



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

Advanced Meeting Package

Regular Meeting

***Tuesday
November 18, 2025
6:00 p.m.***

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

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

Fleming Island Plantation Community Development District

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

Board of Supervisors
Fleming Island Plantation Community Development District

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, November 18, 2025, at 6:00 p.m.** at the **Splash Park Meeting Room at 1510 Calming Water Dr., Fleming Island, FL.**

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

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

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Fleming Island Plantation Community Development District

Meeting Date: Tuesday, November 18, 2025 Call-in Number: +1 (929) 205-6099
Time: 6:00 PM Meeting ID: 705 571 4830#
Location: Splash Park, 1510 Calming Water Drive, Fleming Island, Florida

Revised Agenda

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *Agenda Items & Non-Agenda Items*

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

IV. Presentation of Proof of Publication(s)

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

V. Vendor Reports

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

[Exhibit 2](#)
[Pgs. 9-16](#)

B. Lifeguard Services Report – Elite Amenities

C. Landscaping Update – Ruppert Landscape

[Exhibit 3](#)
[Pgs. 18-29](#)

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

VI. Staff Reports

A. District Engineer

[Exhibit 4](#)
[Pgs. 31-36](#)

1. Consideration of Requisition #162

[Exhibit 5](#)
[Pgs. 38-40](#)

2. Presentation of Consulting Engineer's Report 2025

[Exhibit 6](#)
[Pg. 42](#)

B. District Counsel

VI. Staff Reports – continued

- C. General Manager’s Report [Exhibit 7](#)
[Pg. 44](#)
 - 1. Lifeguard Scope of Service [Exhibit 8](#)
[Pgs. 46-48](#)
- D. Amenity Manager’s Report [Exhibit 9](#)
[Pg. 50](#)
- E. Field Operations Manager’s Report [Exhibit 10](#)
[Pgs. 52-53](#)
- F. District Manager
 - 1. Action Item Report [Exhibit 11](#)
[Pgs. 55-56](#)
 - 2. Meeting Matrix [Exhibit 12](#)
[Pgs. 58-61](#)

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on October 28, 2025 [Exhibit 13](#)
[Pgs. 63-67](#)
- B. Consideration for Acceptance – The Updated September 2025 Unaudited Financial Statements [Exhibit 14](#)
[Pgs. 69-90](#)
- C. Consideration for Acceptance – The October 2025 Unaudited Financial Statements [Exhibit 15](#)
[Pgs. 92-109](#)
- D. Ratification of Requisition #163 – *To Be Distributed* [Exhibit 16](#)

VIII. Business Items

IX. Discussion Topics

- A. Budget Format for FY 2027 & Beyond – DM Team – *To Be Distributed* [Exhibit 17](#)

X. Supervisors’ Requests

XI. Action Items Summary

XII. Next Regular Meeting Agenda Items

XIII. Next Meeting Quorum Check: December 16 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. Closed Session - In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at 6:15 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

XV. 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
November 18, 2025

RUN DATES

11/6/2025

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, November 18, 2025, at 6:00 p.m. at Splash Park, 1510 Calming Water Dr., Fleming Island, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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

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

**Fleming Island Plantation Community
Development District**
David McInnes, District Manager
(321) 263-0132, Ext. 193
**Legal 173955 Published 11/6/2025 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



Fleming Island Plantation CDD
 2300 Town Center Blvd.
 Fleming Island, FL 32003

11/11/2025

Please see the below summary of treatments completed to date since our October 20th report. The lakes are in good condition overall at this time. We had near record high temperatures last week and near freezing lows at the time of this report. Much like your lawns, the later will provide a temporary reprieve in algae and aquatic plant growth as we round out this Fall. We're also currently in a mild drought which may affect the overall appearance of any pond with lower than normal water levels. As always, please let us know if there are any questions or concerns and we'll make sure they are taken care of right away. We truly appreciate your continued business and the opportunity to work for the Fleming Island Plantation Community.

Zone	Technician	Date	Pond #	Service Provided
2	David Hayes	Oct. 7th	44, 46, 47, 48	Algae, Emergent, Terrestrial
4	Drew Lagenour	Oct. 21st	4, 21, 42, 49	Algae, Emergent, Underwater *
6	Troy Weaver	Oct. 24th	19, 22, 23, 26	Algae, Emergent, Terrestrial
9	Nicholas Anderson	Oct. 23rd	28 ^, 31, 32, 53	Algae, Emergent, Terrestrial
13	Nicholas Zumwalt	Oct. 23rd	10, 13, 15	Algae, Emergent, Terrestrial
14	Brandon Ernst	Oct. 20th	35 +	Follow-up algae treatment
--	Vitaly Astakhov	Oct. 27th	1	Quarterly fountain cleaning
1	Kory Kines	Nov. 6th	45, 50, 51, 52	Algae *
3	Luis Gallant	Nov. 5th	33, 43, 54, 55	Algae, Emergent, Terrestrial
5	Alex Kastner	Nov. 6th	38, 39, 40, 41	Algae, Emergent, Terrestrial *
8	Eric Walker	Nov. 6th	27, 34	Algae, Emergent, Submersed
10	Eric Wood	Nov. 10th	5, 8, 9, 24	Algae, Emergent, Terrestrial
11	Garrett Potter	Nov. 10th	6, 7, 14, 26	Inspection
14	Brandon Ernst	Nov. 6th	29, 35, 36, 37	Algae

*beneficial bacteria/probiotic applied +Follow-up treatment provided ^ treated 10/29

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 15



Nov 6, 2025 at 1:27:29 PM
1302 Brookgreen Way
Fleming Island FL 32003
United States

Pond 16



Nov 6, 2025 at 1:24:13 PM
1530 Roseberry Ct
Fleming Island FL 32003
United States

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

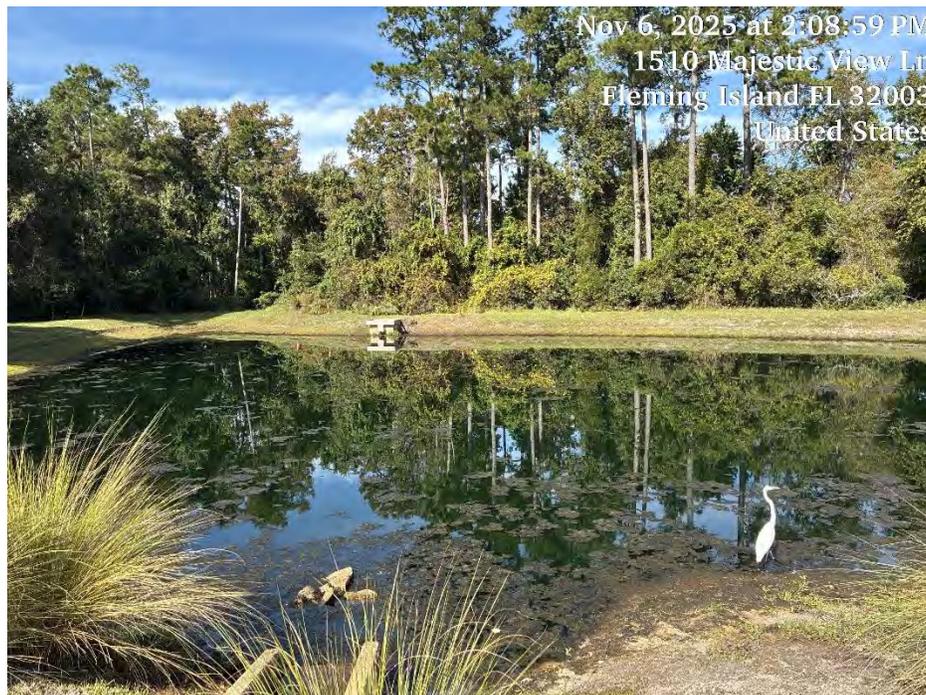
Charleston: (843) 873-1911
Greenville: (864) 498-6050
Myrtle Beach: (843) 492-4080



Pond 35



Pond 45



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



Pond 54



Pond 55



Florida Offices

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

Pensacola: (850) 939-5787
Sarasota: (941) 377-0658
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



RUPPERT
L A N D S C A P E

Monthly Report November

November 10, 2025

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

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: Is continuing to treat for chinch bugs in areas of outbreak and fungicide is being applied in areas that have had a history of brown patch and take all fungus.

Annuals:

Red Salvia are being replaced at splash park entrance for Holiday event. Next flower change out is scheduled for Tuesday December 2nd and we will be installing Dusty Millers in the fronts of the beds and red snap dragons in the backs of the beds. Existing marigolds will be pulled and placed at the amenities center for resident selection on Monday December 1st.

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**
- Village square 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

- Photos and descriptions of onsite plants have been provided to Vesta per Rodney's request.
- Debris has been removed from pond behind Splash Park and spartina grass bed at seating area has been cleaned out.
- Pine straw berms continue to be cleared of limbs, weeds and sections of dead tree branches.
- Fallen tree was removed from fenceline at Autumn Glenn per Fred's request.
- Christmas light installation is underway, and lights will be lit the day after Thanksgiving.
- Poinsettias at amenities center will be provided by Ruppert Landscape at no additional cost to F.I.P.



