



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

***Advanced Meeting Package***

***Regular Meeting***

***Tuesday  
December 16, 2025  
6:00 p.m.***

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

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

# Fleming Island Plantation Community Development District

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

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

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, December 16, 2025**, at **6:00 p.m.** at the **Splash Park Meeting Room** at **1510 Calming Water Dr., Fleming Island, FL.**

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

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

Sincerely,

*David McInnes*

David McInnes  
District Manager

Cc: Attorney  
Engineer  
District Records

# Fleming Island Plantation Community Development District

Meeting Date: Tuesday, December 16, 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. 9-15](#)

B. Lifeguard Services Report – Elite Amenities

C. **Landscaping Update – Ruppert Landscape**

[Exhibit 3](#)  
[Pgs. 17-28](#)

1. **Presentation of Smart Controllers**

[Exhibit 4](#)  
[Pgs. 30-76](#)

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

[Exhibit 5](#)  
[Pg. 78](#)

## **VI. Staff Reports**

### **A. District Engineer**

1. Consideration of Requisitions #165 & #166
2. Consideration of As-Built Quote Letter from CCUA
3. Consideration of Change Order for Tennis Restroom Building – *To Be Distributed*
4. Consideration of Requisition #167 – *To Be Distributed*

[Exhibit 6](#)

[Pgs. 80-85](#)

[Exhibit 7](#)

[Pgs. 87-92](#)

[Exhibit 8](#)

[Pg. 94](#)

### **B. District Counsel**

### **C. General Manager's Report**

[Exhibit 9](#)

[Pg. 96](#)

### **D. Amenity Manager's Report**

[Exhibit 10](#)

[Pgs. 98-101](#)

### **E. Field Operations Manager's Report**

[Exhibit 11](#)

[Pgs. 103-105](#)

### **F. District Manager**

1. Action Item Report
2. Meeting Matrix

[Exhibit 12](#)

[Pgs. 107-108](#)

[Exhibit 13](#)

[Pgs. 110-113](#)

## **VII. Consent Agenda**

### **A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on November 18, 2025**

[Exhibit 14](#)

[Pgs. 115-119](#)

### **B. Consideration for Acceptance – The November 2025 Unaudited Financial Statements**

[Exhibit 15](#)

[Pgs. 121-142](#)

## **VIII. Business Items**

### **A. Presentation of Full Reserve Study**

[Exhibit 16](#)

[Pgs. 144-338](#)

## **IX. Discussion Topics**

### **A. Budget format for FY 2027 & Beyond – DM Team**

## **X. Supervisors' Requests**

## **XI. Action Items Summary**

## **XII. Next Regular Meeting Agenda Items**

**XIII. Next Meeting Quorum Check: January 27 at 6:00PM**

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

**XIV. Adjournment**

# EXHIBIT 1

# CLAY TODAY

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*Thank You!*

## PROOF PREPARED FOR

Fleming Island Plantation CDD  
Notice of BOS Regular Meeting  
December 16, 2025

## RUN DATES

12/4/2025

## COST

\$72.90

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### FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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#### 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, December 16, 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 179163 Published 12/4/2025 in  
Clay County's Clay Today newspaper

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

Phone: (904) 264-3200

FAX: (904) 264-3285

E-Mail:  
legal@claytodayonline.com

# EXHIBIT 2



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

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

**12/9/2025**

Please see the below summary of treatments completed to date since our November 11th report. The lakes are in good condition overall at this time. We finally received some rain the past few days, so water levels should be almost back to normal. We expect the ponds will remain in good condition with the rain and cooler weather. If there ever any concerns though, please let us know and we'll make sure they are promptly addressed. We truly appreciate your continued business and the opportunity to work for FIP. On behalf of our Jacksonville Team, we also want to wish you and your family a very Happy Holidays!

| Zone | Technician        | Date      | Pond #         | Service Provided              |
|------|-------------------|-----------|----------------|-------------------------------|
| 2    | David Hayes       | Nov. 17th | 44, 46, 47, 48 | Algae, Emergent, Terrestrial  |
| 4    | Drew Lagenour     | Nov. 14th | 4, 21, 42, 49  | Algae, Emergent, Underwater * |
| 6    | Troy Weaver       | Nov. 12th | 19, 22, 23, 26 | Algae                         |
| 7    | Marcus Thigpen    | Nov. 14th | 1, 2, 3, 30    | Algae, Emergent, Terrestrial  |
| 8    | Eric Walker       | Nov. 24th | 34+            | Follow-Up Algae Treatment     |
| 9    | Nicholas Anderson | Nov. 12th | 28, 31, 32, 53 | Algae, Emergent, Terrestrial  |
| 12   | Jeremy Mashek     | Nov. 12th | 11, 12, 16, 17 | Inspections *                 |
| 13   | Nicholas Zumwalt  | Nov. 14th | 10, 13, 15     | Algae, Emergent, Terrestrial  |
| --   | Vitaly Astakhov   | Nov. 25th | 27             | Trash/debris Cleanup          |
| 2    | David Hayes       | Dec. 4th  | 44, 46, 47, 48 | Algae                         |
| 3    | Luis Gallant      | Dec. 8th  | 33, 43, 54, 55 | Algae, Submersed              |
| 8    | Eric Walker       | Dec. 3rd  | 27, 34         | Algae, Emergent, Submersed    |
| 10   | Eric Wood         | Nov. 10th | 5, 8, 9, 24    | Algae                         |

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



**Florida Offices**

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

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

**Georgia Offices**

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**Ohio Offices**  
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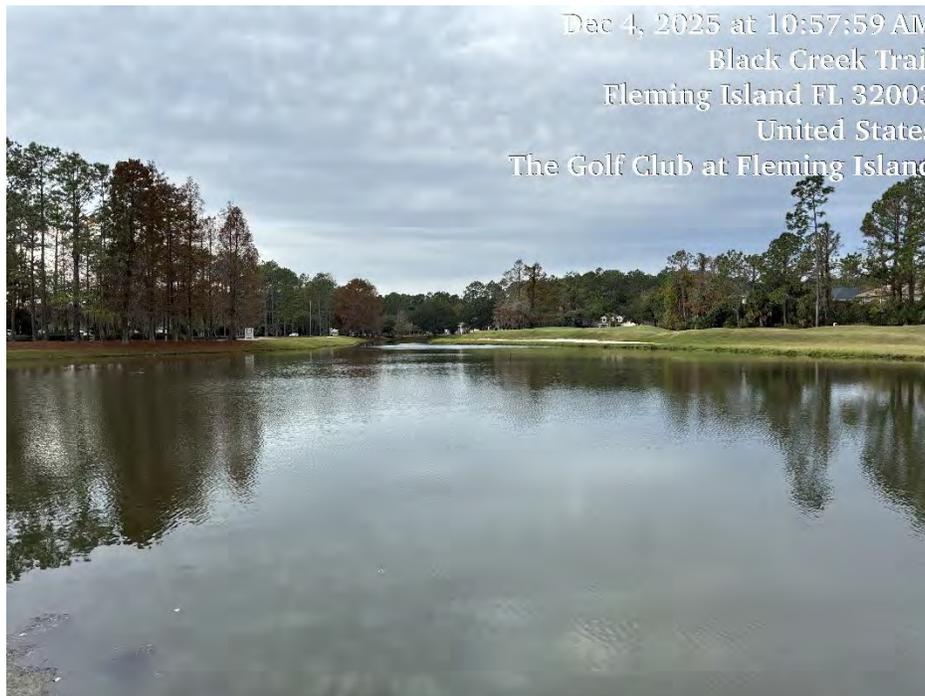
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 Greenville: (864) 498-6050  
 Myrtle Beach: (843) 492-4080



**Pond 1**



**Pond 2**



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**Pond 21**



Dec 4, 2025 at 11:51:11 AM  
1890 Hickory Trace Dr  
Fleming Island FL 32008  
United States

