134 Ms. Buchanan provided a brief overview of the rules as presented. Discussion ensued.
- 135 3. Public Comments
- 136 4. Close the Public Hearing

137 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board closed
138 the Suspension & Termination Rules Public Hearing at 9:36PM, for the Fleming Island Plantation
139 Community Development District.

- 140 5. Exhibit 19: Consideration & Adoption of **Resolution 2025-15**, Adopting Suspension &
141 Termination Rules

142 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
143 adopted **Resolution 2025-15**, Adopting Suspension & Termination Rules, for the Fleming Island Plantation
144 Community Development District.

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

- 146 A. Exhibit 20: Consideration of Grau & Associates FY 2025 Audit Services Engagement Letter
- 147 Mr. McInnes provided a brief explanation.

148 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
149 approved the Grau & Associates FY 2025 Audit Services Engagement Letter, for the Fleming Island
150 Plantation Community Development District.

151

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

- 153 A. Exhibit 21: Budget & Financials Format for FY 2027 & Beyond – DM Team – *To Be Distributed*
154 Mr. McInnes provided a brief explanation. Discussion ensued.

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

- 156 A. Lifeguard RFP – Supervisor Glickman
157 This item was tabled to the October Board meeting.
158 B. Splash Pad – Supervisor Glickman
159 This item was tabled to the October Board meeting.
160 Staff fielded questions from the Board.

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

- 162 **General Manager** – Investigate insurance claims regarding monuments.
163 **District Engineer**
164 Help establish the amount for the District to add to the Reserve Study for future drainage
165 repairs.
166 Work with a NTE of \$3,200.00 to have a camera run in the pipe.
167 **District Counsel** – Create an interlocal agreement with Clay County for the underdrain repair.
168 **Supervisors** – Send questions to Ms. Harden about the Reserve Study.

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

170 **FIFTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 28 at 6:00PM**
171 **located at the Amenity Center – 2300 Town Center Blvd.**

172 All five Board members stated that they would be attending next Board meeting on October 28 at
173 6:00 p.m. located at the Amenity Center – 2300 Town Center Blvd.

174 **SIXTEENTH ORDER OF BUSINESS – Adjournment**

175 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
176 adjourn the meeting. There being none, Mr. Cella made a motion to adjourn the meeting.

177 On a MOTION by Mr. Cella, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board adjourned
178 the meeting at 9:58 p.m. for the Fleming Island Plantation Community Development District.

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

182
183
184
185
186
187

188 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
189 **meeting held on October 28, 2025.**

190
191
192
193

Signature

Signature

Printed Name

Printed Name

194 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 19

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

SEPTEMBER 30, 2025



Fleming Island Plantation CDD
Balance Sheet
September 30, 2025

	<u>General Fund</u>	<u>Debt Service 2021</u>	<u>A & C 2021</u>	<u>Total</u>
Assets:				
Operating Account - VNB	\$ 1,153,139	\$ -	\$ -	\$ 1,153,139
Money Markey - BU	1,378,109	-	-	1,378,109
Cash - HW	19,600	-	-	19,600
Investments:				-
Revenue Trust Fund	-	252,065	-	252,065
Interest Fund	-	11	-	11
Prepayment	-	17	-	17
Rebate	-	21,193	-	21,193
Sinking Fund	-	169	-	169
Reserve Fund	-	-	-	-
Construction Fund	-	-	691,068	691,068
Accounts Receivable	1,479	-	-	1,479
Assessments Receivable - On Roll	-	-	-	-
Due from Other Funds	-	-	-	-
Prepaid Items	-	-	-	-
Deposits	10,397	-	-	10,397
Total Assets:	<u>\$ 2,562,724</u>	<u>\$ 273,454</u>	<u>\$ 691,068</u>	<u>\$ 3,527,246</u>
Liabilities:				
Accounts Payable	\$ 161,278	\$ -	\$ -	\$ 161,278
Accrued Expenses	\$ 9,680	\$ -	\$ -	\$ 9,680
Due to Other Funds	-	-	-	-
Deferred Revenue - On Roll	-	-	-	-
Fund Balance:				
Nonspendable	10,397			10,397
Assigned	1,942,418			1,942,418
Restricted		273,454	691,068	964,522
Unassigned	438,952			438,952
Total Liabilities & Fund Balance:	<u>\$ 2,562,724</u>	<u>\$ 273,454</u>	<u>\$ 691,068</u>	<u>\$ 3,527,246</u>

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2025 Adopted Budget	FY2025 Actual Month of September	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	9,071	160,338	100,338	267.23%
Room Rentals	7,000	520	11,098	4,098	158.54%
Swimming - Program Fees	1,000	62	362	(638)	36.23%
Tennis Membership	2,000	308	3,108	1,108	155.40%
Court Program Fees	200	648	648	448	324.06%
Special Events	5,000	483	7,141	2,141	142.83%
Access Cards	6,000	144	10,994	4,994	183.23%
Other Miscellaneous Revenues	3,000	2,606	3,358	358	111.92%
Insurance Reimbursements	-	-	6,438	6,438	
Total Revenue	\$ 3,281,950	\$ 13,843	\$ 3,411,136	\$ 129,186	103.94%
Expenditures					
Administrative					
Supervisor Compensation	16,000	2,000	13,400	(2,600)	83.75%
Payroll Taxes	1,224	-	658	(566)	53.75%
Arbitrage	600	-	-	(600)	0.00%
Dissemination Agent	1,200	-	-	(1,200)	0.00%
Engineering Services	30,000	-	27,069	(2,931)	90.23%
Legal Services	45,000	28,704	49,777	4,777	110.61%
Management Fees	62,339	5,195	61,694	(645)	98.97%
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	-	3,684	284	108.34%
Insurance - General Liability	55,556	-	52,925	(2,631)	95.26%
Printing & Binding	500	-	47	(453)	9.48%
Legal Advertisements	3,000	154	2,161	(839)	72.05%
Misc- Assessment Collection Cost	66,620	-	64,153	(2,467)	96.30%
Misc - Credit Card Fees	500	109	831	331	166.13%
Misc - Contingency	5,000	264	7,331	2,331	146.62%
Office Supplies	200	-	972	772	485.93%
Regulatory & Permit Fees	175	-	175	-	100.00%
Total Administrative	308,774	36,426	301,916	(6,858)	97.78%
Field					
Field Management	793,842	65,421	786,908	(6,934)	99.13%
Web Site Development	1,800	-	1,800	-	100.00%
Lifeguard Services - Contract	272,000	21,264	286,448	14,448	105.31%
Janitorial Services - Contract	33,000	2,630	30,161	(2,839)	91.40%
Security Services - Contract	57,750	7,726	52,504	(5,246)	90.92%
Landscape - Contracts	678,150	54,867	658,400	(19,750)	97.09%
Electric	78,000	6,038	71,916	(6,084)	92.20%
Water	86,000	6,362	78,966	(7,034)	91.82%
Aquascaping - R&M	66,214	5,125	62,025	(4,189)	93.67%
Common Area - R&M	34,000	267	30,696	(3,304)	90.28%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2025 Adopted Budget	FY2025 Actual Month of September	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Electrical - R&M	30,000	960	19,902	(10,098)	66.34%
Other Landscape - R&M	90,000	13,707	65,628	(24,372)	72.92%
Irrigation - R&M	32,000	-	14,598	(17,402)	45.62%
Misc - Holiday Décor	10,000	252	11,661	1,661	116.61%
Operating Supplies - General	15,000	94	15,751	751	105.00%
Total Field	2,277,756	184,713	2,187,364	(90,392)	96.03%
Parks and Recreation					
Telephone - Field	12,253	-	8,362	(3,891)	68.24%
Internet & WiFi - Gazebo	1,580	146	2,146	566	135.83%
Electric - General	34,000	3,089	31,061	(2,939)	91.35%
Refuse Removal	5,500	1,005	7,389	1,889	134.34%
Water & Sewer	30,000	1,427	26,710	(3,290)	89.03%
Lease - Copier	8,000	582	10,904	2,904	136.31%
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	-	20,255	4,255	126.59%
Pest Control - R&M	660	-	1,177	517	178.28%
Tennis Courts - R&M	6,500	38	11,054	4,554	170.07%
Event Expense	38,000	2,825	54,290	16,290	142.87%
Termite Bond	684	-	519	(165)	75.93%
Licenses & Permits	700	-	1,525	825	217.86%
Amenity Center Equipment	5,000	513	6,223	1,223	124.46%
Contingency	10,000	4,163	24,447	14,447	244.47%
Office Supplies	4,500	612	4,969	469	110.42%
Cleaning Supplies	2,000	-	334	(1,666)	16.68%
Operating Supplies - General	7,000	-	12,583	5,583	179.76%
Operating Supplies - Pool Chemicals	22,000	371	19,420	(2,580)	88.27%
Operating Supplies - Pool & Splash Pad	4,000	979	5,118	1,118	127.96%
Subscriptions & Memberships	2,100	147	3,509	1,409	167.12%
Total Parks and Recreation	213,227	15,897	256,745	43,518	120.41%
Community Center					
Telephone	6,384	1,473	9,502	3,118	148.83%
Electric - General	20,000	1,711	19,067	(933)	95.34%
Refuse Removal	4,320	-	5,007	687	115.91%
Water & Sewer	26,100	837	15,590	(10,510)	59.73%
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	-	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	234	29,879	21,379	351.52%
Office Supplies	500	-	423	(77)	84.63%
Cleaning Supplies	2,000	-	110	(1,890)	5.49%
Operating Supplies - General	2,650	-	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 September 30, 2025