Fleming Island Plantation

Weekly Communication

October 31, 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) They are all Hunter 6 inch rotors
- Blowing all hard surfaces was completed.
- All weeds were sprayed and hand pulled on Town center Blvd from the 3 way stop sign to the round – about.
- All shrubs on median islands and entrances to all neighborhoods were trimmed.
- Shrubs were trimmed at the big fountain at Village Square and Hwy 17.
- Shrubs were trimmed at the small fountain at the entrance to Fleming plantation Blvd. and Hwy 17.
- Irrigation issues were addressed, and some repairs and adjustments were made to include the installation of (SAMS) check valve irrigation heads to help alleviate leaks in some areas.
- Tree canopies were lifted and de-mossed to 15 ft on Town Center Blvd. from the entrance to the Links to Thunderbolt rd. on the left side of the parkway (this project is ongoing)

- Shrubs at amenities center were trimmed. With the exception of the hedge row at the front of the parking lot near T.C. Blvd. (This will be trimmed next week along with detailing of the pine straw beds in this area).



Fleming Island Plantation

Weekly Communication

November 7, 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) They are all Hunter 6 inch rotors
- All mowing operations were completed throughout the property. All turf was mowed at a height of 4 ½ inches.
- All landscape beds were edged throughout the property.
- Weed eating / Line trimming was performed throughout the property.
- Blowing all hard surfaces was completed.
- All weeds were sprayed and hand pulled on Town Center Blvd. from the entrance at Hwy 17 to the round-about.
- Fallen tree was removed from back fenceline on vineland Cir. In Autumn Glenn per Freds request
- Ligustrum was pruned in A.C. parking lot at road front.
- Irrigation issues continue to be diagnosed, and proposals sent.
- Tree canopy lifting and de-mossing were performed on Village Square parkway.

- Gazebo was blown off in preparation of wedding per Freds request.
- Debris piles left by home owners were removed from Radar Rd. beside Johns Landing.
- Cleaning of pine straw berms to remove downed branches and sections of dead wax myrtles continued down T.C. Blvd.
- Map of warranty sod replacement was provided to Vesta for review. (areas will be added as needed)
- Photos and names of plant materials onsite have been provided to Vesta as per the board's request.
- Pond bank behind Splash Park was cleared of debris and spartina grass beds were cleared of weeds along pond bank near seating area per request from resident during board meeting.



November 10, 2025

Hello all:

November is here and as we move towards Thanksgiving and begin to feel the Holiday rush in the air, our landscaping reminds us of all the wonders we will see over the winter months in our community. If you live in northeast Florida (think: the Jacksonville / St. Augustine / Fleming Island region), November brings a subtle but meaningful shift in your landscape. Temperatures drop, daylight shrinks, rainfall wanes — and your plants and lawn respond accordingly. With a little attention and seasonal tweaks, you can keep your yard in tip-top shape and set yourself up for a strong early spring. Here's a breakdown of what to expect, what the landscape is doing, and what you should do about it.

1. Weather & Growing Conditions

In November the weather in northeast Florida transitions from the more active summer growth phase to a quieter, cooler phase:

- Average highs are dropping, nights are cooler. For example, one local note says averages between **75°F during the day and ~55°F at night**.
- Rainfall tends to be lower than summer; it's often the driest month of the year in the Jacksonville area, with about 2.3 inches average.
- With shorter days and lower light, plant growth slows down.
- Because of these changes, your lawn (especially if it's a warm-season grass like St. Augustine, Bahia, or Zoysia) will begin to shift toward dormancy: less growth, perhaps a change in color.

The takeaway: Even though Florida doesn't get the deep freezes of farther north, you're entering the "winding-down" season for many plants and lawns. Your tasks shift accordingly.

2. What Your Lawn & Plants Are Doing

Here are some of the changes you'll likely notice:

- **Lawn slowing its growth:** If you have warm-season turf (common in NE Florida), growth is tapering off, the grass may lose some vibrancy, sometimes look a bit brownish as it edges into dormancy.
 - **Less mowing required:** Growth slows, so you won't need to mow as frequently.
 - **Leaves falling / debris accumulating:** Even in Florida you'll get leaf drop, twigs, possibly dead stems — these can accumulate on lawns and beds, creating issues if left unattended.
 - **Fewer blooms (for some plants), but good time for planting certain shrubs/trees:** With cooler soil and air, many shrubs/trees are less stressed and can establish more easily.
 - **Water needs diminish but still exist:** Because temperatures are lower and daylight shorter, evaporation is reduced — so irrigation demands drop. But if rainfall is low (as it often is), you'll still need to monitor soil moisture.
 - **Weeds & pests don't totally stop:** Some winter annual weeds begin germinating as ground temps dip into the ~65°F range. And although insects are less active than in high summer, warm spells can still invite pest problems.
-

3. What You Should Do — Your November Landscaping Checklist

Since conditions are shifting, here are a few recommended actions for this month to keep things healthy and prepare for the next season.

Lawn Care

- Reduce mowing frequency. You might mow every 2-3 weeks (rather than weekly) depending on growth. Keep blades sharp and don't cut the grass too short — leaving a bit taller will help protect the lawn during cooler nights.
- Adjust irrigation schedule. In many parts of NE Florida, restrictions switch to “once per week” watering for lawns starting in early November (tie-in with standard time and local water district rules).
- Avoid overwatering. Because growth is slower and soil moisture can hang around longer, too much water can lead to root rot or fungal issues.
- Consider applying a “winterizer” fertilizer if you have warm-season turf: a slow-release blend with higher potassium (K) to build root strength and stress tolerance, rather than a high-nitrogen feed.

Beds, Shrubs & Trees

- Clear out fallen leaves, dead branches, and debris in beds and around shrubs. It helps prevent pests and disease — and keeps your beds looking tidy.
- Trim spent blooms, prune back overgrown shrubs if needed, but avoid heavy pruning of shrubs that bloom in spring (unless you know the plant's cycle).

- Refresh mulch in flower beds and around shrubs/trees. A 2–3-inch layer helps insulate root zones, conserve moisture and suppress weeds. But be sure to keep mulch away from the trunk of trees/shrubs to avoid rot.
- Planting time: November is a good time to install many trees and shrubs because cooler conditions reduce planting shock. Warm soil + cooler air = root establishment without heavy top-growth stress.
- Choose plants adapted to northeast Florida. If you're adding perennials, shrubs or trees, refer to region-specific recommendations (e.g., from UF/IFAS) because winters here are slightly cooler than farther south.

Additional Considerations

- Monitor for weeds. Some winter annual weeds start germinating now — applying a pre-emergent or targeted spot treatment may help.
 - Keep an eye on pests. Just because it's cooler doesn't mean insects completely take the season off. If you see brown patches, thinning turf, or suspect insect damage, inspect sooner rather than later.
 - Clean and service your equipment. As you mow less, take the chance to sharpen mower blades, clean out trimmers/edgers, sort out your irrigation timers/sprinklers.
-

4. Why These Tasks Matter & What You'll Gain

- **Better spring start:** By preparing now (fertilizing with the right mix, planting appropriate shrubs/trees, adjusting watering), your landscape will hit the spring growth phase from a stronger position.
 - **Reduced stress on plants:** Cooler weather is gentler on transplants; fewer shocks and better root establishment.
 - **Water-conservation & cost savings:** With lower growth and restricted watering, you'll use less water — good for the planet and your bill.
 - **Prevention of problems:** Taking care of leaves, mulch, and monitoring pests/weeds now helps avoid bigger headaches later (fungi, root issues, heavy weeding in spring).
 - **A neat, attractive yard:** Even though it's "off-peak" for growth, staying active will keep your landscape tidy and enjoyable — not neglected.
-

5. Things to Watch / Potential Challenges

- If rainfall stays low, even though growth is slower your plants still need some moisture. Don't go entirely hands-off.
- Be cautious of overwatering when growth is slow; soil may retain moisture longer and roots may be less active.
- If you're planting new shrubs/trees, make sure they're well-mulched and protected if we unexpectedly dip into colder nights.

- Keep piled leaves off your lawn — they can smother turf, block light and create breeding zones for pests.
 - Even though major freezes are rare, occasional cold snaps can stress plants unaccustomed to them — choose species rated for your zone and keep an eye on vulnerable plants (especially newly planted ones).
-

Final Thoughts

November in northeast Florida might not have the dramatic changes of northern fall (think blazing leaf color or heavy frost), but it's nonetheless an important transitional phase. The growth engine is slowing, and the landscape is shifting gears. By staying proactive — adjusting watering, mowing less, cleaning up debris, planting smartly — you set your lawn and gardens up to **rest**, recover, and then rebound strongly in spring.

Christopher C. Cesaro

Christopher C. Cesaro

Area Manager

Fleming island Plantation





RUPPERT
L A N D S C A P E

November Gardening Tips

What to Plant

Annuals/Perennials/Wildflowers: Pansy, viola, and chrysanthemum create great fall color.

Bulbs: Bulbs to plant include amaryllis, crinum, and daylily. Plant spider lily in partial shade. Plants produce foliage in winter, and beautiful red flowers emerge in late summer.

Herbs: A wide variety of herbs like cooler, dryer weather, including cilantro, dill, fennel, parsley, sage, and thyme.

Vegetables: A long list of cool-season crops can be planted now including broccoli, cabbage, kale, and lettuce.

What to Do

Citrus: Protect small citrus trees if freezing temperatures are predicted by watering well at least a day before the freeze. You may also use covers that extend to the ground for protection.

Scale insects: Apply dormant oil sprays to control scale insects on trees and shrubs.

Irrigation: Lawns and most plants do not need frequent irrigation in winter. Turn off irrigation systems and water as needed.

Flowering trees: Consider planting cold-hardy flowering trees, such as dogwood, redbud, fringe tree, and Taiwan cherry, that bloom in late winter and/or spring.

Birds: Make a small brush pile from plant debris in the back of the yard for birds.

Camellias: Add some of the new cultivars for bright spots of color in winter. Disbudding, or removing some buds now, ensures larger blooms later.