**Pond 22**



Dec 4, 2025 at 11:48:16 AM  
2260 Town Center Blvd  
Fleming Island FL 32008  
United States  
The Golf Club at Fleming Island

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**Pond 23**



**Pond 25**



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**Pond 27**



**Pond 34**



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**Pond 35**



**Pond 48**



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**Pond 52**



**Pond 53**



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# EXHIBIT 3



**RUPPERT**  
LANDSCAPE

## Monthly Report December

December 3, 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. Approved repairs have been completed

**Agrow Pro:** fungicide has been applied in areas that have had a history of brown patch and take all fungus.

**Annuals:** Flower change out took place on December 2<sup>nd</sup> (Dusty miller and red snap dragons were installed.)

### **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**

- Christmas lights and decorations were installed and were lit on Friday November 28<sup>th</sup>.
- Poinsettias were provided at amenity center at no cost.
- Cut backs of ornamental grasses have begun throughout community
- Tree canopy lifting has been completed (we will continue to spot prune as branches begin to hang to keep the canopies at the required height)
- Heavy leaf drop has begun, and cedar trees have started dropping Duft – We will increase concentration on leaf removal and cleanup over the next few weeks as leaves continue to fall with a focus on keeping key sidewalk areas free of debris throughout the week.
- Mulch installation will begin in January.



## **Fleming Island Plantation**

### **Weekly Communication**

**November 21, 2025**

Margaret:

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

- 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 Fleming Plantation Blvd. from the entrance at Hwy 17 to the 3 way stop sign
- Branches and dead wood was removed from berms along Town Center Blvd.
- Jack frost ligustrum were spot pruned along T.C. Blvd.
- Irrigation issues continue to be diagnosed, and proposals sent.
- Plant material was cleared from lighting in raised planter beds at neighborhood entrances (light mounts in a few locations are broken so lights will not stand up – (photos being sent)



## **Fleming Island Plantation**

### **Weekly Communication**

**November 26, 2025**

Margaret:

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

- Blowing all hard surfaces was completed.
- Branches, sticks and debris was removed from Fleming Plantation Blvd.
- All weeds were sprayed and hand pulled on Village Square
- Christmas lights were hung throughout Fleming Island Plantation
- Tree canopies were lifted, de-mossed and tree work continued through Village Square.
- Curbs were shoveled in areas along Town Center Blvd.
- Plant material was removed from in front of lighting throughout.
- Area behind fountain on Village Square was cleaned up.



## **Fleming Island Plantation**

### **Weekly Communication**

**December 5, 2025**

Margaret:

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

- Crew began winter cutbacks on ornamental grasses (Cypress Glenn and Thunderbolt Road have started)
- All landscape beds were edged throughout the property.
- Weed eating / Line trimming was performed throughout the property.
- Cedar Tree Duft was removed from all hard surfaces and beds on Fleming Plantation Blvd. (This will be ongoing until Duft stops dropping)
- All weeds were sprayed and hand pulled on Town Center Blvd. medians from the entrance at Hwy 17 to the roundabout.
- Branches and dead wood were removed from berms along Town Center Blvd.
- Jack frost ligustrum was spot pruned along T.C. Blvd.
- All hard surfaces throughout property were blown and debris was removed.



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

# Monthly Gardening Tips

## December

### What to Plant

**Annuals/Perennials/Wildflowers:** Masses of petunia, pansy, snapdragon, lobelia, alyssum, and viola add color in winter.

**Bulbs:** Amaryllis can be forced to bloom now or planted outdoors for spring blooms.

**Herbs:** Some examples of cool-weather herbs include parsley, thyme, sage, dill, fennel, garlic, comfrey, and cilantro.

**Vegetables:** Reliable cool-season vegetables include cabbage, collards, beets, and broccoli.

### What to Do

**Poinsettias:** Enjoy one of the most popular indoor holiday plants. With proper care, this colorful plant gives weeks of color.

**Cold damage:** Wait until warm weather returns to cut back colddamaged plants.

**Vegetable garden:** Make sure that seeds and transplants are properly spaced for good development of tubers and vegetables.

**Houseplants:** Inspect regularly for pests on indoor plants. Keep in mind that adequate light is a key factor in ensuring that indoor plants thrive.

**Soil test:** Consider performing a soil test if plants do not perform as desired or if new plantings are planned.

**Compost/mulch:** Fallen leaves provide the carbon ingredient needed for successful composting and make a good mulch.

**Garden pests:** Continue monitoring and treat pests as needed. While cooler weather generally means fewer pests, some populations increase at this time of year.



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

December 1, 2025

Hello all:

The Holiday Season is upon us. As we get closer to Christmas, here is what to expect to see in our landscaping in North east Florida. Winter Landscape December in North Florida is a unique blend of cool mornings, mild afternoons, and the occasional chilly snap. While the rest of the country settles into a dormant winter landscape, our region enjoys a longer growing season, pockets of color, and plenty of opportunities to keep yards looking beautiful year-round. If you're wondering what to expect from your landscape this time of year—or how to care for it—here's a simple guide to North Florida landscaping in December.

1. Cooler Temperatures Slow Growth (But Don't Stop It!) Unlike central and South Florida, North Florida feels like winter. As temperatures drop, warm season grasses such as St. Augustine, Bahia, and Zoysia slow down significantly. This means: You'll mow far less frequently, sometimes only every few weeks. Grass color may fade or take on a slightly brown or yellow tint—this is normal dormancy. Fertilizing is not recommended this time of year. Save that for spring. Cool-season weeds, however, do love this weather, so you may see more sprouting. Spot-treating is ideal in December.
2. Winter Color Options Are Plentiful Just because its cooler doesn't mean your yard can't shine. December is a great month to add pops of seasonal color. North Florida thrives with cool-season annuals such as: Pansies Violas Snapdragons Ornamental kale and cabbage Dusty miller These blooms can last well into spring and add fresh life to winter beds.
3. Mulch is Your Landscape's Best Friend, December is one of the best months to refresh mulch. It helps: Protect plant roots from cold snaps Retain moisture Suppress cool-season weeds Give your landscape a clean, polished look Pine straw and hardwood mulch are both great options in North Florida's climate.
4. Pruning Season Begins Late fall and early winter are ideal for pruning many shrubs and small trees—but not everything. December pruning is best for: Ligustrum Hollies Crape myrtles (light shaping only—avoid severe “crape murder”) Many non-flowering shrubs needing tidying or size control Avoid pruning spring-blooming plants now (like azaleas or camellias), or you'll sacrifice next year's blooms.
5. Watch for Frost and Freeze Alerts Yes—North Florida does freeze! December often brings the first frost of the year. Expect occasional nights in the 20s or low 30s, especially inland. To protect your plants: Bring sensitive potted plants inside when a

freeze is expected. Cover delicate plants with frost cloth (not plastic). Avoid watering late in the evening before a freeze. Many tropicals—hibiscus, crotons, and some palms—may drop leaves or look stressed but often recover in spring. 6. It's a Great Time for Planting Trees and Shrubs Cool weather + warm soil = perfect planting conditions. December is one of the best months to plant: Shade trees Fruit trees Flowering shrubs Evergreen hedges Plants establish stronger root systems now, making them healthier when spring arrives. 7. Your Landscape Should Still Look Good Even though growth slows down, your landscape should remain neat, maintained, and presentable through the winter. Expect: Slower mowing schedule Light trimming Regular leaf cleanup Weed management Fresh mulch Winter flowers for color A well-maintained December landscape feels tidy, intentional, and ready for the coming spring. Final Thoughts Landscaping in North Florida during December is all about preparation, protection, and seasonal color. With the right approach, your yard can stay attractive even in winter—and set the stage for a vibrant spring.