	FY2025 Adopted Budget	FY2025 Actual Month of September	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Operating Supplies - Pool Chemicals	20,000	5,574	36,491	16,491	182.45%
Operating Supplies - Pool & Wading Pool	3,000	141	1,921	(1,079)	64.04%
Total Community Center	109,695	9,970	142,067	32,372	129.51%
Total Expenditures	2,909,452	247,005	2,888,093	(21,359)	99.27%
Reserves					
CDD Amenity	322,498	-	382,137	59,639	118.49%
Splash Park	50,000	-	2,737	(47,263)	5.47%
Other	-	-	14,319	14,319	
Total Reserves	372,498	-	399,194	12,377	107.17%
Total Expenditures & Reserves	\$ 3,281,950	\$ 247,005	\$ 3,287,286	\$ (8,983)	100.16%
Excess of Revenue Over (Under) Expenditures	-	(233,161)	123,850	\$ (8,983)	
Fund Balance Beginning	2,267,916		2,267,916	0	
Fund Balance Ending	\$ 2,267,916	\$ (233,161)	\$ 2,391,766	\$ (8,982)	
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 September 30, 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	-	25,394	25,394	
Total Revenue	1,725,818	1,755,933	30,115	101.74%
Expenditures				
Administrative				
Assessment Collection Cost	35,955	34,611	(1,344)	96.26%
Total Administrative	35,955	34,611	(1,344)	96.26%
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	1,710,300	1,713,769	3,469	100.20%
Total Expenditures	1,746,255	1,748,380	2,125	100.12%
Revenues Over/(Under) Expenditures	(20,437)	7,554	27,991	-36.96%
OTHER FINANCING SOURCES/(USES)				
Transfers In		-	-	
Transfers Out		-	-	
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
FUND BALANCE BEGINNING	265,901	265,901	(0)	
Net Changes in fund balance	(20,437)	7,554	27,991	
FUND BALANCE, ENDING	\$ 245,464	\$ 273,454	\$ 27,990	

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

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget
Revenue			
Interest	\$ -	\$ 36,624	36,624
Total Revenue	<u>-</u>	<u>36,624</u>	<u>36,624</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	-	(317,101)	(317,101)
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	-	(317,101)	(317,101)
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ 691,068</u>	<u>\$ (317,101)</u>

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

Notes to the Financial Statements

September 30, 2025

General Fund

► **Assets**

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

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

Due from Tree Amigos (Ruppert) from FY23 - Inv 200123
paid twice. Once as O&M and again as Requisition 68.

1,450

Total Accounts Receivable

\$ 1,450

■ **Due From Other Funds \$25,440**

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

Clay County Utilities - Water

\$ 2,765

Clay Electric Cooperative

7,632

Total Deposits

\$ 10,397

► **Liabilities**

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

■ **Accrued Expenses \$9,679.75** - Expenses not yet billed or pending approval.

General Fund

Elite Amenity - September 16-30 Lifeguard Services

9,680

Total Accrued Expenses

\$ 9,680

■ **Due To Other Funds \$0**

► **Fund Balance**

■ **Per FY24 Assigned Fund Balance approved by BOS at 1/23/24 meeting. Reduced by monthly usage:**

Operating Reserves - FY25

\$ 506,196 - Assigned to cover 1st qtr expenditures.

Entry Features

198,585

Parks

152,128

Recreation Facilities

575,678

Misc. Site Improvement

256,269

Signage

253,561

Total Assigned Fund Balances

\$ 1,942,417

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

Financial Overview / Highlights

- ▶ Total Non-Ad Valorem assessments are 100% collected as of 6/30/25.
- ▶ Insurance Reimbursements - State Farm (\$6,438) for 9/23/24 loss date.
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 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	\$ 49,777	111%	KUTAK - legal services billed thru June 2025.
Insurance - General Liability	\$ 55,556	\$ 52,925	95%	EGIS insurance paid in full.
Misc-Credit Card Fees	\$ 334	\$ 831	249%	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	\$ 786,908	99%	Vesta amenity management services billed thru September'25.
Contracts - Lifeguard Services	\$ 272,000	\$ 286,448	105%	Elite Amenities lifeguard services thru September'25
R&M-Common Area	\$ 34,000	\$ 30,696	90%	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	\$ 11,661	117%	Holiday decor for Halloween and Christmas.
<u>Parks and Recreation - General (Amenity Center)</u>				
Internet/Wi-Fi - Gazebo	\$ 1,580	\$ 2,146	136%	Reviewed and verified.
Utility - Refuse Removal	\$ 5,500	\$ 7,389	134%	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	\$ 11,054	170%	Ruppert \$5,324 - Tennis court repairs; 10-S Tennis Supply \$2,413 - Court supplies.
Event Expenses	\$ 38,000	\$ 54,290	143%	Various events (movie night, DJ, etc)
Lease - Copier	\$ 8,000	\$ 10,904	136%	Reviewed and verified.
Misc - Amenity Center Equipment	\$ 3,334	\$ 6,223	187%	10-S Tennis Supply \$2,547 - Tennis Equipment.
Op Supplies - General	\$ 7,000	\$ 12,583	180%	\$3.6k Xerox invoice in April - Should it be reclassified

FLEMING ISLAND PLANTATION

Community Development District

SOR - General Fund

Subscriptions & Memberships	\$ 2,100	\$ 3,509	167%	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 Panel, Access Cards
Contingency	\$ 8,500	\$ 29,879	352%	Pressure wash, Pipe inspection, Paver repairs, Fence, Leak repairs, Storm Drain cleaning, 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

September 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
						1,813,735.86
08/03/2025			Deposit	9.59		1,813,745.45
08/04/2025	200030	Tree Tech Tree Service Inc.	Invoice: 14014 (Reference: Tree & Debris Removal.)		500.00	1,813,245.45
08/04/2025	200031	Ruppert Landscape LLC	Invoice: 747968 (Reference: Landscape Management July 25.)		54,866.67	1,758,378.78
08/05/2025	100251	JP Custom Carts	Custom Built Golf Cart.		8,799.00	1,749,579.78
08/05/2025			Deposit	9.59		1,749,589.37
08/06/2025			Deposit	68.03		1,749,657.40
08/07/2025	200032	Elite Amenities NE FL, LLC	Invoice: 1913 (Reference: Amenity Pool 7/16/25 - 7/31/25.) Invoice: 1914 (Reference: Splash P...		35,783.86	1,713,873.54
08/07/2025	200033	The Lake Doctors, Inc.	Invoice: 295753B (Reference: Water Management Aug 25.)		5,125.00	1,708,748.54
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-1361 (Refere...		5,311.63	1,703,436.91
08/07/2025	080725ACH1	Comcast Business	1510 Calming Water Drive		540.30	1,702,896.61
08/07/2025			Deposit	202.44		1,703,099.05
08/08/2025	200035	Aldridge & Sons Plumbing Contractors, Inc	Invoice: 2025-59920 (Reference: Plumbing Service Call.) Invoice: 2025-60176 (Reference: Plumb..		600.00	1,702,499.05
08/08/2025	200036	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 170291 (Reference: Water Remover.)		498.02	1,702,001.03
08/08/2025	200037	Vak Pak	Invoice: 25-01241 (Reference: Lighting for Pool.) Invoice: 25-01242 (Reference: Lighting for ...		6,775.50	1,695,225.53
08/08/2025	200038	Vesta District Services	Invoice: 427658 (Reference: Management Fees July 25.)		5,974.92	1,689,250.61
08/08/2025	200039	Epic Pools	Invoice: 47149 (Reference: Paver Repair.) Invoice: 47123 (Reference: Coping Repair.) Invoi...		3,025.00	1,686,225.61
08/08/2025	200040	The Lake Doctors, Inc.	Invoice: 287416B (Reference: Water Management.)		5,125.00	1,681,100.61
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	1,678,551.53
08/08/2025	200042	Vesta Property Services, Inc.	Invoice: 427633 (Reference: Management Fees June 25.)		71,822.56	1,606,728.97
08/08/2025			Deposit	257.81		1,606,986.78
08/11/2025	081125ACH1	Comcast Business			267.55	1,606,719.23
08/11/2025	081125ACH2	Comcast Business	2300 Towncenter Blvd, Ofc 1		707.22	1,606,012.01
08/12/2025	200043	Vesta Property Services, Inc.	Invoice: 428067 (Reference: Billable Expenses - July 25.)		2,343.80	1,603,668.21
08/12/2025	081225ACH3	Comcast Business	2300 Town Center Blvd, Ofc 2		218.67	1,603,449.54
08/12/2025	081225ACH1	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 6/18/25- 7/19/25		43.00	1,603,406.54
08/12/2025	081225ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 6/17/25- 7/18/25		71.00	1,603,335.54
08/12/2025	081225ACH4	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 6/17/25- 7/18/25		255.00	1,603,080.54
08/12/2025			Deposit	97.25		1,603,177.79
08/13/2025	081325ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 6/17/25- 7/18/25		43.00	1,603,134.79
08/13/2025	081325ACH2	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 6/18/25- 7/19/25		43.00	1,603,091.79
08/13/2025	081325ACH3	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 6/18/25- 7/19/25		43.00	1,603,048.79
08/13/2025	081325ACH4	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 6/18/25- 7/19/25		48.00	1,603,000.79