EXHIBIT 4



PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: PRIME AE Group, Inc. - Ryan Stilwell, PE
DATE: November 11, 2025
RE: November 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. Working on proposal for individual CEI for third party construction observation. Will provide update at November 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 9/23/2025 meeting. Working with Chairman and Clay County and will provide update at November meeting.

Lake Ridge South Drainage

- Board approved \$3,200 for camera inspection of existing drainage pipe at 9/23/2025 meeting. Work was completed and verbal results indicate pipe is clear and functioning. Awaiting final video results and will provide update at November 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
November 11, 2025**

**PREPARED BY PRIME AE, 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 11.11.25		
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
BROGDON BUILDERS PICKLEBALL COURTS	\$382,480.00	COMPLETED
TENNIS COURT RESTROOM/PAVILION (HOFFMAN)	\$421,639.00	(WITH ACCEPTED
		ALTERNATIVES)
REMAINING AFTER APPROVED PROJECTS:	\$346,736.03	
PRIME AE REQUISITIONS		
REQUISIONS 1-163	\$241,548.97	
REMAINING LUMP SUM SERVICES		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)		
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS)		
TOTAL REMAINING:	\$105,187.06	
	(+ALLOWABLE INTEREST)	

FIPCDD 2021 Requisition Break Down

Date: 11/11/2025
 Prime AE No. 109064.04

Companies/Payee	Project	Contract Amount	Total Invoices	
<i>Construction</i>				
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	\$39,775.00	
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	
Clay County Utily Authority	FIPCDD Tennis Restroom Pavilion Connection	\$5,813.44	\$5,813.44	
		OVERALL TOTAL :	\$1,227,148.38	
<i>Design/Permitting</i>				
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 :	\$241,548.97	

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

EXHIBIT 5

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: 162

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

(C) Amount Payable: \$552.50

(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 #55263

(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: 2025.10.30
10:18:33-04'00'

Consulting Engineer



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

October 23, 2025
 Project No: P0109064.04
 Invoice No: 55263

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 September CDD meeting and coordination with staff on monthly engineering updates.

Professional Services from August 30, 2025 to October 03, 2025

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

Professional Personnel

	Hours	Rate	Amount	
Clerical/Admin Asst/Technician	4.50	95.00	427.50	
Vice President	.50	250.00	125.00	
Totals	5.00		552.50	
Total Labor				552.50
		Total this Task		\$552.50
		Total this Invoice		\$552.50

EXHIBIT 6



Jacksonville Office

13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

June 30, 2025

John C. Shiroda, CCTS
Vice President, Corporate Trust
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

**PROJECT: Fleming Island Plantation Community Development District
PRIME AE Project No. 109064.04**

SUBJECT: Consulting Engineer's Report 2025

Dear Mr. Shiroda:

In accordance with Section 9.21 of the Master Trust Indenture for the Fleming Island Plantation Community Development District ("District"), PRIME AE ("PRIME AE"), the District Engineer, has reviewed the portion of the Project (as defined in the Indenture) owned by the District, and such portion appears to have been maintained in good repair, working order and condition.

The fiscal year 2025 budget along with current reserves are sufficient, in our opinion, to provide for operation and maintenance of the portion of the Project owned by the District.

In accordance with Section 9.14 of the Master Trust Indenture, PRIME AE has reviewed the property schedule stating the current limits of insurance coverage and the policy appears to adequately cover the value of the District owned improvements per the 2017-18 Reserve Study.

Should you have any questions or comments related to the information provided in this report, please do not hesitate to contact our office.

Sincerely,



A handwritten signature in blue ink, appearing to read "Ryan P. Stilwell", enclosed in a thin blue rectangular border.

Ryan P. Stilwell, P.E.
Vice President

EXHIBIT 7



General Manager's Report

Meeting date: **11-18-2025**

Submitted by: **Margaret Alfano**

***Highlighted items require Board action.**

ACTION ITEMS / No Board action required:

- Meeting with Elite regarding Lifeguard scope of service
- Taking detailed inventory of all Halloween/Fall items and storing properly
- Beginning Holiday décor plans throughout FIP
- Preparing for Holiday event
- Splash Park bathroom countertops
- Splash Park flooring
- Thunder Bucket zero entry surfacing
- Vendors, vendors, vendors, and more vendors search for so many continues

CAPITAL IMPROVEMENT PROJECT IDEAS / Board discussion required / Points to Ponder:

- Shade sail at the Splash Park circle area
- Concrete ping pong table / possibly under shade sail in circle area at the Splash Park
- Matching shade sails at the Splash Park covering the extended eating area and then covering pool equipment
- Storage
- Changing room on the Amenity Center pool deck
- Fence in ALL The Courts at Fleming Island Plantation
- New slide at Splash Park
- Astro-turf heavy use areas at the Amenity Center near pavilions

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



JBE/NG

EXHIBIT 8

FLEMING ISLAND PLANTATION
LIFEGUARD SCOPE OF SERVICE
November 2025 DRAFT

General Requirements:

- Contractor shall be responsible for all duties associated with staffing lifeguards at the Recreation Facilities including recruiting, hiring, training, scheduling, and supervising all personnel.
- Contractor shall perform normal life-guarding duties such as monitoring pool patrons, administering swim tests, responding to first aid situations (with courtesy and respect), enforcement of all rules, policies and procedures.
- Contractor shall perform light pool area cleaning including such tasks as spraying off of deck, cleaning tiles the 1st and 3rd week of each month, sweeping the deck, rolling and storing lap lane dividers nightly, installing lap lane dividers during opening procedures as applicable, straightening/hosing down pool furniture, wiping off tables in the designated eating areas as needed or requested, and emptying trash cans during downtime and daily at closing. Please note that a trash wheelbarrow is provided and to be used at each facility to eliminate trash spills and trails on the pool decks.
- Contractor shall be responsible for the light maintenance of bathroom facilities on the pool premises; consisting of notifying office staff of any products needing replacement (i.e. soap, paper towels, toilet paper), picking up debris, and sweeping of the bathrooms and foyers.
- Contractor shall at all times be responsible for proper staffing during pool hours in accordance with the seasonal schedule. Failure to provide sufficient staffing to enable the pool to open as required may result in termination of the contract.
- Contractor is responsible for the testing of pool chemicals three times a day and posting those results in a pool log at each facility, according to site specific instructions and notifying pool office staff if chemical reading are at or near unsafe levels.
- Contractor is responsible for reporting any sanitation concerns (ie code browns) to their supervisor as well as the pool office staff.

Schedule:

- YMCA, Red Cross-certified, or comparable certification lifeguard(s) shall be on duty consistent with the community's published pool operating schedule. In addition to the various staffing schedules listed in the scope of services attached hereto as Exhibit A, one person shall work 15 minutes prior to opening and 15 minutes after closing as needed to complete all opening/closing procedures. The staffing schedules shall be outlined in the attached Exhibit A with scheduling for subsequent years to be agreed upon between the Parties. Failure to provide sufficient staffing to enable the pool to open as required may result in termination of the contract.

Investigation and Report of Accidents/Claims:

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

Adherence to District Rules, Regulations and Policies:

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

Uniforms:

- Staff shall be appropriately dressed for their duties.

Authority:

- Contractor shall exercise its prerogatives as an independent contractor to direct and control its employees under this contract.
- The District may communicate its needs directly to the Contractor's employees from time to time, as the need arises, but shall normally communicate through the Contractor's staff manager and/or supervisor.
- At all times during pool hours, Contractor shall ensure, to the best of its abilities, that there is always a head guard or supervisor on the pool deck that is responsible for general oversight of on-duty lifeguards, access to the pool facility and determining if there are weather conditions warranting temporary pool closure.
- Contractors shall have the ability to modify staffing levels during weather conditions or low-volume occurrences.

Care of Property:

- Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage by Contractor or its employees.
- Contractor agrees to repair any damage resulting from Contractor's activities and work within 24 hours.
- Contractor shall perform daily safety inspections of all lifeguard and lifesaving equipment, i.e. tubes and backboards.

Certification and Training:

- All Staff shall have current certification in lifesaving, first aid and CPR, for infants, children, and adults from a reputable certification provider. "In-service training" shall be conducted monthly throughout the summer and cover typical lifesaving skills, emergency procedures, etc.
- Scheduled trainings and staff meetings must be approved by the onsite management staff to ensure availability and proper resident notifications.
- Contractor is required to maintain a binder at each pool facility with current copy of each guard's certification to present to Health Inspector or Amenity Staff member at all times. No guard is to be working at either facility without documentation on site.

EXHIBIT 9



Amenity Manager's Report

Meeting date: **11-18-2025**

Submitted by: **Jennifer Meadows**

EVENT UPDATES / No Board action required:

HOLIDAY ART WORKSHOP: On Saturday, November 1 we hosted a fun Holiday Art Workshop with the amazing Ancient City Designs at the Amenity Center. It was a beautiful fall day to make some adorable crafts! Most residents worked on painting fall-themed signs that could be hung anywhere in the house or even on the front door, while a few others painted adorable Christmas ornaments. There were a lot of laughs, fun and creativity at this cozy event.

RESIDENT APPRECIATION DAY: On Wednesday, November 5 we had our Resident Appreciation S'mores Day! Beginning at 3pm, residents stopped by the Amenity Center office to enjoy delicious complimentary S'mores and Apple Cider. Most residents stayed to eat their treat, while a few just stopped by to pick up treats for the family and head home after a long day at work. Either way, we saw lots of foot traffic and were able to thank our residents for making Fleming Island Plantation a great place to work, live, and play!



CASINO NIGHT: We are sad to say our Casino Night was postponed due to low participation numbers. We have spoken with the vendor and are planning to reschedule the night in the New Year. Stay tuned for the details!