*Christopher C. Cesaro*

Christopher C. Cesaro

Area Manager Ruppert Landscape



**December 05, 2025**  
**Fleming Island Plantation**  
**2300 Town Center Boulevard Fleming Island**  
**, FL 32003**

**Attn:**

**Re: smart system conversion**

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

**Scope of Work**

We propose converting the existing conventional irrigation system at the community splash park into a Rain Bird IVM smart irrigation system with flow sensing on an IQ Platform. To accomplish this, we will install approximately 5,000 feet of 2-wire cabling throughout the property to reach all 18 irrigation valves.

Each existing valve will be replaced with a Rain Bird PGA valve equipped with a new IVM decoder solenoid. The master valve will also be upgraded with a PGA valve and IVM solenoid. In addition, a new Rain Bird controller and an IVM-capable controller module will be installed, along with a compatible flow sensor for system monitoring and protection. Several sections of the new 2-wire path will require routing beneath sidewalks and other hardscape areas to maintain proper connectivity throughout the site.

**Work items:**

| <b>Controller #</b> | <b>Zone #</b> | <b>Description</b>  | <b>Qty</b> |
|---------------------|---------------|---|------------|
| 1                   | 1             | Convert irrigation system at the splash park from conventional to a smart controller to wire system | 1          |

**Total price\* :** **\$31,070** \_\_\_\_\_ **Initial**

**Terms and Conditions**

Ruppert Landscape, Inc.  
 2105 Harbor Lake Drive ■ Fleming Island, FL 32003

**FILE #: IRR0261004-25-27**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion be due, in full, within thirty(30) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal may be withdrawn if not accepted within 30 days.
- Any damages done to private utilities not marked by miss utility will be the sole responsibility of the owner to repair.
- The Acceptance Signature below gives Ruppert Landscape or their authorized subcontractor permission to proceed with the services described.
- Please note that once repairs are made it is not uncommon to have additional repairs identified.

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

Thank you.

**Acceptance of Proposal:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**

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

**904-400-1669 cell**

**CCesaro@ruppertcompanies.com**

Ruppert Landscape, Inc.

2105 Harbor Lake Drive ■ Fleming Island, FL 32003

Office 904-778-1030 ■ Fax 301-482-0303 ■ [www.ruppertlandscape.com](http://www.ruppertlandscape.com)

Page 2 of 2

# EXHIBIT 4

# Flow Management

## Operation, Components

# Section 1: Flow Management

## Controller Capabilities

# Why Flow Matters: Management Requires Measurement

A commercial irrigation system is turned on April 1 and turned off November 15 (228 days). An undiscovered 5 GPM leak exists in a remote part of the property.

$5 \text{ GPM} * 60 \text{ minutes} * 24 \text{ hours} * 228 \text{ days} = 1,641,600 \text{ gallons}$

At \$5 per 1000 gallons = \$8208

A broken 1.5" PVC pipe running at 40psi will discharge over 20,000 gallons in an hour.

# Flow Monitoring vs. Flow Management

- **Flow monitoring:** Continuously observe water flow and usage
  - Irrigate to a predetermined monthly water budget
  - Tiered water rates
  - $\frac{1}{2}$  way through the month but already used  $\frac{3}{4}$  of the allotted gallons
- **Flow management:** Utilize water as effectively and efficiently as possible while using best practices to minimize water waste
  - Maximize hydraulic capacity
  - Maximize pump station efficiency
  - Prioritize zones

# Maximize Hydraulic Capacity

- Enter a maximum flow rate based on water supply.
- Allow maximum simultaneous station and program operation.
- The platform activates zones as needed up to max flow.
- Reduce water windows, increase pump station efficiency.



# Simultaneous Station Operation (Groups, Blocks, SSGs, Etc)

- **Group of stations that runs at the same time**
- Consolidate similar stations for:
  - Fewer run times to manage
  - Start a group with a single command
  - Reduce water window
  - Group stations to balance flow

**Blocks** Block

Name

Stations

|                                 |                                 |                                 |                                 |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| <input type="text" value="25"/> | <input type="text" value="27"/> | <input type="text" value="29"/> | <input type="text" value="31"/> |
| <input type="text"/>            | <input type="text"/>            | <input type="text"/>            | <input type="text"/>            |

Cycle & Soak

Block Cycle Time  (H:MM)

Block Soak Time  (H:MM)

[Next Block](#)  
[Delete](#)  
[Copy](#)  
[Paste](#)

**Run Times** Program

Name

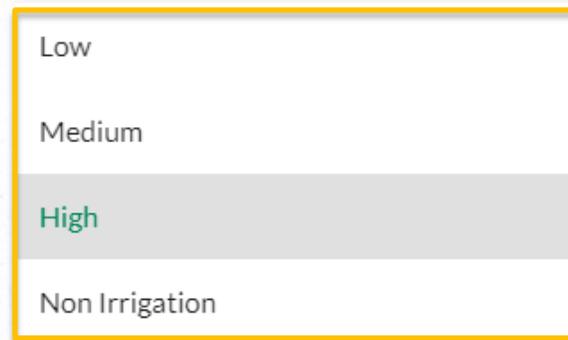
| Run Type             | Number               | Run Time<br>HH:MM :SS | Adjusted<br>Run Time |
|----------------------|----------------------|-----------------------|----------------------|
| Station              | 22                   | 00:02 :00             | 00:02:00             |
| Block                | 1                    | 00:35 :00             | 00:35:00             |
| <input type="text"/> | <input type="text"/> | <input type="text"/>  | <input type="text"/> |

Adjusted Total Run Time **00:45** Seasonal Adjust **100%**

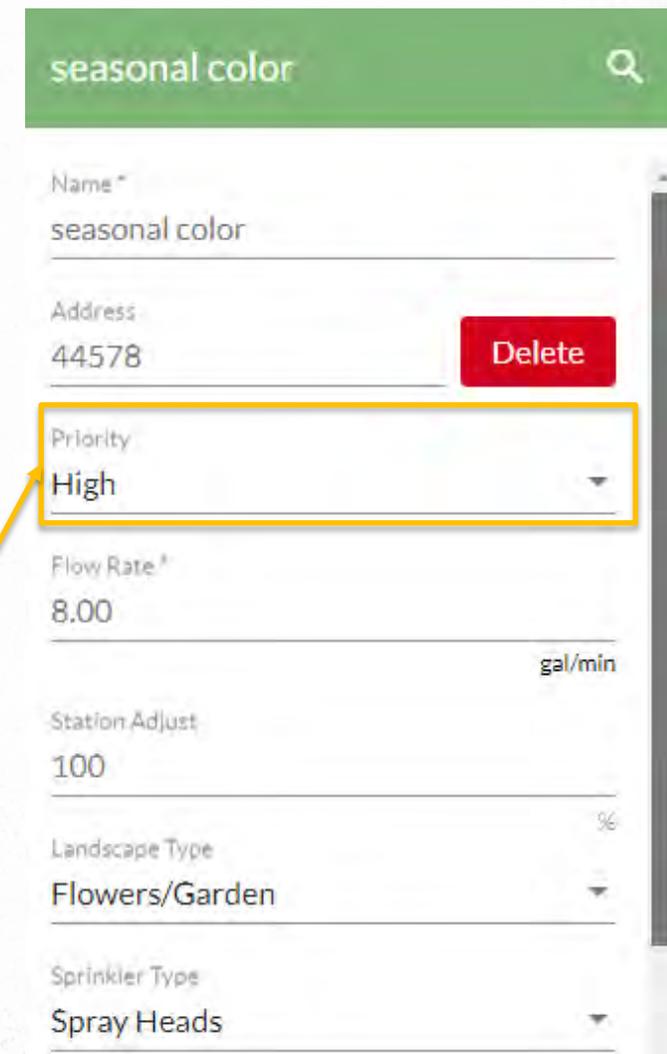
[Next Program](#)  
[Show Edit Tools](#)  
[Start Times](#)  
[Water Days](#)