Fleming Island Plantation CDD

Check Register

September 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
08/13/2025	081325ACH5	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 6/18/25- 7/19/25		46.00	1,602,954.79
08/13/2025	081325ACH6	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 6/18/25- 7/19/25		147.00	1,602,807.79
08/13/2025	081325ACH7	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 6/18/25- 7/19/25		295.00	1,602,512.79
08/13/2025	081325ACH8	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 6/18/25- 7/19/25		332.00	1,602,180.79
08/13/2025	081325ACH9	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 6/18/25- 7/19/25		1,622.00	1,600,558.79
08/13/2025	081325ACH10	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 6/18/25- 7/19/25		43.00	1,600,515.79
08/13/2025	081325ACH11	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 6/18/25- 7/19/25		43.00	1,600,472.79
08/13/2025	081325ACH12	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 6/18/25- 7/19/25		43.00	1,600,429.79
08/13/2025	081325ACH13	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 6/18/25- 7/19/25		45.00	1,600,384.79
08/13/2025	081325ACH14	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 6/18/25- 7/19/25		46.00	1,600,338.79
08/13/2025	081325ACH15	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 6/18/25- 7/19/25		46.00	1,600,292.79
08/13/2025	081325ACH16	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 6/18/25- 7/19/25		46.00	1,600,246.79
08/13/2025	081325ACH18	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 6/18/25- 7/19/25		47.00	1,600,199.79
08/13/2025	081325ACH19	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 6/18/25- 7/19/25		48.00	1,600,151.79
08/13/2025	081325ACH21	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 6/18/25- 7/19/25		48.00	1,600,103.79
08/13/2025	081325ACH22	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 6/18/25- 7/19/25		49.00	1,600,054.79
08/13/2025	081325ACH23	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 6/18/25- 7/19/25		53.00	1,600,001.79
08/13/2025	081325ACH24	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 6/18/25- 7/19/25		54.00	1,599,947.79
08/13/2025	081325ACH25	Clay Electric Cooperative, Inc.	2204 LINKS DR 6/18/25- 7/19/25		73.00	1,599,874.79
08/13/2025	081325ACH26	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 6/18/25- 7/19/25		56.00	1,599,818.79
08/13/2025	081325ACH27	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 6/18/25- 7/19/25		2,230.00	1,597,588.79
08/13/2025	081325BOS1	Michael Glickman	BOS Meeting 6/24/25		200.00	1,597,388.79
08/13/2025	081325BOS2	Mike Cella	BOS Meeting 6/24/25		200.00	1,597,188.79
08/13/2025	081325BOS3	Rick Nelson	BOS Meeting 6/24/25		200.00	1,596,988.79
08/13/2025	081325BOS4	Rodney Ashford	BOS Meeting 6/24/25		200.00	1,596,788.79
08/13/2025	081325BOS5	Michael Glickman	BOS Meeting 7/22/25		200.00	1,596,588.79
08/13/2025	081325BOS6	Mike Cella	BOS Meeting 7/22/25		200.00	1,596,388.79
08/13/2025	081325BOS7	Rick Nelson	BOS Meeting 7/22/25		200.00	1,596,188.79
08/13/2025	081325BOS8	Rodney Ashford	BOS Meeting 7/22/25		200.00	1,595,988.79
08/13/2025			Deposit	316.40		1,596,305.19
08/14/2025	081425ACH1	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 6/19/25- 7/20/25		47.00	1,596,258.19
08/14/2025	081425ACH2	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 6/19/25- 7/20/25		48.00	1,596,210.19
08/14/2025	081425ACH3	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 6/19/25- 7/20/25		48.00	1,596,162.19

Fleming Island Plantation CDD

Check Register

September 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
08/14/2025	081425ACH4	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 6/19/25- 7/20/25		81.00	1,596,081.19
08/14/2025	081425ACH5	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 6/19/25- 7/20/25		737.00	1,595,344.19
08/14/2025	081425ACH6	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 6/19/25- 7/20/25		3,034.00	1,592,310.19
08/14/2025	081425ACH8	GFL	Trash Service		390.11	1,591,920.08
08/14/2025	081425ACH01	GFL	Trash Service		153.70	1,591,766.38
08/15/2025	200044	Vesta Property Services, Inc.	Invoice: 428082 (Reference: Amenity Management July 25.)		76,010.78	1,515,755.60
08/15/2025	200045	FedEx	Invoice: 8-903-87625 (Reference: Shipping Costs.)		16.16	1,515,739.44
08/15/2025	200046	Osteen Media Group	Invoice: 2025-300823 (Reference: Legal Advertising.) Invoice: 2025-300824 (Reference: Legal A...		948.86	1,514,790.58
08/15/2025	081525ACH1	AT&T			523.39	1,514,267.19
08/15/2025	081525ACH2	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING		619.00	1,513,648.19
08/16/2025			Deposit	67.24		1,513,715.43
08/17/2025			Deposit	43.39		1,513,758.82
08/18/2025	200047	HomeTeam Pest Defense	Invoice: 110901586 (Reference: Pest Control.)		122.60	1,513,636.22
08/18/2025	200048	Community Advisors, LLC	Invoice: 2055 (Reference: Capital Reserves Analysis.)		4,400.00	1,509,236.22
08/18/2025	200049	Alphagraphics Tampa Print	Invoice: 251708 (Reference: Mailings.)		3,104.66	1,506,131.56
08/18/2025	200050	Jacksonville Daily Record	Invoice: 25-00275C (Reference: Legal Advertising.)		85.38	1,506,046.18
08/18/2025	200051	Pickett Electric, Inc.	Invoice: 490 (Reference: Junction Box repairs.)		670.00	1,505,376.18
08/18/2025	200052	Xerox Financial Services	Invoice: 40761790 (Reference: Copier Lease.)		1,569.06	1,503,807.12
08/18/2025	200053	Vesta District Services	Invoice: 428108 (Reference: Management Fees Aug 25.)		4,414.92	1,499,392.20
08/18/2025			Deposit	9.59		1,499,401.79
08/19/2025	17		Tennis Membership Refund - Tran		50.00	1,499,351.79
08/20/2025	082025CC1	Truist Bank Credit Card	Various Purchases		8,691.99	1,490,659.80
08/20/2025			Deposit	9.59		1,490,669.39
08/21/2025	100252	Hancock Whitney Bank	Annual Trustee Fees 5/1/24 - 5/1/25		4,000.00	1,486,669.39
08/21/2025			Deposit	764.29		1,487,433.68
08/22/2025			Deposit	28.83		1,487,462.51
08/23/2025			Deposit	125.16		1,487,587.67
08/24/2025			Deposit	43.09		1,487,630.76
08/25/2025	200054	Poolsure	Invoice: 131295629760 (Reference: Water Management July 25.) Invoice: 131295629049 (Referen		16,721.85	1,470,908.91
08/25/2025	200055	Osteen Media Group	Invoice: 2025-301724 (Reference: Legal Advertising.)		99.90	1,470,809.01
08/25/2025	200056	Elite Amenities NE FL, LLC	Invoice: 1925 (Reference: Splash Park 8/1/25 to 8/15/25.) Invoice: 1924 (Reference: Amenity P...		27,294.90	1,443,514.11
08/25/2025			Deposit	9.59		1,443,523.70
08/26/2025			Deposit	18.51		1,443,542.21