SANTA'S TOYLAND: Hard to believe we are already thinking about Christmas! Wasn't it just July yesterday? On Saturday, December 13 from 1pm-6pm Santa Claus will be coming to town! Families will be able to join us at the Amenity Center to not only meet Santa and get their photo taken but also participate in some holiday activities sure to get even the Grinch into the spirit. We will have stations for making your own ornaments, stuffing your own Squishmallow critter, hot cocoa and cookies to enjoy, and more! It's the most wonderful time of the year and FIP residents will not want to miss out!

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Holiday Light Contest – Saturday, December 20
- Polar Plunge – Saturday, January 10
- Daddy/Daughter Dance – February
- Adults Only Mixology Class – February



EXHIBIT 10



Field Operations Report

Meeting date: **11-18-2025**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

SPLASH PARK PARKING LOT RENOVATIONS / No Board action required:

This paving for this project has been completed. However, we are still waiting on completion of some punch list items before calling this project finished.

AMENITY CENTER PARKING LOT RENOVATIONS / No Board action required:

The renovations started with the drainage upgrades on Monday, November 10th. The sealcoating process will begin in warmer weather. Stay tuned for Spring of 2026.

SPLASH PARK SLIDE INSPECTION / No Board action required:

Continuing our vendor research for the recommended slide repairs outlined in the structural engineer's scope has proven to be a challenging process, even with Vesta's extensive vendor network. The repairs involve multiple layers of work, and we have yet to identify a single vendor capable of performing all necessary tasks. We understand the time-sensitive nature of this matter and are continuing to pursue viable options. We anticipate providing a more detailed update at the December meeting.

VILLAGE SQUARE FOUNTAIN / No Board action required:

Work in progress.

LAKE RIDGE SOUTH IRRIGATION / No Board action required:

We are waiting for District Counsel approval to move forward.

TENNIS BUILDING UPDATE / No Board action required:

Construction is moving ahead as scheduled!

ELECTRICITY AT VILLAGE SQUARE / No Board action required:

The contractor adding the turn lane to access the new Wawa destroyed the electrical wiring for part of our main entrance. The entrance monument and the exit/southside have no power. We have been working with the contractor to restore power at their cost. We have also included this information in our E-Blasts to the community, so they know we are aware of the situation.

FIELD OPERATIONS UPDATES / No Board action required:

MAINTENANCE DONE SINCE LAST CDD MEETING – OCTOBER to NOVEMBER 2025

- Filled chipped area and painted drinking fountain at Splash Park
- Repaired toilet in Woman's Restroom at Splash Park Breezeway
- Installed new parking stops in Splash Park parking lot
- Began pressure washing at Margaret's Walk Path

- Soft washed fence in Covington
- Repaired rotten wood on Golf Cart Bridge
- Replaced handrail tops on Golf Cart Bridge
- Set up and break down of Halloween Event
- Reset all timers due to power outage
- Moved picnic tables from storage at Gazebo to Splash Park
- Set up and tear down for Pumpkin Event
- Removed lap lines from Lap Pool – closed for season
- Replaced can light in Amenity Center Ceiling
- Inspected window in dormer at AC – inside glass is broken, but outer is good, no leaks found
- Met with vendors for slide renovations
- Met with Vendors for renovations at Village Sq.
- Closed Splash Park parking lot and walkways for repaving project
- Met with tennis building vendor to get quotes for repairs to rotted wood studs in Tennis Shed
- Met with Ryan and Michelle to make sure all needs are met in new Tennis Building
- Daily checking on Tennis Building project
- Reset all timers due to end of DST
- Ordered new insulation for backflows in front of Splash Park
- Had Ruppert remove mulch, pine straw and soil around all buildings to expose foundation.



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



EXHIBIT 11



Last updated on:
11/10/2025
By: Dana Harden

Date	Action Item	Status
Field Operations Section		
10/28/2025	FOM to determine where water meters are located and that they are CDD owned	In progress
10/25/2025	FOM to follow up with DE regarding survey issue	In progress
10/25/2025	FOM provide drain scope report to Richardson when received	In progress
10/25/2025	FOM to have Lake Doctors clean pond by gazebo @ splash park	Completed
General Manager Section		
9/23/2025	GM to investigate insurance claim regarding monuments	Completed
10/28/2025	GM to bring furniture proposals to November meeting	In Progress
10/25/2025	GM to work with Elite	In Progress
District Manager Section		
8/16/2025	DM to confirm receipt from Comcast for \$128,152	In Progress
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
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	Completed
10/28/2025	DE bring proposals for Lake Ridge south pipe failure	In Progress
District Counsel Section		
8/26/2025	DC to contact Clarkson who did the legal description of the property outside of the parking lot of the amenity center, to determine who owns the property.	Completed

EXHIBIT 12

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

December, 2025

*Regular Meeting:
12/16*

Presentations

Vendor Reports

- 1. Lake Doctors
- 2. Elite Amenities
- 3. Ruppert Landscape
- 4. Tri-County Safety & Security Inc.

Staff Reports

- 1. District Engineer
- 2. District Counsel
- 3. General Manager
- 4. Amenity Manager
- 5. Field Operations Manager
- 6. District Manager
 - 6a. Action Item Report
 - 6b. Meeting Matrix

Consent Agenda Items

- 1. Minutes--Regular Meeting on 11/18/2025
- 2. Unaudited Financials—November 2025

Business Items

Discussion Topics/Items

- 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
GFL Solid Waste	1/5/2023-1/5/2028
Lake Doctors/Pond Maintenance	7/31/2023; renews 4 one-year intervals
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	7/31/2023; renews one-year intervals
Tree Amigos Outdoor Services (Ruppert)/Landscape Maintenance	10/31/2028
Unicorn Web Development/Website Hosting	Contractor: 60 days notice; District: Immediate

EXHIBIT 13

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, October 28, 2025 at 6:05 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	Scott Smith	Vice President, Vesta District Services
19	Margaret Alfano	General Manager, Vesta Property Services
20	Fred Atwood	Field Operations Manager, Vesta Property Services
21	Jennifer Meadows	Amenity Manager, Vesta Property Services
22	Jason Davidson	Regional General Manager, Vesta Property Services
23	Katie Buchanan <i>(via phone)</i>	District Counsel, Kutak Rock
24	Ryan Stilwell	District Engineer, Prosser, Inc.
25	Jennifer Haley	Elite Amenities
26	Chris Cessera	Ruppert Landscape
27	William Bonney	Tri-County Safety & Security, Inc.
28	Beverly Workman	Resident
29	Tara Richardson	Resident
30	Linda Woods	Resident
31	Carrie Ackerman	Resident
32	Ernest Hamm	Resident
33	Dan Stellar	Resident

34 *The following is a summary of the discussions and actions taken at the October 28, 2025 Fleming Island*
35 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*
36 *records request by emailing PublicRecords@vestapropertyservices.com.*

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

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

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

45 Beverly Workman asked about the flags on the golf course and when the fountain out front
46 would be completed, and Ms. Alfano provided an answer. And asked whether it had been
47 discussed to have Fleming Island incorporated. Supervisor Cella provided an answer to Ms.
48 Workman's last question.

49
50 Tara Richardson asked about the sprinklers in berm being repaired rather than replaced and
51 requested a copy of the summary for the drain report that was done in Lake Ridge South. She
52 also noted that there was flooding between Lake Ridge South and the splash park after there
53 was rain. Discussion ensued.

54
55 Linda Woods noted drainage concerns and that trees were not being maintained behind her
56 home. Discussion ensued and it was clarified that the tree maintenance was an HOA issue.

57
58 Carrie Ackerman noted her concerns regarding ding dong ditching in Lake Ridge South and
59 provided the number for the step-up program through the sheriff's department.

60
61 Ernest Hamm noted that the lake at end of the splash park needed to be cleaned up of dead tree
62 limbs, trash, and scum.

63
64 Dan Steller from Lake Ridge North noted his concerns about the light pole that was in a
65 maintenance agreement. Discussion ensued.

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

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

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

69 There being none, the next item followed.

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

71 Ms. Haley fielded questions from the Board. Supervisor Glickman noted the number of lifeguards
72 and that he was unhappy with the current vendor's lack of communication and requested data to
73 properly manage the pool. Discussion ensued.

74 C. Exhibit 4: Landscaping Update – Ruppert Landscape

75 Mr. Cessera presented his report and provided further updates. Discussion ensued.

76 D. Exhibit 5: Security Report – Tri-County Safety & Security, Inc. – *To Be Distributed*

77 Mr. Bonney presented his report for the month and offered to host a free safety class with the
78 lifeguard vendor during swimming season. Discussion ensued.

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

80 A. Exhibit 6: District Engineer

81 Mr. Stilwell presented his report for the month. He also provided his professional opinion on the
82 pipe situation in Lake Ridge South, which was to remove the underground piping and start from
83 scratch with an engineering inspector present to monitor the installation. Discussion ensued
84 regarding options for the piping and a suggestion for new sidewalks from the new restroom near
85 the tennis courts.

- 86 1. Consideration of Requisitions
87 a. Exhibit 7: Requisition #153
88 b. Exhibit 8: Requisition #158
89 c. Exhibit 9: Requisition #159
90 d. Exhibit 10: Requisition #160
91 e. Exhibit 11: Requisition #161

92 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
93 approved Requisitions #153 and #158-161, for the Fleming Island Plantation Community Development
94 District.

95 B. District Counsel

- 96 1. Exhibit 12: Consideration of Interlocal Agreement for Town Center Blvd. with Clay County
97 Ms. Buchanan noted that the Interlocal Agreement as presented had been sent to the county for
98 their review as well and provided other updates regarding the agreement.