# Zone Prioritization

- Ensure high priority zones operate first in line
  - Water restrictions reduce your water window
  - Daily adjustments exceed your water window
  - Low water levels require longer recharge periods



Low  
Medium  
High  
Non Irrigation



seasonal color

Name \*  
seasonal color

Address  
44578 Delete

Priority  
High

Flow Rate \*  
8.00 gal/min

Station Adjust  
100 %

Landscape Type  
Flowers/Garden

Sprinkler Type  
Spray Heads

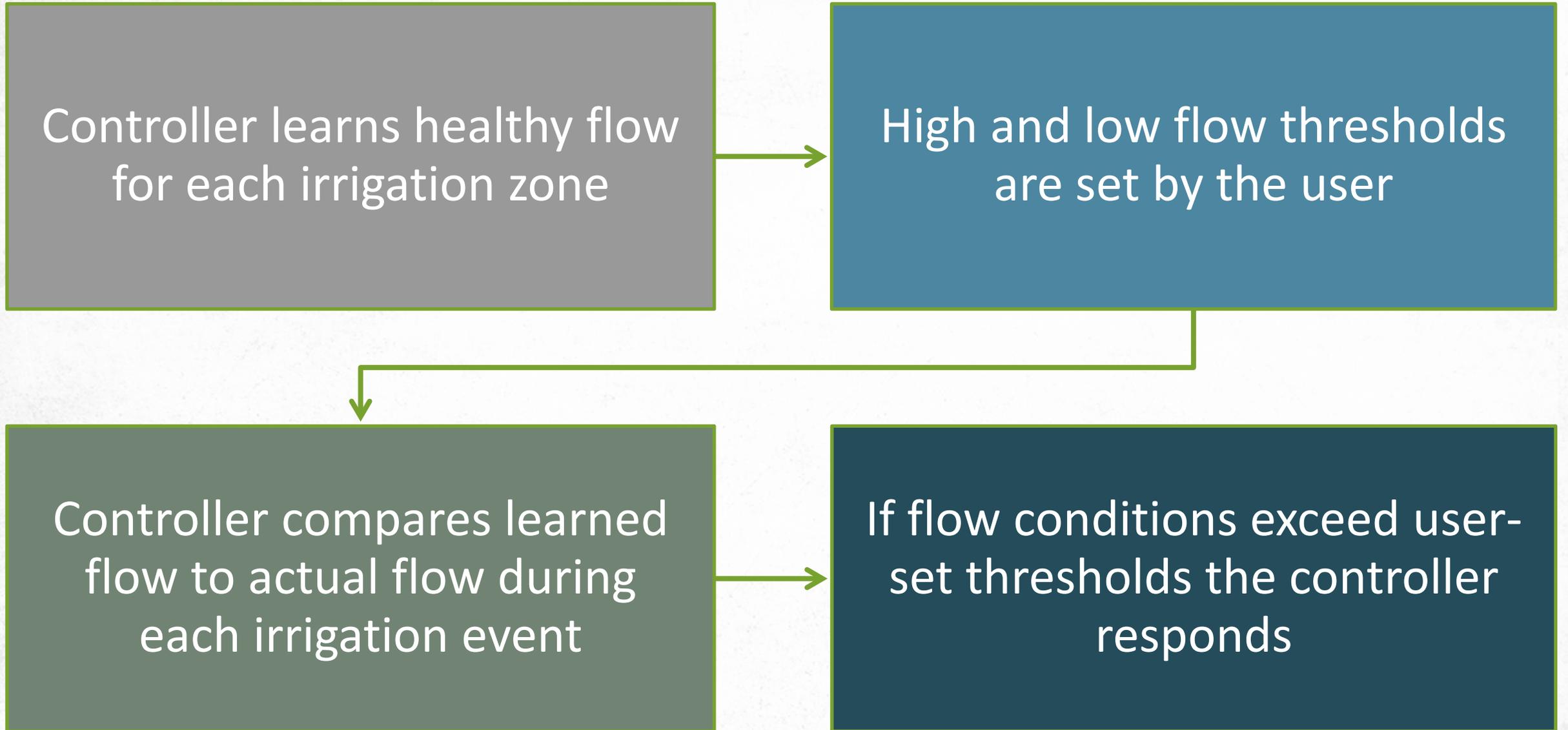
# Flow Monitoring Principles

Controller learns healthy flow for each irrigation zone

High and low flow thresholds are set by the user

Controller compares learned flow to actual flow during each irrigation event

If flow conditions exceed user-set thresholds the controller responds



# High Flow Alarms

- Pipe breaks
- Stuck valve
- Vandalism
- Broken sprinklers



# Low Flow Alarms

- Clogged filter
- Manually shut valve
- Pump lost prime
- Water source turned off



# Flow Alarm Thresholds

- Flows fluctuate due to changes in water pressure, water level, site dynamics
  - False alarms are likely when limits are tight
- 120%-130%** is a common starting point for high flow

**30-50%** is a common starting point for low flow

The screenshot shows a mobile application interface for configuring a flow sensor. At the top, there are navigation buttons for 'Back', 'Flow Sensor', and 'Save'. Below this, a white box contains the sensor ID 'CST FSI-T10-001'. A green pencil icon is followed by the text 'View/Edit Learned Flow Rates'. Underneath, the section is titled 'Zone Alarms (Based on Typical Flow)'. Two columns of settings are shown, each with a yellow border. The left column is for high flow, with a threshold of '130%' and a 'THEN set alarm to:' button labeled 'Alarm & Skip All Zones'. The right column is for low flow, with a threshold of '50%' and a 'THEN set alarm to:' button labeled 'Alarm Only'. Below these columns, a note states '(Flow notifications can be enabled in the Notifications section of Controller Settings)'. At the bottom, the 'Settling Time' is set to '3 minutes', with a slider control below it.

Back Flow Sensor Save

CST FSI-T10-001

View/Edit Learned Flow Rates

Zone Alarms  
(Based on Typical Flow)

IF the flow is higher than:  
**130%**  
   
THEN set alarm to:  
Alarm & Skip All Zones

IF the flow is lower than:  
**50%**  
   
THEN set alarm to:  
Alarm Only

(Flow notifications can be enabled in the Notifications section of Controller Settings)

Settling Time  
(How long the measured value is above/below the threshold before alarming)  
3 minutes

# Alarm Delay | Settling Time

- Allows time for an empty mainline or lateral line to fill and for flow to stabilize
- High/low flow condition must last longer than the delay interval to create an alarm

**2-3 minutes** is a common starting point

The screenshot shows a mobile application interface for configuring a flow sensor. At the top, there are navigation buttons for 'Back', 'Flow Sensor', and 'Save'. Below this, a white box contains the sensor ID 'CST FSI-T10-001'. A green pencil icon is next to the text 'View/Edit Learned Flow Rates'. Underneath, the 'Zone Alarms' section is titled '(Based on Typical Flow)'. It contains two columns of settings. The left column is for high flow: 'IF the flow is higher than: 130%' with minus and plus buttons, and 'THEN set alarm to: Alarm & Skip All Zones'. The right column is for low flow: 'IF the flow is lower than: 50%' with minus and plus buttons, and 'THEN set alarm to: Alarm Only'. A note at the bottom of the zone alarms section says '(Flow notifications can be enabled in the Notifications section of Controller Settings)'. At the bottom of the screen, a yellow-bordered box highlights the 'Settling Time' setting, which is described as '(How long the measured value is above/below the threshold before alarming)' and is currently set to '3 minutes' with a slider control.