Fleming Island Plantation CDD
Check Register
September 30, 2025

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
08/27/2025			Deposit	4.55		1,443,546.76
08/28/2025	082825BOS1	Michael Glickman	BOS Meeting 8/13/25		200.00	1,443,346.76
08/28/2025	082825BOS2	Michelle Szafranski			400.00	1,442,946.76
08/28/2025	082825BOS3	Mike Cella	BOS Meeting 8/13/25		200.00	1,442,746.76
08/28/2025	082825BOS4	Rick Nelson	BOS Meeting 8/13/25		200.00	1,442,546.76
08/28/2025	082825BOS5	Rodney Ashford	BOS Meeting 8/13/25		200.00	1,442,346.76
08/28/2025			Deposit	61.95		1,442,408.71
08/28/2025	18		Room Rental Refund - Holsey		185.00	1,442,223.71
08/29/2025			Deposit	901.80		1,443,125.51
08/29/2025	200057	Aldridge & Sons Plumbing Contractors, Inc	Invoice: 2025-60238 (Reference: Shower Repairs.) Invoice: 2025-60239 (Reference: Sewer Invest.		1,248.00	1,441,877.51
08/29/2025	200058	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 170489 (Reference: Court Materials.)		1,153.08	1,440,724.43
08/29/2025	200059	Pickett Electric, Inc.	Invoice: 446 (Reference: Light Repair.)		410.00	1,440,314.43
08/29/2025	200060	Optima Security Inc.	Invoice: 50800 (Reference: Re-Keying.) Invoice: 49662 (Reference: Key Replacement.)		293.50	1,440,020.93
08/29/2025	200061	Ruppert Landscape LLC	Invoice: 753201 (Reference: Landscape Management Aug 25.) Invoice: 753912 (Reference: Irrigat.		57,933.15	1,382,087.78
08/29/2025	082925ACH1	Clay County Utility Authority	2300 Town Center Blvd Pavilion		108.54	1,381,979.24
08/29/2025	082925ACH2	Clay County Utility Authority	2300 Town Center Blvd Pool		1,007.49	1,380,971.75
08/29/2025	082925ACH3	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,714.54	1,378,257.21
08/29/2025	082925ACH4	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		26.58	1,378,230.63
08/29/2025	082925ACH5	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		59.65	1,378,170.98
08/29/2025	082925ACH6	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		77.88	1,378,093.10
08/29/2025	082925ACH7	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		149.59	1,377,943.51
08/29/2025	082925ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		395.12	1,377,548.39
08/29/2025	082925ACH9	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,444.60	1,376,103.79
08/29/2025	082925ACH10	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		102.98	1,376,000.81
08/29/2025	082925ACH11	Clay County Utility Authority	2300 Town Center Blvd Info Center		108.72	1,375,892.09
08/29/2025	082925ACH12	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		158.30	1,375,733.79
08/29/2025	082925ACH13	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,375,417.19
08/29/2025	082925ACH14	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,375,100.59
08/29/2025	082925ACH15	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,374,783.99
08/29/2025	082925ACH16	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.68	1,374,467.31
08/29/2025	082925ACH17	Clay County Utility Authority	Spine Road Reclaimed Irrigation		375.68	1,374,091.63
08/29/2025	082925ACH18	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		997.31	1,373,094.32
08/29/2025	082925ACH19	Clay County Utility Authority	2300 Town Center Blvd Irrigation		1,886.87	1,371,207.45

Fleming Island Plantation CDD

Check Register

September 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
08/29/2025	082925ACH21	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		21.96	1,371,185.49
08/29/2025	082925ACH22	Clay County Utility Authority	River Park Garden Area Irrigation		34.01	1,371,151.48
08/29/2025	082925ACH23	Clay County Utility Authority	Spine Road Reclaimed Irrigation		49.47	1,371,102.01
08/29/2025	082925ACH24	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		108.22	1,370,993.79
08/29/2025	082925ACH25	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		158.30	1,370,835.49
08/29/2025	082925ACH26	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		252.70	1,370,582.79
08/29/2025	082925ACH27	Clay County Utility Authority	426 -2 Old Hard Road Restroom		344.56	1,370,238.23
08/29/2025	082925ACH28	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		579.16	1,369,659.07
08/29/2025	082925ACH29	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		1,062.34	1,368,596.73
08/29/2025	082925ACH20	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		19.79	1,368,576.94
08/29/2025			Deposit	38.24		1,368,615.18
08/30/2025			Deposit	36.97		1,368,652.15
08/31/2025			Interest	6,121.49		1,374,773.64
08/31/2025		End of Month		9,245.39	448,207.61	1,374,773.64
09/01/2025			Deposit	23.67		1,374,797.31
09/02/2025	200062	Poolsure	Invoice: 131295631409 (Reference: Water Management Sept 25.)		5,573.95	1,369,223.36
09/02/2025			Deposit	86.18		1,369,309.54
09/03/2025	100253	TJDN LLC	Gutter Installation		889.50	1,368,420.04
09/03/2025	090325BOS1	Michael Glickman	BOS Meeting 8/26/25		200.00	1,368,220.04
09/03/2025	090325BOS2	Michelle Szafranski	BOS Meeting 8/26/25		200.00	1,368,020.04
09/03/2025	090325BOS3	Mike Cella	BOS Meeting 8/26/25		200.00	1,367,820.04
09/03/2025	090325BOS4	Rick Nelson	BOS Meeting 8/26/25		200.00	1,367,620.04
09/03/2025	090325BOS5	Rodney Ashford	BOS Meeting 8/26/25		200.00	1,367,420.04
09/04/2025			Deposit	454.26		1,367,874.30
09/05/2025	200063	Tree Tech Tree Service Inc.	Invoice: 14160 (Reference: Tree Removal.)		1,200.00	1,366,674.30
09/05/2025	200064	The Lake Doctors, Inc.	Invoice: 304109B (Reference: Water Management Sept 25.)		5,125.00	1,361,549.30
09/05/2025	200065	Tri-County Public Safety and Training	Invoice: B-1451 (Reference: Safety Service Aug 25.)		4,794.14	1,356,755.16
09/05/2025	200066	Xerox Financial Services	Invoice: 40868032 (Reference: Copier Lease 08/15/2025 -09/14/2025.)		784.43	1,355,970.73
09/05/2025	200067	Zoom Drain of Jacksonville	Invoice: 83101350 (Reference: Main Line Jetting.)		750.00	1,355,220.73
09/05/2025			Deposit	167.79		1,355,388.52
09/06/2025			Deposit	71.61		1,355,460.13
09/07/2025			Deposit	33.38		1,355,493.51
09/08/2025			Deposit	129.48		1,355,622.99

Fleming Island Plantation CDD

Check Register

September 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
09/10/2025			Deposit	380.30		1,356,003.29
09/10/2025			Deposit	92.00		1,356,095.29
09/11/2025	200068	Vesta District Services	Invoice: 428441 (Reference: Management Fees Sept 25.)		5,194.92	1,350,900.37
09/11/2025	200069	Integrated Access Solutions, LLC	Invoice: 4503 (Reference: Service Call on Gates.) Invoice: 4487 (Reference: Service call on P...		896.36	1,350,004.01
09/11/2025	200070	Poolsure	Invoice: 131295631750 (Reference: Finance Charges.) Invoice: 131295631026 (Reference: Financ		280.38	1,349,723.63
09/11/2025	200071	Wesco Turf, Inc.	Invoice: 41296161 (Reference: Parts.) Invoice: 41296721 (Reference: Parts.)		184.53	1,349,539.10
09/11/2025	200072	Elite Amenities NE FL, LLC	Invoice: 1933 (Reference: Splash Park 8/16/25 - 8/31/25.) Invoice: 1934 (Reference: Amenity P...		20,298.25	1,329,240.85
09/11/2025	200073	Vesta Property Services, Inc.	Invoice: 428533 (Reference: Billable Expenses Aug 25.)		100.75	1,329,140.10
09/11/2025	091125ACH1	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 7/19/25- 8/19/25		43.00	1,329,097.10
09/11/2025	091125ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 07/18/25- 08/18/25		73.00	1,329,024.10
09/11/2025	091125ACH3	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		136.79	1,328,887.31
09/11/2025	091125ACH4	Comcast Business	2300 Town Center Blvd, Ofc 2		218.67	1,328,668.64
09/11/2025	091125ACH5	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 07/18/25- 08/18/25		250.00	1,328,418.64
09/11/2025	091125ACH6	Comcast Business	1510 Calming Water Drive		540.78	1,327,877.86
09/11/2025	091125ACH7	Comcast Business	2300 Towncenter Blvd, Ofc 1		707.65	1,327,170.21
09/11/2025			Deposit	38.49		1,327,208.70
09/11/2025	21		Square Fees		116.97	1,327,091.73
09/12/2025	200074	Vesta Property Services, Inc.	Invoice: 428430 (Reference: Amenity Management Aug 25.)		78,404.43	1,248,687.30
09/12/2025	091225ACH1	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 7/19/25- 8/19/25		43.00	1,248,644.30
09/12/2025	091225ACH2	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 7/19/25- 8/19/25		187.00	1,248,457.30
09/12/2025	091225ACH3	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 7/19/25- 8/19/25		348.00	1,248,109.30
09/12/2025	091225ACH4	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 7/19/25- 8/19/25		400.00	1,247,709.30
09/12/2025	091225ACH5	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 7/19/25- 8/19/25		1,685.00	1,246,024.30
09/12/2025	091225ACH6	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 7/19/25- 8/19/25		43.00	1,245,981.30
09/12/2025	091225ACH7	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 7/19/25- 8/19/25		56.00	1,245,925.30
09/12/2025	091225ACH8	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 7/19/25- 8/19/25		43.00	1,245,882.30
09/12/2025	091225ACH9	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 7/19/25- 8/19/25		43.00	1,245,839.30
09/12/2025	091225ACH10	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 7/19/25- 8/19/25		43.00	1,245,796.30
09/12/2025	091225ACH11	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 7/19/25- 8/19/25		47.00	1,245,749.30
09/12/2025	091225ACH12	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 7/19/25- 8/19/25		47.00	1,245,702.30
09/12/2025	091225ACH13	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 7/19/25- 8/19/25		48.00	1,245,654.30
09/12/2025	091225ACH14	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 7/19/25- 8/19/25		49.00	1,245,605.30
09/12/2025	091225ACH15	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 7/19/25- 8/19/25		54.00	1,245,551.30