99 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
100 approved the Interlocal Agreement for Town Center Blvd. with Clay County as presented, for the Fleming
101 Island Plantation Community Development District.

102 Ms. Buchanan also provided further updates on the Comcast situation. Discussion ensued.

103 C. Exhibit 13: General Manager's Report

104 Ms. Alfano provided an overview of her report and further updates. Discussion ensued.

105 D. Exhibit 14: Amenity Manager's Report

106 Ms. Meadows provided a brief overview of her report.

107 E. Exhibit 15: Field Operations Manager's Report

108 Mr. Atwood provided a brief overview of his report, and further updates which included the splash
109 park renovations, fountain proposals, and irrigation heads in Lake Ridge South to move off of CDD
110 water. Discussion ensued.

111 F. District Manager

- 112 1. Exhibit 16: Action Item Report

- 113 2. Exhibit 17: Meeting Matrix

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

- 115 A. Exhibit 18: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
116 Held on September 23, 2025

- 117 B. Exhibit 19: Consideration for Acceptance – The September 2025 Unaudited Financial Statements
118 Supervisor Ashford requested clarification on the water bill. Discussion ensued.

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

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

123 A. Exhibit 20: Consideration & Adoption of **Resolution 2026-01**, 2026 General Election

124 Mr. McInnes provided a brief explanation.

125 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
126 adopted **Resolution 2026-01**, 2026 General Election, for the Fleming Island Plantation Community
127 Development District.

128 B. Exhibit 21: Presentation of LLS Tax Solutions Series 2021 Report for 2025

129 Mr. McInnes provided a brief explanation.

130 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
131 accepted the LLS Tax Solutions Series 2021 Report for 2025, for the Fleming Island Plantation Community
132 Development District.

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

134 A. Budget Format for FY 2027 & Beyond – DM Team

135 Mr. McInnes provided the Board with examples of possible changes they could make to the format
136 of their budgets, starting with the FY 2027 budget. Discussion ensued.

137 **The meeting skipped the next item and moved to Splash Pad, at this time.**

138 B. Lifeguard Services/RFP – Supervisor Glickman

139 Supervisor Glickman started the discussion on the current lifeguard services and a possible RFP.

140 C. Splash Pad – Supervisor Glickman

141 Supervisor Glickman noted that JCP or St. Johns Golf just had a splash pad redone and
142 recommended that staff contact them for assistance with redoing the district's splash pad.
143 Discussion ensued.

144 **The meeting moved back to Lifeguard Services/RFP, at this time.**

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

146 Discussion continued regarding the water bills. Supervisor Ashford requested that the Field
147 Operations Manager research the water bills.

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

149 **Field Operations Manager**

- 150
- 151 • determine where water meters are located and that they are CDD owned
 - 152 • provide drain scope report to Richardson when received
 - 153 • have Lake Doctors clean pond by gazebo @ splash park
 - 154 • follow up with DM regarding survey issue

154 **General Manager**

- 155
- 156 • bring furniture proposals to November meeting
 - 157 • work with Elite on Lifeguard SOW

157 **District Engineer** – bring proposals for Lake Ridge south pipe failure

158 **District Counsel** – work with Comcast on indemnity language

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

160 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: November 18th at 6:00PM**

161 All five (5) Board members present stated that they would be attending the next Board meeting on
162 November 18th at 6:00 p.m.

163 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

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

166 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
167 adjourned the meeting at 9:47 p.m. for the Fleming Island Plantation Community Development District.

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

171 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
172 **meeting held on November 18, 2025.**

173

174

175

176

Signature

Signature

Printed Name

Printed Name

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

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

EXHIBIT 14

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:	\$ 2,562,724	\$ 273,454	\$ 691,068	\$ 3,527,246
Liabilities:				
Accounts Payable	\$ 215,214	\$ -	\$ -	\$ 215,214
Accrued Expenses	\$ 10,232	\$ -	\$ -	\$ 10,232
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	384,463			384,463
Total Liabilities & Fund Balance:	\$ 2,562,724	\$ 273,454	\$ 691,068	\$ 3,527,246

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	-	27,621	(2,379)	92.07%
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	302,469	(6,305)	97.96%
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	70,132	(19,868)	77.92%
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	2,191,869	(85,887)	96.23%
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	2,893,150	(16,302)	99.44%
Reserves					
CDD Amenity	322,498	-	431,569	109,071	133.82%
Splash Park	50,000	-	2,737	(47,263)	5.47%
Other	-	-	14,319	14,319	
Total Reserves	372,498	-	448,626	76,128	120.44%
Total Expenditures & Reserves	\$ 3,281,950	\$ 247,005	\$ 3,341,775	\$ 59,825	101.82%
Excess of Revenue Over (Under) Expenditures	-	(233,161)	69,361		
Fund Balance Beginning	2,267,916		2,267,916		
Fund Balance Ending	\$ 2,267,916	\$ (233,161)	\$ 2,337,278		
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	<u>1,725,818</u>	<u>1,755,933</u>	<u>30,115</u>	<u>101.74%</u>
Expenditures				
Administrative				
Assessment Collection Cost	35,955	34,611	(1,344)	96.26%
Total Administrative	<u>35,955</u>	<u>34,611</u>	<u>(1,344)</u>	<u>96.26%</u>
Debt Service				
Principal Retirement	1,515,000	1,515,000	-	100.00%
Principal Prepayments	-	5,000	5,000	
Interest Expense	195,300	193,769	(1,531)	99.22%
Total Debt Service	<u>1,710,300</u>	<u>1,713,769</u>	<u>3,469</u>	<u>100.20%</u>
Total Expenditures	<u>1,746,255</u>	<u>1,748,380</u>	<u>2,125</u>	<u>100.12%</u>
Revenues Over/(Under) Expenditures	(20,437)	7,554	27,991	-36.96%
OTHER FINANCING SOURCES/(USES)				
Transfers In		-	-	
Transfers Out		-	-	
TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>-</u>	<u>-</u>	
FUND BALANCE BEGINNING	265,901	265,901	(0)	
Net Changes in fund balance	(20,437)	7,554	27,991	
FUND BALANCE, ENDING	<u>\$ 245,464</u>	<u>\$ 273,454</u>	<u>\$ 27,990</u>	

Fleming Island Plantation CDD
Acquisition & Construction 2021
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through 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	<u>\$ 1,450</u>

■ **Due From Other Funds \$25,440**

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

Clay County Utilities - Water	\$ 2,765
Clay Electric Cooperative	7,632
Total Deposits	<u>\$ 10,397</u>

► **Liabilities**

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

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

	<u>General Fund</u>
Elite Amenity - September 16-30 Lifeguard Services	9,680
Total Accrued Expenses	<u>\$ 9,680</u>

■ **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	<u>\$ 1,942,417</u>	

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	\$ 27,621	92%	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 Panal, Access Cards
Contingency	\$ 8,500	\$ 29,879	352%	Pressure wash, Pipe inspection, Paver repairs, Fence, Leak repairs, Storm Drain cleaining, Pool Lighting, Motor Installation
<u>Reserves</u>				
Reserve - CDD Amenity	\$ 322,498	\$ 431,569	134%	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

Date	Num	Name	Memo	Debit	Credit	Balance
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

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
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

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
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
Non-Ad Valorem Special Assessments
Clay County Tax Collector
For the Fiscal Year Ending September 30, 2025

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	Allocation by Fund	
					General Fund	Series 2021 Debt Service Fund
Assessments Levied				\$ 5,128,071	\$ 3,330,990	\$ 1,797,081
Allocation %				100%	65%	35%
11/08/24	\$46,401	\$2,630	\$947	\$49,978	\$ 32,464	\$ 17,514
11/14/24	224,800	9,558	4,588	238,946	155,210	83,736
11/27/24	1,064,796	45,272	21,731	1,131,799	735,171	396,628
12/06/24	2,493,414	106,016	50,886	2,650,316	1,721,539	928,777
12/20/24	566,948	23,212	11,570	601,731	390,860	210,870
01/28/25	94,900	2,982	1,937	99,819	64,838	34,981
02/07/25	51,267	1,183	1,046	53,496	34,749	18,747
03/07/25	32,016	393	653	33,062	21,476	11,586
04/07/25	217,864	35	4,446	222,346	144,427	77,919
05/07/25	9,886	(294)	202	9,794	6,362	3,432
06/10/25	10,729	(319)	219	10,629	6,904	3,725
06/17/25	26,406	(785)	539	26,160	16,992	9,167
TOTAL	\$4,839,427	\$ 189,885	\$ 98,764	\$ 5,128,076	\$ 3,330,993	\$ 1,797,083