Back Flow Sensor Save

CST FSI-T10-001

View/Edit Learned Flow Rates

Zone Alarms  
(Based on Typical Flow)

IF the flow is higher than:  
**130%**  
   
THEN set alarm to:  
Alarm & Skip All Zones

IF the flow is lower than:  
**50%**  
   
THEN set alarm to:  
Alarm Only

(Flow notifications can be enabled in the Notifications section of Controller Settings)

Settling Time  
(How long the measured value is above/below the threshold before alarming)  
3 minutes

# Flow Alarm Reaction

- Decide how to react to a flow condition
  - Log the instance in a report?
  - Send an alarm (SMS, text, push notification, etc)?
  - Alarm and skip the problem zone?
  - Alarm and shut off all irrigation?
- Reaction options vary by control platform

The screenshot shows a mobile application interface for configuring a flow sensor. At the top, there is a green header with 'Back', 'Flow Sensor', and 'Save' buttons. Below the header, the 'Sensor Type' is set to 'CST FSI-T10-001'. A pencil icon and the text 'View/Edit Learned Flow Rates' are visible. The 'Zone Alarms' section is titled '(Based on Typical Flow)'. It contains two columns of settings. The left column is for 'IF the flow is higher than:' and is set to '130%'. It has minus and plus buttons and a 'THEN set alarm to:' dropdown set to 'Alarm Only'. The right column is for 'IF the flow is lower than:' and is set to '50%'. It also has minus and plus buttons and a 'THEN set alarm to:' dropdown set to 'Alarm Only'. At the bottom, there are 'Cancel' and 'OK' buttons. A yellow-bordered box highlights three options: 'Alarm Only', 'Alarm & Skip Problem Zone', and 'Alarm & Skip All Zones'.

Back Flow Sensor Save

Sensor Type

CST FSI-T10-001

View/Edit Learned Flow Rates

Zone Alarms  
(Based on Typical Flow)

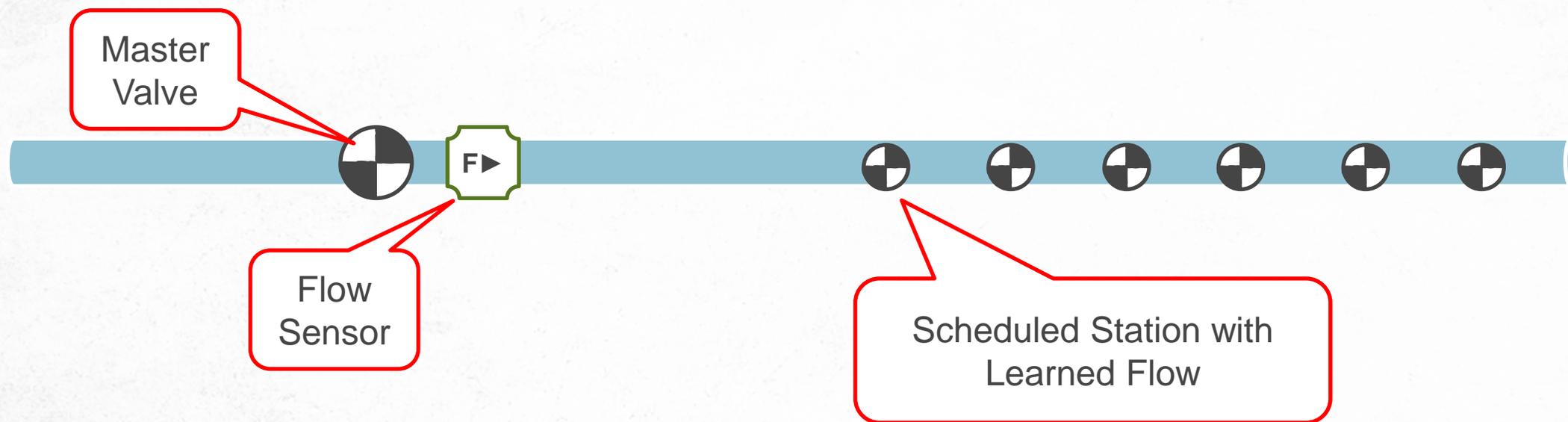
|   |   |
|---|---|
| IF the flow is higher than:<br><b>130%</b><br>- +<br>THEN set alarm to:<br>Alarm Only | IF the flow is lower than:<br><b>50%</b><br>- +<br>THEN set alarm to:<br>Alarm Only |
|---|---|

Cancel OK

Alarm Only  
Alarm & Skip Problem Zone  
Alarm & Skip All Zones

# Flow Diagnostics With a Single Station

Simple Flow Zone: Single POC, 1 MV, 1 Flow Sensor



Most common controller configuration

NOTE: Normally closed MV used in this example.

# Flow Diagnostics With a Single Station

- Scheduled zone activates, MV opens, and flow begins. The flow sensor totalizes flow for the active zone and compares it to the learned, expected flow.



- If a high flow exceeds the allowed overflow % and the allowed settling time, the active zone is suspended and the MV remains open.



# Flow Diagnostics With a Single Station

- If flow **ceases** with the zone suspended, the controller assumes a zone leak. An alarm is generated and the next zone activates. The **high flow zone** remains unavailable until the alarm is remedied.

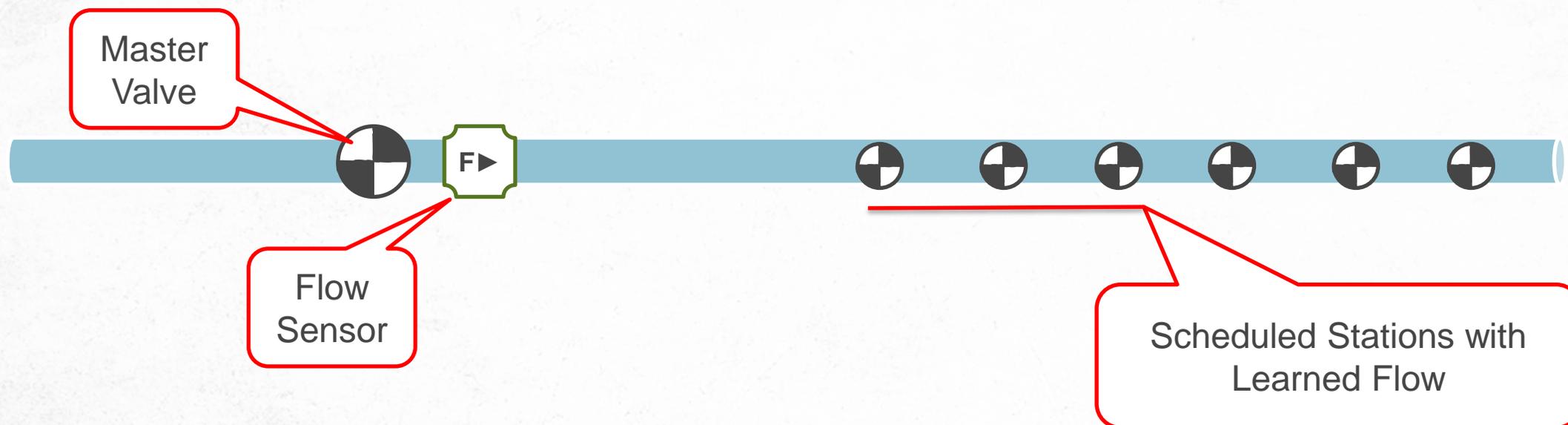


- If flow **continues** with the zone suspended, the controller assumes a mainline leak. The MV closes and an alarm is generated. The **mainline** remains unavailable until the alarm is remedied.



# Flow Diagnostics With Simultaneous Stations

Simple Flow Zone: Single POC, 1 MV, 1 Flow Sensor



NOTE: Normally closed MV used in this example.