Fleming Island Plantation CDD
Check Register
September 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
09/12/2025	091225ACH18	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 7/19/25- 8/19/25		46.00	1,245,505.30
09/12/2025	091225ACH19	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 7/19/25- 8/19/25		47.00	1,245,458.30
09/12/2025	091225ACH20	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 7/19/25- 8/19/25		48.00	1,245,410.30
09/12/2025	091225ACH21	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 7/19/25- 8/19/25		48.00	1,245,362.30
09/12/2025	091225ACH22	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 7/19/25- 8/19/25		49.00	1,245,313.30
09/12/2025	091225ACH23	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 07/19/25- 08/19/25		54.00	1,245,259.30
09/12/2025	091225ACH24	Clay Electric Cooperative, Inc.	2204 LINKS DR 7/19/25- 8/19/25		74.00	1,245,185.30
09/12/2025	091225ACH25	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 7/19/25- 8/19/25		2,424.00	1,242,761.30
09/12/2025	091225ACH17	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 7/19/25- 8/19/25		45.00	1,242,716.30
09/12/2025	091225ACH16	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 7/18/25- 8/18/25		43.00	1,242,673.30
09/12/2025			Deposit	96.67		1,242,769.97
09/13/2025			Deposit	14.26		1,242,784.23
09/15/2025	091525ACH1	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 7/20/25- 8/20/25		47.00	1,242,737.23
09/15/2025	091525ACH2	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 7/20/25-8/20/25		49.00	1,242,688.23
09/15/2025	091525ACH3	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 7/20/25- 8/20/25		59.00	1,242,629.23
09/15/2025	091525ACH4	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 7/20/25- 8/20/25		806.00	1,241,823.23
09/15/2025	091525ACH5	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 7/20/25- 8/20/25		3,160.00	1,238,663.23
09/15/2025	091525ACH6	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 7/20/25- 8/20/25		48.00	1,238,615.23
09/15/2025	091525ACH7	GFL	Trash Service		394.69	1,238,220.54
09/15/2025	091525ACH8	GFL	Trash Service		607.97	1,237,612.57
09/16/2025	100254	Hancock Whitney Bank	Transfer tax assessments		13,013.46	1,224,599.11
09/16/2025	091625ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 7/23/25- 8/22/25		630.00	1,223,969.11
09/17/2025			Deposit	47.94		1,224,017.05
09/18/2025	200075	Osteen Media Group	Invoice: 2025-303315 (Reference: Legal Advertising.)		74.25	1,223,942.80
09/18/2025	200076	Kutak Rock LLP	Invoice: 3579438 (Reference: Legal Services Mar 25.)		3,534.00	1,220,408.80
09/18/2025	200077	Vesta District Services	Invoice: 428507 (Reference: Billable Expenses - Aug 2025.)		24.12	1,220,384.68
09/18/2025			Deposit	113.43		1,220,498.11
09/19/2025	200078	Osteen Media Group	Invoice: 2025-303895 (Reference: Legal Advertising.)		79.65	1,220,418.46
09/19/2025			Deposit	48.25		1,220,466.71
09/20/2025			Deposit	76.77		1,220,543.48
09/21/2025			Deposit	48.25		1,220,591.73
09/22/2025	200079	City Wide Facility Solutions	Invoice: 32013031183 (Reference: Janitorial Service July 25.) Invoice: 32013031757 (Reference...		7,646.21	1,212,945.52
09/22/2025	200080	Pickett Electric, Inc.	Invoice: 521 (Reference: Repair Front Entry Lighting.) Invoice: 517 (Reference: Installation ...		580.00	1,212,365.52

Fleming Island Plantation CDD

Check Register

September 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
09/22/2025	200081	Tree Tech Tree Service Inc.	Invoice: 13972 (Reference: Tree Service.)		300.00	1,212,065.52
09/22/2025	200082	Kutak Rock LLP	Invoice: 3626417 (Reference: Legal Services April 25.)		9,879.07	1,202,186.45
09/22/2025	200083	Tri-County Public Safety and Training	Invoice: B-1486 (Reference: Security 8/1-8/15, 9/1, 9/11 & Pumpkin Patrol.)		2,932.00	1,199,254.45
09/22/2025	092225ACH1	Truist Bank Credit Card			2,217.46	1,197,036.99
09/22/2025			Deposit	71.97		1,197,108.96
09/23/2025	200084	Elite Amenities NE FL, LLC	Invoice: 1941 (Reference: Amenity Pool 9/1/25 - 9/15/25.) Invoice: 1942 (Reference: Splash Pa...		11,584.48	1,185,524.48
09/23/2025			Deposit	9.26		1,185,533.74
09/24/2025	100255	Epic Pools	Reference: Coping Repair.		1,150.00	1,184,383.74
09/24/2025	200085	The Pool and Patio Shop	Invoice: 100018 (Reference: Replace straps on Chaise Lounges.)		5,520.00	1,178,863.74
09/24/2025	200086	Tropical Pressure & Painting, Inc.	Invoice: 020625- (Reference: Exterior Door Painting.)		600.00	1,178,263.74
09/24/2025			Deposit	11.06		1,178,274.80
09/25/2025			Deposit	5.53		1,178,280.33
09/26/2025	092625ACH1	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		21.83	1,178,258.50
09/26/2025	092625ACH2	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		396.29	1,177,862.21
09/26/2025	092625ACH3	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		713.98	1,177,148.23
09/26/2025	092625ACH4	Clay County Utility Authority	River Park Garden Area Irrigation		34.01	1,177,114.22
09/26/2025	092625ACH5	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		106.05	1,177,008.17
09/26/2025	092625ACH6	Clay County Utility Authority	2300 Town Center Blvd Info Center		108.97	1,176,899.20
09/26/2025	092625ACH7	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		158.30	1,176,740.90
09/26/2025	092625ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,176,424.30
09/26/2025	092625ACH9	Clay County Utility Authority	426 -2 Old Hard Road Restroom		344.80	1,176,079.50
09/26/2025	092625ACH10	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		25.74	1,176,053.76
09/26/2025	092625ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		49.47	1,176,004.29
09/26/2025	092625ACH12	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		70.53	1,175,933.76
09/26/2025	092625ACH13	Clay County Utility Authority	2300 Town Center Blvd Irrigation		106.05	1,175,827.71
09/26/2025	092625ACH14	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		108.37	1,175,719.34
09/26/2025	092625ACH15	Clay County Utility Authority	2300 Town Center Blvd Pavilion		108.55	1,175,610.79
09/26/2025	092625ACH16	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		122.75	1,175,488.04
09/26/2025	092625ACH17	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		128.77	1,175,359.27
09/26/2025	092625ACH18	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		158.30	1,175,200.97
09/26/2025	092625ACH19	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,174,884.37
09/26/2025	092625ACH20	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	1,174,567.77
09/26/2025	092625ACH21	Clay County Utility Authority	Spine Road Reclaimed Irrigation		319.01	1,174,248.76