% Collected 100.00% 100.00%

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

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

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

**Fleming Island Plantation CDD
Cash and Investment Report
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 15

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

OCTOBER 31, 2025



Fleming Island Plantation CDD
Balance Sheet
October 31, 2025

	<u>General Fund</u>	<u>Debt Service 2021</u>	<u>A & C 2021</u>	<u>Total</u>
1 <u>ASSETS</u>				
2 Operating Account - VNB	792,708	-	-	792,708
3 Money Markey - BU	1,382,455	-	-	1,382,455
4 Cash - HW	19,106	-	-	19,106
5 Investments:				
6 Revenue Trust Fund	-	169,236	-	169,236
7 Interest Fund	-	83,606	-	83,606
8 Prepayment	-	17	-	17
9 Rebate	-	21,193	-	21,193
10 Sinking Fund	-	169	-	169
11 Reserve Fund	-	-	-	-
12 Construction Fund	-	-	686,035	686,035
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	3,533,213	1,700,275	-	5,233,488
15 Due from Other Funds	-	-	-	-
16 Prepaid Items	-	-	-	-
17 Deposits	10,397	-	-	10,396.99
18 <u>TOTAL ASSETS</u>	\$ 5,739,358	\$ 1,974,496	\$ 686,035	\$ 8,399,890
19 <u>LIABILITIES</u>				
20 Accounts Payable	\$ 13,017	\$ -	\$ -	\$ 13,017.20
21 Accrued Expenses	9,680	-	-	9,679.75
22 Due to Other Funds	-	-	-	-
23 Deferred Revenue - On Roll	3,533,213	1,700,275	-	5,233,487.70
24 <u>TOTAL LIABILITIES</u>	3,555,910	1,700,275	-	5,256,185
25 <u>Fund Balance:</u>				
26 Nonspendable	10,397			10,397
27 Assigned	1,942,418			1,942,418
28 Restricted		274,221	686,035	960,256
29 Unassigned	230,634			230,634
30 <u>TOTAL FUND BALANCE</u>	2,183,449	274,221	686,035	3,143,705
31 <u>TOTAL LIABILITIES & FUND BALANCE</u>	\$ 5,739,358	\$ 1,974,496	\$ 686,035	\$ 8,399,890

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2026 Adopted Budget	FY2026 Actual October	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 Special Assessments - Tax Collector	\$ 3,533,212	\$ -	\$ -	\$ (3,533,212)	0.00%
3 Special Assessments - Discounts	(141,328)	-	-	141,328	0.00%
4 Interest	75,000	7,918	7,918	(67,082)	10.56%
5 Room Rentals	8,000	393	393	(7,607)	4.91%
6 Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
7 Tennis Membership	2,500	-	-	(2,500)	0.00%
8 Court Program Fees	500	72	72	(428)	14.38%
9 Special Events	6,500	1,051	1,051	(5,449)	16.18%
10 Access Cards	7,000	-	-	(7,000)	0.00%
11 Other Miscellaneous Revenues	2,250	13,613	13,613	11,363	605.03%
12 TOTAL REVENUES	\$ 3,494,633	\$ 23,048	\$ 23,048	\$ (3,471,586)	0.66%
13 EXPENDITURES					
14 ADMINSTRATIVE					
15 Supervisor Compensation	16,000	-	-	(16,000)	0.00%
16 Payroll Taxes	1,224	-	-	(1,224)	0.00%
17 Arbitrage	600	600	600	-	100.00%
18 Dissemination Agent	1,200	1,200	1,200	-	100.00%
19 Engineering Services	30,000	-	-	(30,000)	0.00%
20 Legal Services	45,000	-	-	(45,000)	0.00%
21 Management Fees	62,339	5,195	5,195	(57,144)	8.33%
22 Assessment Administration	9,360	780	780	(8,580)	8.33%
23 Trustee Fees	4,000	-	-	(4,000)	0.00%
24 Auditing Services	4,100	-	-	(4,100)	0.00%
25 Postage & Freight	3,600	-	-	(3,600)	0.00%
26 Insurance - General Liability	58,000	44,506	44,506	(13,494)	76.73%
27 Printing & Binding	250	-	-	(250)	0.00%
28 Legal Advertisements	3,200	73	73	(3,127)	2.28%
29 Misc- Assessment Collection Cost	70,664	-	-	(70,664)	0.00%
30 Misc - Credit Card Fees	600	-	-	(600)	0.00%
31 Misc - Contingency	5,000	148	148	(4,852)	2.96%
32 Office Supplies	300	-	-	(300)	0.00%
33 Regulatory & Permit Fees	175	-	-	(175)	0.00%
34 TOTAL ADMINSTRATIVE	315,612	52,502	52,502	(263,111)	16.63%
35 FIELD					
36 Field Management	831,769	105	105	(831,664)	0.01%
37 Web Site Development	2,000	1,800	1,800	(200)	90.00%
38 Lifeguard Services - Contract	276,000	15,862	15,862	(260,138)	5.75%
39 Janitorial Services - Contract	35,000	2,635	2,635	(32,365)	7.53%
40 Security Services - Contract	60,000	5,844	5,844	(54,156)	9.74%
41 Landscape - Contracts	688,577	54,867	54,867	(633,710)	7.97%
42 Electric	85,000	-	-	(85,000)	0.00%
43 Water	86,000	11,756	11,756	(74,244)	13.67%
44 Aquascaping - R&M	66,500	5,325	5,325	(61,175)	8.01%
45 Common Area - R&M	40,000	3,049	3,049	(36,951)	7.62%
46 Electrical - R&M	33,000	2,192	2,192	(30,808)	6.64%
47 Other Landscape - R&M	160,000	5,581	5,581	(154,419)	3.49%
48 Irrigation - R&M	36,000	325	325	(35,675)	0.90%
49 Misc - Holiday Décor	12,000	-	-	(12,000)	0.00%
50 Operating Supplies - General	15,000	-	-	(15,000)	0.00%
51 TOTAL FIELD	2,426,846	109,340	109,340	(2,317,506)	4.51%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2026 Adopted Budget	FY2026 Actual October	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
52 PARKS & RECREATION					
53 Telephone - Field	12,500	-	-	(12,500)	0.00%
54 Internet & WiFi - Gazebo	1,600	131	131	(1,469)	8.18%
55 Electric - General	36,000	4,078	4,078	(31,922)	11.33%
56 Refuse Removal	5,500	-	-	(5,500)	0.00%
57 Water & Sewer	28,000	-	-	(28,000)	0.00%
58 Lease - Copier	10,000	-	-	(10,000)	0.00%
59 Air Conditioner - R&M	3,500	-	-	(3,500)	0.00%
60 Fire Supression System - R&M	700	-	-	(700)	0.00%
61 Grounds - R&M	16,000	-	-	(16,000)	0.00%
62 Pest Control - R&M	1,000	221	221	(779)	22.07%
63 Tennis Courts - R&M	24,000	149	149	(23,851)	0.62%
64 Pickleball Courts - R&M	1,000	-	-	-	-
65 Event Expense	40,000	2,825	2,825	(37,175)	7.06%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	-	-	(5,000)	0.00%
69 Contingency	10,000	116	116	(9,884)	1.16%
70 Office Supplies	4,000	159	159	(3,841)	3.97%
71 Cleaning Supplies	1,000	-	-	(1,000)	0.00%
72 Operating Supplies - General	7,000	-	-	(7,000)	0.00%
73 Operating Supplies - Pool Chemicals	33,000	-	-	(33,000)	0.00%
74 Operating Supplies - Pool & Splash Pad	5,000	-	-	(5,000)	0.00%
75 Subscriptions & Memberships	2,500	55	55	(2,445)	2.20%
76 TOTAL PARKS & RECREATION	248,750	7,733	7,733	(240,017)	3.11%
77 COMMUNITY CENTER					
78 Telephone	6,500	694	694	(5,806)	10.68%
79 Electric - General	22,000	-	-	(22,000)	0.00%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	2,954	2,954	(17,046)	14.77%
82 Air Conditioner - R&M	1,000	-	-	(1,000)	0.00%
83 Fire Supression System - R&M	1,500	-	-	(1,500)	0.00%
84 Grounds - R&M	10,000	-	-	(10,000)	0.00%
85 Pest Control - R&M	650	309	309	(341)	47.58%
86 Outdoor/Fitness - R&M	2,000	-	-	(2,000)	0.00%
87 Rec Center Equipment	2,000	-	-	(2,000)	0.00%
88 Termite Bond	375	-	-	(375)	0.00%
89 Licenses & Permits	500	-	-	(500)	0.00%
90 Contingency	8,500	-	-	(8,500)	0.00%
91 Office Supplies	500	-	-	(500)	0.00%
92 Cleaning Supplies	1,000	-	-	(1,000)	0.00%
93 Operating Supplies - General	2,000	-	-	(2,000)	0.00%
94 Operating Supplies - Pool Chemicals	33,000	3,344	3,344	(29,656)	10.13%
95 Operating Supplies - Pool & Wading Pool	2,500	-	-	(2,500)	0.00%
96 TOTAL COMMUNITY CENTER	118,425	7,302	7,302	(111,123)	6.17%
97 RESERVES					
98 CDD Amenity	325,000	-	-	(325,000)	0.00%
99 Splash Park	60,000	-	-	(60,000)	0.00%
100 TOTAL RESERVES	385,000	-	-	(385,000)	0.00%
101 TOTAL EXPENDITURES & RESERVES	\$ 3,494,633	\$ 176,877	\$ 176,877	\$ (3,316,757)	5.06%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2026 Adopted Budget	FY2026 Actual October	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES	-	(153,829)	(153,829)	\$ (3,316,757)	
103 NET CHANGE IN FUND BALANCE					
104 Fund Balance Beginning	2,267,916		2,337,278	69,362	
105 FUND BALANCE - ENDING	\$ 2,267,916	\$ (153,829)	\$ 2,183,449	\$ (3,247,395)	
106 FUND BALANCE ANALYSIS					
107 Nonspendable Fund Balance					
108 Prepaid			\$ 19,982		
109 Deposits			10,397		
			<u>30,379</u>		
110 Assigned Fund Balance					
111 Operating Reserves - FY26			\$ 582,439		
112 Entry Features			166,636		
113 Parks			143,744		
114 Recreation Facilities			547,195		
115 Misc. Site Improvement			272,140		
116 Signage			221,332		
			<u>1,933,486</u>		
117 Unassigned Fund Balance					
			<u>304,051</u>		
118			<u>2,267,916</u>		