# Flow Diagnostics with Simultaneous Stations

- Once a group is started, the stations are monitored *as individual stations*
- If the controller detects that an individual station has a flow condition, the other stations can keep running
  - *Feature is limited by the control platform*



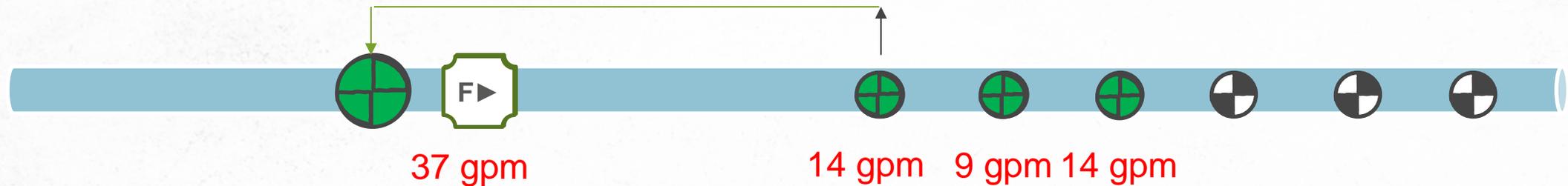
The screenshot displays a control interface with the following elements:

- System Status:** "System: RUNNING" at the top left.
- Station Data Table:** A table with columns for Station, Pgm, Mode, and Remaining.
- Control Panel:** A vertical sidebar on the right with buttons for Stop (red circle), Manual (hand icon), View Flow (wavy lines), and Main Menu (gear icon).
- Footer:** A dark blue bar at the bottom containing the time "09:11:50", date "Tuesday, 5/3/2019", a battery level indicator at "80%", and a server rack icon.

| Station | Pgm | Mode   | Remaining |
|---------|-----|--------|-----------|
| 48      | --- | Manual | 00:31:14  |
| 49      | --- | Manual | 00:31:17  |
| 50      | --- | Manual | 00:31:20  |
| 51      | --- | Manual | 00:31:23  |

# Flow Diagnostics With Simultaneous Stations

- Scheduled zone activates, MV opens, and flow begins. The flow sensor totalizes flow for all active zone and compares it to the learned, expected flow.

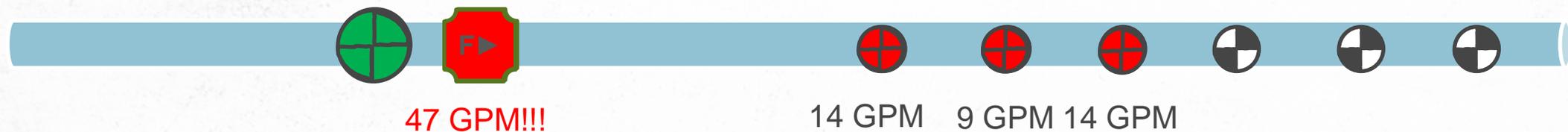


- Our example expects a flow of 37 gpm, with an overflow setting of 120%.

NOTE: Normally closed MV used in this example.

# Flow Diagnostics With Simultaneous Stations

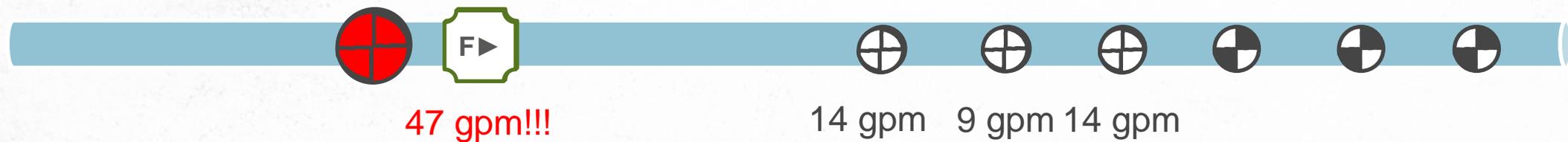
- Danger, high flow detected! If high flow exceeds the allowed overflow % and the allowed settling time, the active zones are suspended and the MV remains open.



47 GPM exceeds allowable overflow:  $37 \text{ gpm} \times 120\% = 44.4 \text{ gpm}$

# Flow Diagnostics With Simultaneous Stations

- If flow ***continues*** with the zones suspended, the controller assumes a mainline leak. The MV closes and an alarm is generated. The ***mainline*** remains unavailable until the alarm is remedied.



# Flow Diagnostics With Simultaneous Stations

- If flow **ceases** with the zones suspended the controller will individually test each zone running at the time of the alarm.

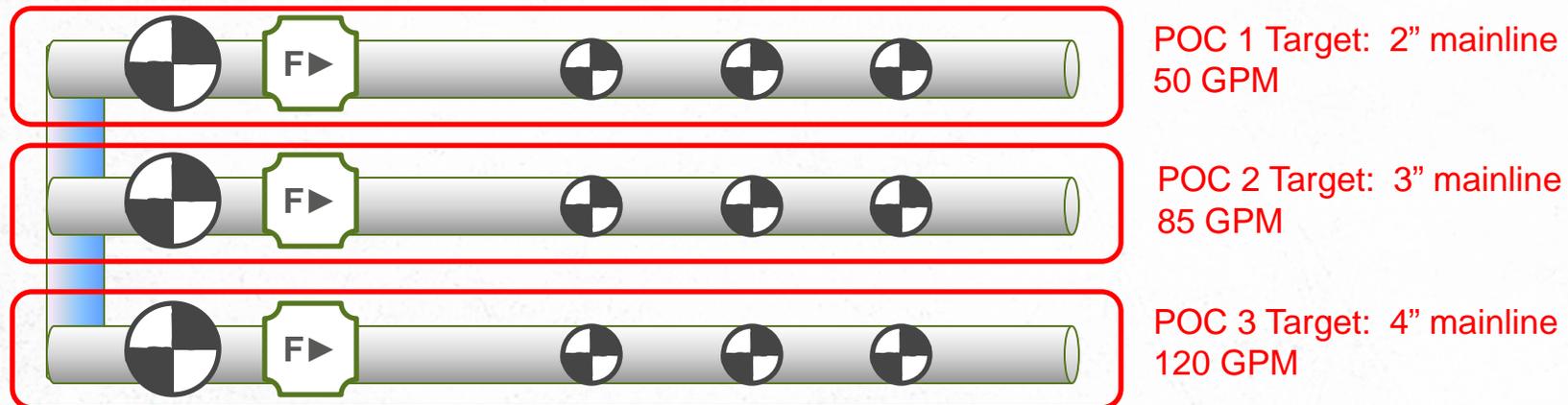


- When the high flow zone is identified the controller will shut it down, generate an alarm, and resume irrigating with stations that are within their flow limits. The **high flow zone** remains unavailable until the alarm is remedied.

# Managing Multiple POCs With Separate Mains

Controllers that support multiple POCs, each with its own MV, FS, and stations, will perform this flow test for each active flow zone.