Fleming Island Plantation CDD

Check Register

September 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
09/26/2025	092625ACH22	Clay County Utility Authority	Spine Road Reclaimed Irrigation		346.64	1,173,902.12
09/26/2025	092625ACH23	Clay County Utility Authority	Spine Road Reclaimed Irrigation		363.92	1,173,538.20
09/26/2025	092625ACH24	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		546.11	1,172,992.09
09/26/2025	092625ACH25	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,636.60	1,171,355.49
09/26/2025	092625ACH26	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		19.79	1,171,335.70
09/26/2025	092625ACH27	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		57.62	1,171,278.08
09/26/2025	092625ACH28	Clay County Utility Authority	2300 Town Center Blvd Pool		707.43	1,170,570.65
09/26/2025	092625ACH29	Comcast Business	2300 Towncenter Blvd, Ofc 1		713.64	1,169,857.01
09/26/2025	092625ACH30	Clay County Utility Authority	Spine Road Reclaimed Irrigation		915.90	1,168,941.11
09/26/2025			Deposit	10.25		1,168,951.36
09/27/2025			Deposit	48.11		1,168,999.47
09/29/2025	200087	Kutak Rock LLP	Invoice: 3627297 (Reference: General Counsel June 25.)		18,824.64	1,150,174.83
09/29/2025	200088	Integrated Access Solutions, LLC	Invoice: 4783 (Reference: Service call on Pickleball access.)		790.01	1,149,384.82
09/29/2025			Deposit	33.94		1,149,418.76
09/30/2025	093025BOS1	Michael Glickman	BOS Meeting 9/23/25		200.00	1,149,218.76
09/30/2025	093025BOS2	Michelle Szafranski	BOS Meeting 9/23/25		200.00	1,149,018.76
09/30/2025	093025BOS3	Mike Cella	BOS Meeting 9/23/25		200.00	1,148,818.76
09/30/2025	093025BOS4	Rick Nelson	BOS Meeting 9/23/25		200.00	1,148,618.76
09/30/2025	093025BOS5	Rodney Ashford	BOS Meeting 9/23/25		200.00	1,148,418.76
09/30/2025			Deposit	23.97		1,148,442.73
09/30/2025			Interest	4,696.26		1,153,138.99
09/30/2025	End of Month			6,833.08	228,467.73	1,153,138.99

**Fleming Island Plantation CDD
Cash and Investment Report
September 30, 2025**

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Bank	Checking Account - 3330	n/a	0.00%	\$ 19,600
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	1,153,139 (1)
				Subtotal	\$ 1,172,739
 PF Relationship Priced MMA	 BankUnited	 Money Market - 2939	 n/a	 4.06%	 \$ 1,378,109
				Total GF	\$ 2,550,847

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%	252,065
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	169
				Total DS	\$ 273,453

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%	\$ 691,068
				Total CP	\$ 691,068
				Total All Funds	\$ 3,515,370

Fleming Island Plantation CDD
Bank Reconciliation
September 30, 2025

Balance per Bank Statement		\$ 1,225,869.22
Plus:	Deposits	23.97
Less:	Outstanding Checks	72,754.20
Adjusted Bank Balance		<u>\$ 1,153,138.99</u>
Beginning Cash Balance Per Books		\$ 1,374,773.64
Cash Receipts		6,833.08
Cash Disbursements		228,467.73
Balance per Books		<u>\$ 1,153,138.99</u>

EXHIBIT 20

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE CLAY COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Clay County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Mike Glickman, Seat 2, currently held by Rodney Ashford, and Seat 5, currently held by Michelle Szafranski, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the

Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of October, 2025.

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Fleming Island Plantation Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 N. Orange Avenue, Green Cove Springs, Florida 32043; Ph: (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Fleming Island Plantation Community Development District has three (3) seats up for election, specifically seats 1, 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

Publish on or before May 25, 2026.

EXHIBIT 21



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

October 23, 2025

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

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

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended June 28, 2025 ("Computation Period"). This report indicates that there is no cumulative rebate amount liability as of June 28, 2025.

There is no Arbitrage Rebate payment due, however, the Bonds are subject to Yield Restriction compliance rules as described in Treasury Regulations §1.148-2. A Yield Reduction Payment may be due on the fifth-bond year, June 28, 2026, as the Acquisition and Construction Fund has unspent proceeds that are being invested above the allowable materially higher bond yield of 1.8752% at the end of the three-year temporary period on June 28, 2024, and thus is now yield-restricted.

The next annual arbitrage rebate calculation date is June 28, 2026. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Mr. Stephen Edwards, Hancock Whitney Bank

***Fleming Island Plantation
Community Development
District***

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

For the period ended June 28, 2025



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

October 23, 2025

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

Re: \$15,590,000 Fleming Island Plantation Community Development District Special Assessment Revenue and Refunding Bond, Series 2021 ("Bonds")

Fleming Island Plantation Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 28, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatable Arbitrage of \$(36,573.06) at June 28, 2025. As such, no amount must be on deposit in the Rebate Fund, nor remitted to the United States Government.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 1.7502%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Fleming Island Plantation Community Development District

October 23, 2025

\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021

For the period ended June 28, 2025

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is June 29, 2021.
2. The end of the first Bond Year for the Bonds is June 28, 2022.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) the Code are shown in the attached schedule
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Fleming Island Plantation Community Development District

October 23, 2025

\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021

For the period ended June 28, 2025

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The proceeds of the Series 2021 Bonds, together with other funds of the district, will be used to: (a) currently refund all of the district’s outstanding Special Assessment Refunding Bonds, Series 2017; (b) finance all or a portion of the cost of acquiring, constructing, and equipping assessable improvements consisting of various amenity improvements; (c) to pay interest coming due on the Series 2021 Bonds to and including November 1, 2021; and (d) to pay certain costs associated with the issuance of the Series 2021 Bond.
12. There is no Arbitrage Rebate payment due, however, the Bonds are subject to Yield Restriction compliance rules as described in Treasury Regulations §1.148-2. A Yield Reduction Payment may be due on the fifth-bond year, June 28, 2026, as the Acquisition and Construction Fund has unspent proceeds that are being invested above the allowable materially higher bond yield of 1.8752% at the end of the three-year temporary period on June 28, 2024, and thus is now yield-restricted.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Fleming Island Plantation Community Development District

October 23, 2025

\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021

For the period ended June 28, 2025

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Fleming Island Plantation Community Development District
October 23, 2025
\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021
For the period ended June 28, 2025

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Fleming Island Plantation Community Development District
October 23, 2025
\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021
For the period ended June 28, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebtable Arbitrage.

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
6 / 29 / 2021	INITIAL DEPOSIT		0.00	1,940,608.68	2,080,600.86	139,992.18
7 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		2.78	0.00	0.00	0.00
8 / 2 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		43.01	0.00	0.00	0.00
9 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		43.01	0.00	0.00	0.00
10 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		41.63	0.00	0.00	0.00
10 / 22 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	9,137.89	9,743.64	605.75
11 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		43.08	0.00	0.00	0.00
11 / 2 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	0.14	0.15	0.01
12 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		41.83	0.00	0.00	0.00
12 / 29 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		0.04	0.00	0.00	0.00
1 / 3 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		43.22	0.00	0.00	0.00
2 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		43.22	0.00	0.00	0.00
2 / 28 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,671.70)	(2,831.48)	(159.78)
2 / 28 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,774.58)	(5,060.13)	(285.55)
2 / 28 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(5,754.06)	(6,098.19)	(344.13)
3 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		39.03	0.00	0.00	0.00
4 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		24.35	0.00	0.00	0.00
5 / 2 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		60.21	0.00	0.00	0.00
6 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		619.18	0.00	0.00	0.00
6 / 7 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(3,507.10)	(3,699.08)	(191.98)
6 / 7 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(16,523.69)	(17,428.19)	(904.50)
6 / 7 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,988.43)	(3,152.02)	(163.59)
7 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		1,245.74	0.00	0.00	0.00
7 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(325.00)	(342.11)	(17.11)
7 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,142.50)	(1,202.65)	(60.15)
7 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(164,214.01)	(172,859.65)	(8,645.64)
8 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		1,996.99	0.00	0.00	0.00
8 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,542.71)	(8,979.42)	(436.71)
9 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		2,742.22	0.00	0.00	0.00
10 / 3 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		3,148.05	0.00	0.00	0.00
10 / 13 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,397.50)	(2,513.36)	(115.86)
10 / 13 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(15,750.00)	(16,511.14)	(761.14)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,142.50)	(1,196.90)	(54.40)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,137.50)	(1,191.66)	(54.16)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,485.00)	(1,555.71)	(70.71)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(3,631.25)	(3,804.16)	(172.91)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,475.00)	(2,592.85)	(117.85)