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 1,700,275	\$ -	\$ (1,700,275)	0.00%
3 Interest	-	767	767	
4 TOTAL REVENUES	1,700,275	767	(1,699,508)	0.05%
5 EXPENDITURES				
6 Interest Expense				
7 May 1, 2026	84,394	-	(84,394)	0.00%
8 November 1, 2026	70,875	-	(70,875)	
9 Prinicpal Payment May 1, 2026	1,545,000	-	(1,545,000)	0.00%
10 TOTAL EXPENDITURES	1,700,269	-	(1,700,269)	0.00%
11 REVENUES OVER (UNDER) EXPENDITURES	6	767	761	12275.52%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		-	-	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
17 NET CHANGES IN FUND BALANCE	6	767	761	
16 Fund Balance - Beginning	-	273,454	273,454	
18 FUND BALANCE, ENDING	\$ 6	\$ 274,221	\$ 274,215	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget
1 REVENUE			
2 Interest	\$ -	\$ 2,189	2,189
3 TOTAL REVENUE	-	2,189	2,189
4 EXPENDITURES			
5 Construction in Progress	-	7,221	7,221
6 TOTAL EXPENDITURES	-	7,221	7,221
7 REVENUES OVER/(UNDER) EXPENDITURES	-	(5,032)	(5,032)
8 OTHER FINANCING SOURCES/(USES)			
9 Transfers In	-	-	-
10 Transfers Out	-	-	-
11 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-
13 NET CHANGES IN FUND BALANCE	-	(5,032)	(5,032)
12 Fund Balance - Beginning		691,068	
14 FUND BALANCE - ENDING	\$ -	\$ 686,035	\$ (5,032)

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

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

General Fund

► **Assets**

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

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

Due from Tree Amigos (Ruppert) from FY23 - Inv 200123
paid twice. Once as O&M and again as Requisition 68 -
\$1,449.66. Timing difference for Square \$29.54

	\$ 1,479
--	----------

■ **Due From Other Funds \$0**

■ **Prepaid Items \$0** - Expenditures that have been paid in advance.

	General Fund
	\$ -

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

Clay County Utilities - Water	\$ 2,765
Clay Electric Cooperative	7,632

	\$ 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 - October 16-30 Lifeguard Services	9,680

	\$ 9,680
--	----------

► **Fund Balance**

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

Operating Reserves - FY26	\$	582,439	- Assigned to cover 1st qtr expenditures.
Entry Features		166,636	
Parks		143,744	
Recreation Facilities		547,195	
Misc. Site Improvement		272,140	
Signage		221,332	
Total Assigned Fund Balances	\$	<u>1,933,486</u>	

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

Financial Overview / Highlights

- ▶ Total Non-Ad Valorem assessments are 0% collected as of 10/31/2025.
- ▶
- ▶ Other Miscellaneous Revenue -Kutak refund for duplicate bills paid in FY25
- ▶
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 5.06% of the annual budget. Significant variances are explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i><u>Administrative</u></i>				
ProfServ-Arbitrage	\$ 600	\$ 600	100%	
ProfServ-Dissemination	\$ 1,200	\$ 1,200	100%	
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	
Legal Advertising	\$ 3,200	\$ 73	2%	
<i><u>Field</u></i>				
ProfServ-Field Management	\$ 831,769	\$ 105	0%	
Contracts - Lifeguard Services	\$ 276,000	\$ 15,862	6%	
R&M-Common Area	\$ 40,000	\$ 3,049	8%	
R&M-Electrical	\$ 33,000	\$ 2,192	7%	
R&M-Other Landscape	\$ 160,000	\$ 5,581	3%	
R&M-Irrigation	\$ 36,000	\$ 325	1%	
<i><u>Parks and Recreation - General (Amenity Center)</u></i>				
Internet/Wi-Fi - Gazebo	\$ 1,600	\$ 131	8%	
R&M-Tennis Courts	\$ 24,000	\$ 149	1%	
R&M-Fencing	\$ 40,000	\$ 2,825	7%	

FLEMING ISLAND PLANTATION
Community Development District

SOR - General Fund

Misc-Contingency	\$	10,000	\$	116	1%
Office Supplies	\$	4,000	\$	159	4%
Subscriptions & Memberships	\$	2,500	\$	55	2%

Fleming Island Plantation CDD
Check Register
October 31, 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				1,153,138.99
10/01/2025	200089	Poolsure	Invoice: 131295632081 (Reference: Water Management Oct 25.)		3,344.37	1,149,794.62
10/01/2025			Deposit	57.06		1,149,851.68
10/02/2025	200090	Progressive Entertainment, Inc.	Invoice: 12499999 (Reference: DJ Services.)		649.00	1,149,202.68
10/02/2025	200091	Pickett Electric, Inc.	Invoice: 539 (Reference: Service Call for Lights on walking path.)		380.00	1,148,822.68
10/02/2025	200092	Xerox Financial Services	Invoice: 40974554 (Reference: Copier Lease 9/15/25 - 10/14/25.)		536.63	1,148,286.05
10/02/2025	200093	MTMM Enterprises, LLC	Invoice: 082025 (Reference: Casino Night Services.)		1,850.00	1,146,436.05
10/02/2025	200094	Ruppert Landscape LLC	Invoice: 761328 (Reference: Landscape Management Sept 25.) Invoice: 761191 (Reference: Leak I...		65,422.09	1,081,013.96
10/02/2025			Deposit	76.78		1,081,090.74
10/03/2025	200095	Instant Photocube	Invoice: 20250726-01 (Reference: Photo Booth.)		595.00	1,080,495.74
10/03/2025	200096	The Lake Doctors, Inc.	Invoice: 312496B (Reference: Water Management.)		5,125.00	1,075,370.74
10/03/2025	200097	Tree Tech Tree Service Inc.	Invoice: 14265 (Reference: Tree Removal & Stump Grinding.)		2,200.00	1,073,170.74
10/03/2025	200098	TJDN LLC	Invoice: 6001196 (Reference: Gutter Installation.)		699.50	1,072,471.24
10/03/2025			Deposit	134.43		1,072,605.67
10/04/2025			Deposit	52.50		1,072,658.17
10/05/2025			Deposit	43.76		1,072,701.93
10/06/2025	100625ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		145.80	1,072,556.13
10/07/2025	200099	Vesta District Services	Invoice: 428931 (Reference: Management Fees Oct 25.)		5,974.92	1,066,581.21
10/07/2025	200100	AAA Big Top Entertainment, A Clown Co.	Invoice: 037 (Reference: Santa Claus 12/13/25.)		875.00	1,065,706.21
10/07/2025	200101	Elite Amenities NE FL, LLC	Invoice: 1946 (Reference: Amenity Pool 9/16/25 - 9/30/25.) Invoice: 1947 (Reference: Splash P...		9,679.75	1,056,026.46
10/07/2025	200102	Vesta Property Services, Inc.	Invoice: 428904 (Reference: Amenity Management Services - Sept 2025.) Invoice: 428908 (Refere...		65,525.88	990,500.58
10/07/2025	200103	Ruppert Landscape LLC	Invoice: 763743 (Reference: Repaired Main Line.) Invoice: 763740 (Reference: Repair main line...		5,214.00	985,286.58
10/07/2025	100725ACH1	Comcast Business	1510 Calming Water Drive		540.78	984,745.80
10/07/2025			Deposit	128.09		984,873.89
10/08/2025	100256	Risk Management Associates, Inc.	FY Insurance Policy #PK FL1 0104013 25-18 10/1/25 - 10/01/26		44,506.00	940,367.89
10/08/2025			Deposit	525.00		940,892.89
10/08/2025	100257	Michael Kerekes	Fall Festival pumpkins, hay bales & corn stalks		669.00	940,223.89
10/08/2025			Deposit	11.06		940,234.95
10/09/2025			Deposit	136.44		940,371.39
10/10/2025	200104	Vesta District Services	Invoice: 428978 (Reference: FY?2026 Dissmination Agent Fee.)		1,200.00	939,171.39
10/10/2025	200105	HomeTeam Pest Defense	Invoice: 113407245 (Reference: Pest Control.) Invoice: 113407246 (Reference: Pest Control.)		220.68	938,950.71
10/10/2025	200106	Tri-County Public Safety and Training	Invoice: B-1501 (Reference: Security 9/16/25 - 9/30/25.)		3,277.50	935,673.21
10/10/2025	200107	Tree Tech Tree Service Inc.	Invoice: 14311 (Reference: Tree Removal.)		1,800.00	933,873.21
10/10/2025			Deposit	33.76		933,906.97
10/11/2025			Deposit	44.48		933,951.45
10/13/2025			Deposit	33.68		933,985.13