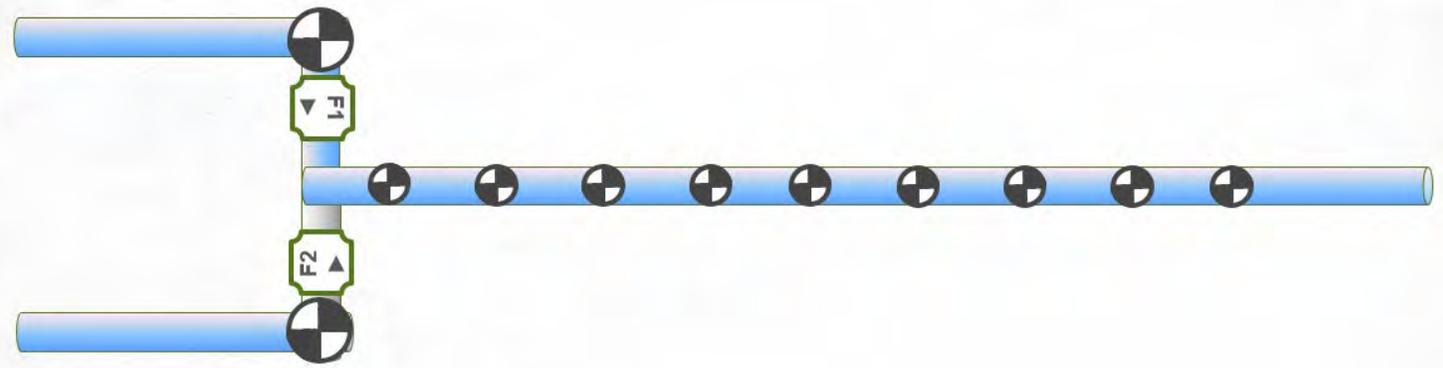
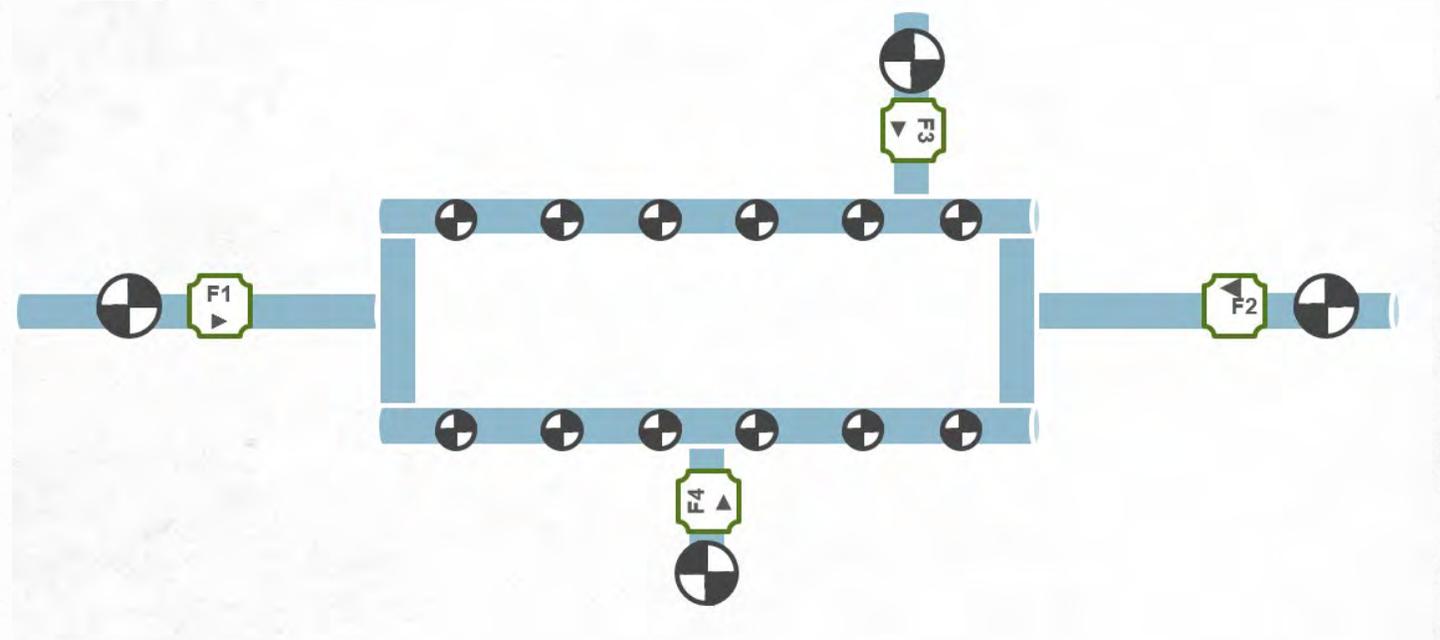
Each flow zone can have a unique target based on pipe size.



# Managing a Single Main with Multiple POCs

Total flows from each flow sensor are combined and monitored during irrigation.

Exceed a threshold? All POCs are shut down.



# Review Time!

Zone prioritization

Simultaneous station groups

120-130%

5-10 minutes

2-3 minutes

Alarm only

30-50%

Alarm and skip problem zone

# Flow Management Key Points

- Management requires measurement
- Flow management allow users to reduce water windows, balance hydraulics, and streamline programming needs
- Monitoring flow offers 24/7 knowledge of site conditions
- Reacting to flow alarms reduces water waste, landscape damage, and public scrutiny

# Section 1: Flow Sensors

## Controller Capabilities

# Endorsement Disclaimer

- The use of brand names or mention or listing of specific products herein is solely for education purposes and does not imply endorsement by SiteOne Landscape Supply or our partners, nor discrimination against similar brands or products not mentioned

# Management Requires Measurement



Scaled pulse flow meter



Ultrasonic meter



Electromagnetic (MAG) meter



Digital pulse flow meter

Many options available:

- wired or wireless communication with controller
- AC / DC / solar power supply
- Install, insert, clamp-on installation

# Flow Sensor Selection

- The level of precision required by the site will narrow your selection
  - I need to totalize monthly flow for regulatory submittal
  - I need to recognize minute flow irregularities for crop health



# Flow Sensor and Flow Meter Installation

- Install as close to the water source as possible
- **Sized by GPM flow**, NOT mainline size
- Flow sensors typically require shielded cable for hardwiring

| Item#         | Description  |
|---------------|--|
| 180008        | Paige Shielded Communication Wire 18 Gauge 2 Pair 2500 ft.     |
| 180095TH      | Paige Shielded Communication Wire 16 Gauge 1 Pair              |
| 7162D         | Paige Shielded Direct Burial Wire 16 Gauge 2 Conductor         |
| 180095TH-500  | Paige Shielded Communication Wire 16 Gauge 1 Pair 500 ft.      |
| P7171D-A-NLA  | Paige Shielded and Armored Communication Wire 18 Gauge 2 Pair  |
| 7162D-A       | Paige Shielded & Armored Wire 16 AWG 1 Pair                    |
| 180083RM      | PAIGE 7200D 20AWG SHIELED CABLE                                |
| 7162D2500     | 16/2 Shielded Direct Burial Paige 2500 ft.                     |
| 18008-250     | Paige Shielded Communication Wire 18 Gauge 2 Pair 250 ft. Roll |
| 180095TH-1000 | Paige Shielded Communication Wire 16 Gauge 1 Pair 1,000 ft.    |
| 180095TH-250  | Paige Shielded Communication Wire 16 Gauge 1 Pair 250 ft.      |
| 180008-500-SO | Paige Shielded Communication Wire 18 Gauge 2 Pair 500 ft.      |



# Scaled Pulse Output Flow Meter

- 1 pulse = 1 gallon or 1 pulse = 10 gallons
- Reed switch registers, Hydrawise HC Flow
  - Monitor system performance and record total water applied
  - Not all models read flow rate or function as a flow sensor