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(27,925.00)	(29,254.68)	(1,329.68)
11 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		4,028.25	0.00	0.00	0.00
11 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(3,765.00)	(3,940.27)	(175.27)
11 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,418.42)	(4,624.11)	(205.69)
11 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(19,797.00)	(20,718.59)	(921.59)
11 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(27,925.00)	(29,224.96)	(1,299.96)
12 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		4,672.00	0.00	0.00	0.00
12 / 23 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,979.93)	(5,202.93)	(223.00)
1 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		5,162.36	0.00	0.00	0.00
1 / 12 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(40,488.00)	(42,262.18)	(1,774.18)
1 / 31 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(20,734.75)	(21,623.45)	(888.70)
1 / 31 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(164,214.00)	(171,252.27)	(7,038.27)
2 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		5,403.29	0.00	0.00	0.00
2 / 7 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,418.42)	(4,606.46)	(188.04)
2 / 16 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(15,708.00)	(16,369.36)	(661.36)
2 / 16 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,324.00)	(8,674.47)	(350.47)
2 / 16 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,862.15)	(5,066.86)	(204.71)
2 / 24 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(37,670.96)	(39,241.84)	(1,570.88)
3 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,506.98	0.00	0.00	0.00
3 / 2 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(5,060.16)	(5,269.13)	(208.97)
3 / 2 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(15,750.00)	(16,400.42)	(650.42)
3 / 9 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(11,216.15)	(11,675.38)	(459.23)
3 / 9 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(29,489.39)	(30,696.80)	(1,207.41)
4 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,783.15	0.00	0.00	0.00
4 / 11 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(47,027.50)	(48,877.22)	(1,849.72)
4 / 11 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,618.75)	(1,682.42)	(63.67)
5 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,700.09	0.00	0.00	0.00
6 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(19,854.30)	(20,585.34)	(731.04)
6 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		5,034.19	0.00	0.00	0.00
6 / 5 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(114,339.72)	(118,526.80)	(4,187.08)
6 / 6 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,450.00)	(1,503.03)	(53.03)
6 / 6 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,645.01)	(8,961.15)	(316.14)
6 / 23 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,700.00)	(9,010.74)	(310.74)
7 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,435.31	0.00	0.00	0.00
7 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(7,000.00)	(7,246.51)	(246.51)
7 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,260.55)	(2,340.16)	(79.61)
7 / 10 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(9,635.07)	(9,971.00)	(335.93)

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
8 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,492.79	0.00	0.00	0.00
8 / 7 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(900.00)	(930.16)	(30.16)
9 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,639.90	0.00	0.00	0.00
9 / 6 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,732.50)	(2,820.11)	(87.61)
9 / 25 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(125.00)	(128.89)	(3.89)
10 / 2 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,508.14	0.00	0.00	0.00
10 / 12 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,809.35)	(2,894.38)	(85.03)
11 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,684.63	0.00	0.00	0.00
12 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,557.20	0.00	0.00	0.00
12 / 19 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,590.40)	(2,660.16)	(69.76)
1 / 2 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,712.94	0.00	0.00	0.00
2 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,702.58	0.00	0.00	0.00
2 / 20 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,860.00)	(4,976.17)	(116.17)
3 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,876.13)	(4,990.03)	(113.90)
3 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,406.21	0.00	0.00	0.00
4 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,863.60)	(9,057.47)	(193.87)
4 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,688.58	0.00	0.00	0.00
4 / 2 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,414.20)	(1,445.06)	(30.86)
5 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,512.68	0.00	0.00	0.00
5 / 21 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(6,396.35)	(6,520.46)	(124.11)
6 / 3 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,677.24	0.00	0.00	0.00
7 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,530.26	0.00	0.00	0.00
7 / 3 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(10,797.76)	(10,984.91)	(187.15)
8 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,654.72	0.00	0.00	0.00
9 / 3 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,656.86	0.00	0.00	0.00
10 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,381.13	0.00	0.00	0.00
11 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,317.83	0.00	0.00	0.00
11 / 7 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(36,881.55)	(37,296.26)	(414.71)
12 / 2 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		3,929.16	0.00	0.00	0.00
1 / 2 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		3,913.82	0.00	0.00	0.00
1 / 23 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(33,211.41)	(33,461.53)	(250.12)
1 / 30 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(36,708.00)	(36,971.92)	(263.92)
1 / 30 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(5,073.11)	(5,109.58)	(36.47)
1 / 30 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(217,892.00)	(219,458.58)	(1,566.58)
2 / 3 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		3,651.21	0.00	0.00	0.00
3 / 3 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,489.33	0.00	0.00	0.00
3 / 19 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(108,756.00)	(109,278.42)	(522.42)

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
4 / 1 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,589.19	0.00	0.00	0.00
4 / 14 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(19,124.00)	(19,192.62)	(68.62)
4 / 23 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,879.75)	(2,888.82)	(9.07)
5 / 1 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,260.04	0.00	0.00	0.00
6 / 2 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,285.96	0.00	0.00	0.00
6 / 28 / 2025	INTEREST ACCRUAL		2,096.88	0.00	0.00	0.00
		<u>686,358.33</u>	<u>149,242.49</u>	<u>537,115.84</u>	<u>633,451.89</u>	<u>96,336.05</u>
6 / 29 / 2021	INITIAL DEPOSIT		0.00	92,457.37	99,127.09	6,669.72
7 / 1 / 2021	INTEREST ACCOUNT		0.13	0.00	0.00	0.00
8 / 2 / 2021	INTEREST ACCOUNT		2.05	0.00	0.00	0.00
9 / 1 / 2021	INTEREST ACCOUNT		2.05	0.00	0.00	0.00
10 / 1 / 2021	INTEREST ACCOUNT		1.98	0.00	0.00	0.00
11 / 1 / 2021	INTEREST ACCOUNT		0.00	(92,457.36)	(98,543.41)	(6,086.05)
11 / 1 / 2021	INTEREST ACCOUNT		2.05	0.00	0.00	0.00
4 / 29 / 2022	INTEREST ACCOUNT		0.00	136,185.48	143,904.70	7,719.22
5 / 2 / 2022	INTEREST ACCOUNT		0.00	(136,193.75)	(143,892.54)	(7,698.79)
5 / 2 / 2022	INTEREST ACCOUNT		0.50	0.00	0.00	0.00
6 / 1 / 2022	INTEREST ACCOUNT		0.25	0.00	0.00	0.00
10 / 31 / 2022	INTEREST ACCOUNT		0.00	123,593.00	129,452.97	5,859.97
11 / 1 / 2022	INTEREST ACCOUNT		0.00	(123,593.75)	(129,453.76)	(5,860.01)
11 / 1 / 2022	INTEREST ACCOUNT		9.54	0.00	0.00	0.00
12 / 1 / 2022	INTEREST ACCOUNT		0.03	0.00	0.00	0.00
1 / 3 / 2023	INTEREST ACCOUNT		0.03	0.00	0.00	0.00
2 / 1 / 2023	INTEREST ACCOUNT		0.03	0.00	0.00	0.00
3 / 1 / 2023	INTEREST ACCOUNT		0.03	0.00	0.00	0.00
4 / 3 / 2023	INTEREST ACCOUNT		0.04	0.00	0.00	0.00
4 / 28 / 2023	INTEREST ACCOUNT		0.00	123,496.55	128,248.43	4,751.88
5 / 1 / 2023	INTEREST ACCOUNT		0.00	(123,506.25)	(128,239.88)	(4,733.63)
5 / 1 / 2023	INTEREST ACCOUNT		45.88	0.00	0.00	0.00
6 / 1 / 2023	INTEREST ACCOUNT		0.18	0.00	0.00	0.00
7 / 3 / 2023	INTEREST ACCOUNT		0.18	0.00	0.00	0.00
8 / 1 / 2023	INTEREST ACCOUNT		0.19	0.00	0.00	0.00
9 / 1 / 2023	INTEREST ACCOUNT		0.20	0.00	0.00	0.00
10 / 2 / 2023	INTEREST ACCOUNT		0.19	0.00	0.00	0.00
10 / 31 / 2023	INTEREST ACCOUNT		0.00	110,640.68	113,884.61	3,243.93
11 / 1 / 2023	INTEREST ACCOUNT		0.00	(110,687.50)	(113,932.80)	(3,245.30)
11 / 1 / 2023	INTEREST ACCOUNT		15.38	0.00	0.00	0.00