Fleming Island Plantation CDD
Check Register
October 31, 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
10/14/2025	101425ACH14	Comcast Business	2300 Town Center Blvd, Ofc 2		218.67	933,766.46
10/14/2025	101425ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 8/18/25- 9/17/25		43.00	933,723.46
10/14/2025	101425ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 8/18/25- 9/17/25		73.00	933,650.46
10/14/2025	101425ACH3	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 8/18/25- 9/17/25		224.00	933,426.46
10/14/2025			Deposit	14.26		933,440.72
10/15/2025	200108	Vesta Property Services, Inc.	Invoice: 429037 (Reference: Billable Expenses Sept 25.)		81.23	933,359.49
10/15/2025	200109	City Wide Facility Solutions	Invoice: 32013032820 (Reference: Janitorial Services Oct 25.) Invoice: FC013003071 (Reference...		2,800.58	930,558.91
10/15/2025	101525ACH1	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 8/19/25- 9/18/25		43.00	930,515.91
10/15/2025	101525ACH2	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 8/19/25- 9/18/25		47.00	930,468.91
10/15/2025	101525ACH3	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 8/19/25- 9/18/25		47.00	930,421.91
10/15/2025	101525ACH4	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 8/19/25- 9/18/25		49.00	930,372.91
10/15/2025	101525ACH5	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 8/20/25 - 9/19/25		59.00	930,313.91
10/15/2025	101525ACH6	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 8/19/25- 9/18/25		183.00	930,130.91
10/15/2025	101525ACH7	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25		285.00	929,845.91
10/15/2025	101525ACH8	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 8/19/25- 9/18/25		291.00	929,554.91
10/15/2025	101525ACH9	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 8/20/25- 9/19/25		783.00	928,771.91
10/15/2025	101525ACH10	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25		2,282.00	926,489.91
10/15/2025	101525ACH11	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 8/20/25- 9/19/25		3,160.00	923,329.91
10/15/2025	101525ACH12	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 8/19/25- 9/18/25		43.00	923,286.91
10/15/2025	101525ACH13	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 8/19/25- 9/18/25		43.00	923,243.91
10/15/2025	101525ACH14	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 8/19/25- 9/18/25		43.00	923,200.91
10/15/2025	101525ACH15	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 8/19/25- 9/18/25		43.00	923,157.91
10/15/2025	101525ACH16	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 8/19/25- 9/18/25		43.00	923,114.91
10/15/2025	101525ACH17	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 8/19/25- 9/18/25		46.00	923,068.91
10/15/2025	101525ACH18	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 8/20/25 - 9/19/25		47.00	923,021.91
10/15/2025	101525ACH19	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 8/20/25 - 9/19/25		47.00	922,974.91
10/15/2025	101525ACH20	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 8/19/25- 9/18/25		48.00	922,926.91
10/15/2025	101525ACH21	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 8/19/25- 9/18/25		48.00	922,878.91
10/15/2025	101525ACH22	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 8/19/25- 9/18/25		49.00	922,829.91
10/15/2025	101525ACH23	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 8/19/25- 9/18/25		55.00	922,774.91
10/15/2025	101525ACH24	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 8/19/25- 9/18/25		56.00	922,718.91
10/15/2025	101525ACH25	Clay Electric Cooperative, Inc.	2204 LINKS DR 8/19/25- 9/18/25		74.00	922,644.91
10/15/2025	101525ACH26	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 8/19/25- 9/18/25		46.00	922,598.91
10/15/2025	101525ACH27	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 8/19/25- 9/18/25		46.00	922,552.91
10/15/2025	101525ACH28	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25		48.00	922,504.91
10/15/2025	101525ACH29	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 8/20/25 - 9/19/25		49.00	922,455.91

Fleming Island Plantation CDD
Check Register
October 31, 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
10/15/2025	101525ACH30	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 8/19/25- 9/18/25		54.00	922,401.91
10/15/2025	101525ACH31	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 8/19/25- 9/18/25		1,711.00	920,690.91
10/15/2025	101525ACH32	GFL	Trash Service		395.60	920,295.31
10/15/2025	101525ACH33	GFL	Trash Service		609.40	919,685.91
10/16/2025	101625ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 8/22/25 - 9/21/25		630.00	919,055.91
10/16/2025			Deposit	76.48		919,132.39
10/17/2025			Deposit	52.80		919,185.19
10/18/2025			Deposit	47.95		919,233.14
10/19/2025			Deposit	52.50		919,285.64
10/20/2025	200110	Pickett Electric, Inc.	Invoice: 556 (Reference: Repair light fixtures - Splash Park.) Invoice: 551 (Reference: Repla...		1,802.00	917,483.64
10/20/2025	200111	Tri-County Public Safety and Training	Invoice: B-1524 (Reference: Security 10/1/25 - 10/15/25.)		2,566.25	914,917.39
10/20/2025	200112	Elite Amenities NE FL, LLC	Invoice: 1952 (Reference: Amenity Pool 10/1/25 - 10/15/25.)		6,182.55	908,734.84
10/20/2025	200113	Turner Pest Control	Invoice: 621309926 (Reference: Pest Control.)		309.26	908,425.58
10/20/2025	200114	Osteen Media Group	Invoice: 2025-305056 (Reference: Legal Advertising.)		72.90	908,352.68
10/20/2025	200115	Unicorn Web Development	Invoice: 3183 (Reference: FY2026 Website Hosting.)		1,800.00	906,552.68
10/20/2025			Deposit	76.78		906,629.46
10/21/2025	100258	Bold City Seal Services, LLC	Pond Dewatering & Sinkhole/Exploratory Repair		49,432.00	857,197.46
10/21/2025			Deposit	61.91		857,259.37
10/22/2025	102225CC1	Truist Bank Credit Card	Various Purchases		739.69	856,519.68
10/22/2025			Deposit	142.93		856,662.61
10/23/2025	200116	Ruppert Landscape LLC	Invoice: 768400 (Reference: Irrigation Repairs.) Invoice: 768391 (Reference: Irrigation Repai...		3,696.00	852,966.61
10/23/2025			Deposit	185.72		853,152.33
10/24/2025	200117	Vesta District Services	Invoice: 429048 (Reference: Billable Expenses - Sep 2025.)		28.97	853,123.36
10/24/2025			Deposit	267.39		853,390.75
10/25/2025			Deposit	28.83		853,419.58
10/27/2025	102725ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		694.15	852,725.43
10/29/2025	200118	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 171249 (Reference: Classic Center Strap.)		149.47	852,575.96
10/29/2025	200119	Horizon Pipe	Invoice: 1187 (Reference: Pipe Inspection.)		3,049.00	849,526.96
10/29/2025			Deposit	28.83		849,555.79
10/30/2025	200120	The Lake Doctors, Inc.	Invoice: 2068417 (Reference: Fountain Cleaning Service - Quarterly.)		200.00	849,355.79
10/30/2025	200121	Ruppert Landscape LLC	Invoice: 770714 (Reference: Landscape Management Oct 25.)		54,866.67	794,489.12
10/30/2025			Deposit	71.92		794,561.04
10/31/2025			Deposit	13,413.07		807,974.11
10/31/2025	103125ACH1	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	807,657.51
10/31/2025	103125ACH2	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		158.30	807,499.21
10/31/2025	103125ACH3	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	807,182.61

Fleming Island Plantation CDD
Check Register
October 31, 2025

Date	Number	Name	Memo	Deposits	Payments	Balance
10/31/2025	103125ACH4	Clay County Utility Authority	Spine Road Reclaimed Irrigation		316.60	806,866.01
10/31/2025	103125ACH5	Clay County Utility Authority	Spine Road Reclaimed Irrigation		383.71	806,482.30
10/31/2025	103125ACH6	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		106.55	806,375.75
10/31/2025	103125ACH7	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		158.30	806,217.45
10/31/2025	103125ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		49.47	806,167.98
10/31/2025	103125ACH9	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		27.31	806,140.67
10/31/2025	103125ACH10	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		73.58	806,067.09
10/31/2025	103125ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		336.05	805,731.04
10/31/2025	103125ACH12	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		2,258.09	803,472.95
10/31/2025	103125ACH13	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,210.36	802,262.59
10/31/2025	103125ACH14	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,629.73	799,632.86
10/31/2025	103125ACH15	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		695.68	798,937.18
10/31/2025	103125ACH16	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.54	798,914.64
10/31/2025	103125ACH17	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		638.24	798,276.40
10/31/2025	103125ACH18	Clay County Utility Authority	2300 Town Center Blvd Info Center		108.61	798,167.79
10/31/2025	103125ACH19	Clay County Utility Authority	River Park Garden Area Irrigation		34.01	798,133.78
10/31/2025	103125ACH20	Clay County Utility Authority	426 -2 Old Hard Road Restroom		344.56	797,789.22
10/31/2025	103125ACH21	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		124.18	797,665.04
10/31/2025	103125ACH22	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		2,197.68	795,467.36
10/31/2025	103125ACH23	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		129.27	795,338.09
10/31/2025	103125ACH24	Clay County Utility Authority	2300 Town Center Blvd Irrigation		2,225.62	793,112.47
10/31/2025	103125ACH25	Clay County Utility Authority	2300 Town Center Blvd Pavilion		108.55	793,003.92
10/31/2025	103125ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,740.81	790,263.11
10/31/2025	103125ACH27	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		59.76	790,203.35
10/31/2025	103125ACH28	Clay County Utility Authority	2300 Town Center Blvd Pool		996.72	789,206.63
10/31/2025	103125ACH29	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		19.79	789,186.84
10/31/2025	103125CC1	Truist Bank Credit Card	Various Purchases		49.98	789,136.86
10/31/2025			Interest	3,571.53		792,708.39
10/31/2025	End of Month			19,369.94	379,800.54	792,708.39

**Fleming Island Plantation CDD
Cash and Investment Report
October 31, 2025**

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Bank	Checking Account - 3330	n/a	0.00%	\$ 19,106
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	792,708 (1)
Subtotal					\$ 811,814
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.06%	\$ 1,382,455
Total GF					\$ 2,194,268

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%	\$ 83,606
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%	169,236
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	169
Total DS					\$ 274,220

CONSTRUCTION FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 686,035
Total CP					\$ 686,035
Total All Funds					\$ 3,154,526

(1)

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

Balance per Bank Statement	\$	873,472.75
Plus: Deposits		28.83
Less: Outstanding Checks		80,793.19
Adjusted Bank Balance	\$	<u>792,708.39</u>
Beginning Cash Balance Per Books	\$	1,153,138.99
Cash Receipts		19,369.94
Cash Disbursements		379,800.54
Balance per Books	\$	<u>792,708.39</u>

EXHIBIT 16

EXHIBIT 17