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
12 / 1 / 2023	INTEREST ACCOUNT		0.06	0.00	0.00	0.00
1 / 2 / 2024	INTEREST ACCOUNT		0.07	0.00	0.00	0.00
2 / 1 / 2024	INTEREST ACCOUNT		0.07	0.00	0.00	0.00
3 / 1 / 2024	INTEREST ACCOUNT		0.06	0.00	0.00	0.00
4 / 1 / 2024	INTEREST ACCOUNT		0.07	0.00	0.00	0.00
4 / 30 / 2024	INTEREST ACCOUNT		0.00	109,971.79	112,219.55	2,247.76
5 / 1 / 2024	INTEREST ACCOUNT		0.00	(109,987.50)	(112,230.15)	(2,242.65)
5 / 1 / 2024	INTEREST ACCOUNT		15.05	0.00	0.00	0.00
6 / 3 / 2024	INTEREST ACCOUNT		0.06	0.00	0.00	0.00
7 / 1 / 2024	INTEREST ACCOUNT		0.06	0.00	0.00	0.00
8 / 1 / 2024	INTEREST ACCOUNT		0.06	0.00	0.00	0.00
9 / 3 / 2024	INTEREST ACCOUNT		0.06	0.00	0.00	0.00
10 / 1 / 2024	INTEREST ACCOUNT		0.06	0.00	0.00	0.00
10 / 31 / 2024	INTEREST ACCOUNT		0.00	96,890.90	98,008.84	1,117.94
11 / 1 / 2024	INTEREST ACCOUNT		0.00	(96,906.25)	(98,024.36)	(1,118.11)
11 / 1 / 2024	INTEREST ACCOUNT		12.05	0.00	0.00	0.00
12 / 2 / 2024	INTEREST ACCOUNT		0.04	0.00	0.00	0.00
1 / 2 / 2025	INTEREST ACCOUNT		0.04	0.00	0.00	0.00
2 / 3 / 2025	INTEREST ACCOUNT		0.04	0.00	0.00	0.00
3 / 3 / 2025	INTEREST ACCOUNT		0.04	0.00	0.00	0.00
4 / 1 / 2025	INTEREST ACCOUNT		0.04	0.00	0.00	0.00
4 / 30 / 2025	INTEREST ACCOUNT		0.00	96,850.25	97,122.54	272.29
5 / 1 / 2025	INTEREST ACCOUNT		0.00	(96,862.50)	(97,130.12)	(267.62)
5 / 1 / 2025	INTEREST ACCOUNT		10.65	0.00	0.00	0.00
6 / 2 / 2025	INTEREST ACCOUNT		0.04	0.00	0.00	0.00
		<u>10.69</u>	<u>119.53</u>	<u>(108.84)</u>	<u>521.71</u>	<u>630.55</u>
4 / 29 / 2022	INITIAL DEPOSIT		0.00	1,440,000.00	1,521,621.60	81,621.60
5 / 2 / 2022	SINKING FUND		0.00	(1,440,000.00)	0.00	0.00
5 / 2 / 2022	SINKING FUND		5.31	0.00	0.00	0.00
6 / 1 / 2022	SINKING FUND		2.66	0.00	0.00	0.00
7 / 1 / 2022	SINKING FUND		0.01	0.00	0.00	0.00
8 / 1 / 2022	SINKING FUND		0.01	0.00	0.00	0.00
9 / 1 / 2022	SINKING FUND		0.01	0.00	0.00	0.00
10 / 3 / 2022	SINKING FUND		0.01	0.00	0.00	0.00
11 / 1 / 2022	SINKING FUND		0.02	0.00	0.00	0.00
12 / 1 / 2022	SINKING FUND		0.02	0.00	0.00	0.00
1 / 3 / 2023	SINKING FUND		0.03	0.00	0.00	0.00

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
2 / 1 / 2023	SINKING FUND		0.03	0.00	0.00	0.00
3 / 1 / 2023	SINKING FUND		0.03	0.00	0.00	0.00
4 / 3 / 2023	SINKING FUND		0.03	0.00	0.00	0.00
4 / 28 / 2023	SINKING FUND		0.00	1,464,991.83	0.00	0.00
5 / 1 / 2023	SINKING FUND		0.00	(1,465,000.00)	0.00	0.00
5 / 1 / 2023	SINKING FUND		543.82	0.00	0.00	0.00
6 / 1 / 2023	SINKING FUND		2.17	0.00	0.00	0.00
7 / 3 / 2023	SINKING FUND		2.13	0.00	0.00	0.00
8 / 1 / 2023	SINKING FUND		2.23	0.00	0.00	0.00
9 / 1 / 2023	SINKING FUND		2.32	0.00	0.00	0.00
10 / 2 / 2022	SINKING FUND		2.26	0.00	0.00	0.00
11 / 1 / 2023	SINKING FUND		2.35	0.00	0.00	0.00
12 / 1 / 2023	SINKING FUND		2.29	0.00	0.00	0.00
1 / 1 / 2024	SINKING FUND		2.37	0.00	0.00	0.00
2 / 1 / 2024	SINKING FUND		2.37	0.00	0.00	0.00
3 / 1 / 2024	SINKING FUND		2.22	0.00	0.00	0.00
4 / 1 / 2024	SINKING FUND		2.38	0.00	0.00	0.00
4 / 30 / 2024	SINKING FUND		0.00	1,489,431.09	0.00	0.00
5 / 1 / 2024	SINKING FUND		0.00	(1,490,000.00)	0.00	0.00
5 / 1 / 2024	SINKING FUND		205.27	0.00	0.00	0.00
6 / 3 / 2024	SINKING FUND		0.86	0.00	0.00	0.00
7 / 1 / 2024	SINKING FUND		0.84	0.00	0.00	0.00
8 / 1 / 2024	SINKING FUND		0.87	0.00	0.00	0.00
9 / 3 / 2024	SINKING FUND		0.87	0.00	0.00	0.00
10 / 1 / 2024	SINKING FUND		0.82	0.00	0.00	0.00
11 / 1 / 2024	SINKING FUND		0.81	0.00	0.00	0.00
12 / 2 / 2024	SINKING FUND		0.76	0.00	0.00	0.00
1 / 2 / 2025	SINKING FUND		0.76	0.00	0.00	0.00
2 / 3 / 2025	SINKING FUND		0.73	0.00	0.00	0.00
3 / 3 / 2025	SINKING FUND		0.66	0.00	0.00	0.00
4 / 1 / 2025	SINKING FUND		0.72	0.00	0.00	0.00
4 / 30 / 2025	SINKING FUND		0.00	1,514,786.03	0.00	0.00
5 / 1 / 2025	SINKING FUND		0.00	(1,515,000.00)	0.00	0.00
5 / 1 / 2025	SINKING FUND		166.63	0.00	0.00	0.00
6 / 2 / 2025	SINKING FUND		0.56	0.00	0.00	0.00
		<u>167.19</u>	<u>958.24</u>	<u>(791.05)</u>	<u>1,521,621.60</u>	<u>81,621.60</u>
6 / 29 / 2021	INITIAL DEPOSIT		0.00	387,036.13	414,956.25	27,920.12

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
6 / 29 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(35,000.00)	(37,524.84)	(2,524.84)
6 / 29 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(15,590.00)	(16,714.64)	(1,124.64)
6 / 29 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(2,000.00)	(2,144.28)	(144.28)
6 / 29 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(233,850.00)	(250,719.54)	(16,869.54)
6 / 30 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(13,000.00)	(13,937.12)	(937.12)
6 / 30 / 2021	COST OF ISSUANCE ACCOUNT		0.00	233,815.00	250,669.88	16,854.88
7 / 1 / 2021	COST OF ISSUANCE ACCOUNT		0.13	0.00	0.00	0.00
7 / 2 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(233,850.00)	(250,683.13)	(16,833.13)
7 / 7 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(37,266.74)	(39,939.63)	(2,672.89)
7 / 7 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(22,000.00)	(23,577.91)	(1,577.91)
7 / 15 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(4,000.00)	(4,285.23)	(285.23)
7 / 19 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(10,500.00)	(11,246.56)	(746.56)
7 / 21 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(4,692.90)	(5,026.08)	(333.18)
7 / 21 / 2021	COST OF ISSUANCE ACCOUNT		0.00	35.00	37.48	2.48
8 / 2 / 2021	COST OF ISSUANCE ACCOUNT		0.87	0.00	0.00	0.00
9 / 1 / 2021	COST OF ISSUANCE ACCOUNT		0.20	0.00	0.00	0.00
10 / 1 / 2021	COST OF ISSUANCE ACCOUNT		0.20	0.00	0.00	0.00
10 / 22 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(9,137.89)	(9,743.64)	(605.75)
		<u>0.00</u>	<u>1.40</u>	<u>(1.40)</u>	<u>121.01</u>	<u>122.41</u>
		<u>686,536.21</u>	<u>150,321.66</u>	<u>536,214.55</u>	<u>2,155,716.21</u>	<u>178,710.61</u>
	ACTUAL EARNINGS		150,321.66			
	ALLOWABLE EARNINGS		<u>178,710.61</u>			
	REBATABLE ARBITRAGE		(28,388.95)			
	FUTURE VALUE OF 6/28/2022 COMPUTATION DATE CREDIT		(1,928.21)			
	FUTURE VALUE OF 6/28/2023 COMPUTATION DATE CREDIT		(2,029.51)			
	FUTURE VALUE OF 6/28/2024 COMPUTATION DATE CREDIT		(2,106.39)			
	COMPUTATION DATE CREDIT		<u>(2,120.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(36,573.06)</u>			