# Digital Pulse (or Frequency Pulse) Output Flow Sensors

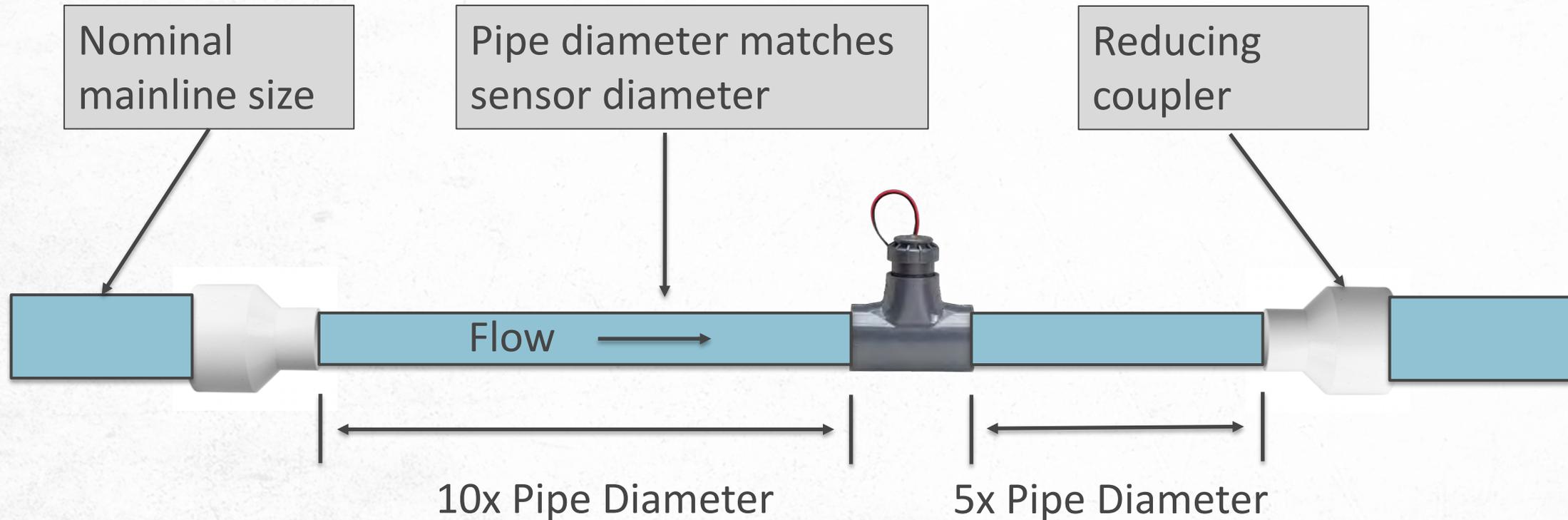
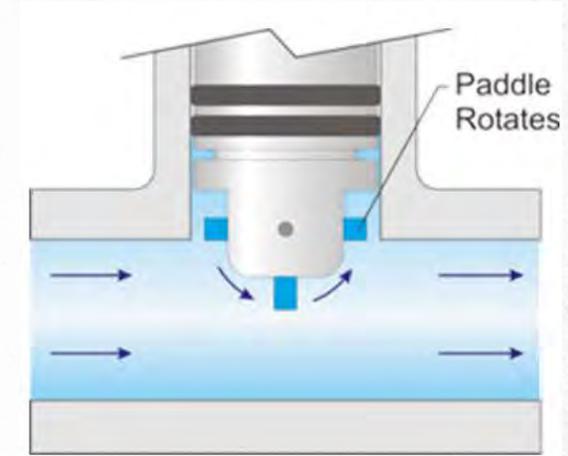
- Pulse output is proportional to flow
- Higher frequency provides more precision
- Each sensor has a unique K-Factor and Offset
  - Allows controller to convert pulse output to GPM flow rate



Photo courtesy: CST

# Paddle-Style Flow Sensors

- 10x in – 5x out pipe diameter rule (typical)
- Straight piping reduces turbulence for better accuracy
- Friction loss is minimal through short pipe lengths



# Exception to the Rule!

- Digital pulse and scaled pulse models
- **No straight pipe requirement**
- Create a very compact POC solution
- **0.2 to 20 GPM flow range**
- Lifetime warranty

ELF-T75-P01, ELF-T10-P01

ELF-T75-SP3, ELF-T10-SP3



**EST**  
Creative Sensor Technology

# Exception to the Rule!

- Compatible with ESP-ME3 controllers
- **No straight pipe requirement**
- No specialty PE-cable required\*
- 3-35 GPM flow range
- Unions for easy installation

## FG100, FG100SS

\* PE-cable still recommended for distances over 500' for wireless interference areas, and for lightning-prone areas



# Paddle-Style Flow Sensors

## PROs

- Inexpensive
- SCH40, SCH80, brass
- Wide flow range
  - 0.85 – 52 GPM for 1" CST

## CONs

- 10x in – 5x out pipe requirement (typical)
- Can be damaged by winterization process

# Electromagnetic (MAG) Flow Meter



Photo courtesy of Badger Meter

- Water moves through a magnetic field, creating a voltage proportional to the velocity
- No moving parts, high accuracy
- Dirty water, wastewater applications
- Limited or no straight pipe requirements
- Voltage and battery powered versions

# Ultrasonic Flow Meter

- Ultrasonic waves are used to measure water velocity
- No moving parts, high accuracy
- Dirty water, wastewater applications
- Non-invasive, **no-contact options available**
- Straight pipe requirement varies by manufacturer

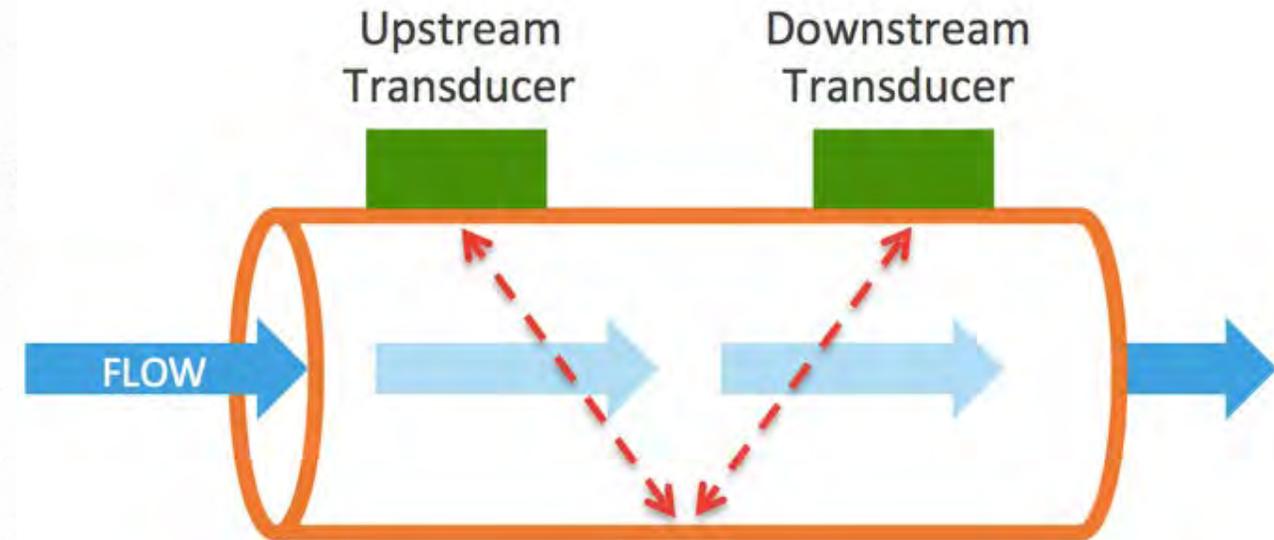


Photo courtesy of Badger Meter

# MAG and Ultrasonic Flow Meters

## PROs

- No moving parts, high accuracy
- Multiple data output options
- Dirty water solutions

## CONs

- More expensive than others
- May require auxiliary power
- May require regular maintenance and calibration

# Retrofit Friendly

- Saddle-style and grooved connection models available
- Less landscape disruption, less system downtime
- Solution for interior installations, pump station retrofits
- Straight pipe requirement depends on sensor type



Photo courtesy of CST



Photo courtesy of Tucor



Photo courtesy of Flomec

# Retrofit Friendly



- MV + water meter + flow sensor. No straight pipe requirement.



**Reed switch.** Dry contact, flows totaled based on multiplication factor  
(1 pulse = 10 gallons)

**Electronic register.** Combines digital register with dry pulse output for greatest compatibility with controllers  
(1 pulse = 0.1 gallons)

**Photo diode.** High frequency pulse output, requires controller-provided power  
(1 pulse = 0.005 gallons)

## HYDROMETERS

Combination Master  
Valve and Water  
Meter/Flow Sensor

# Hydrometers

## PROs

- Combination of flow meter, flow sensor, and MV
- No piping restrictions
- Lower cost vs. separate components
- NO or NC MV options
- Pressure reducing options

## CONs

- Cast iron makes for awkward installation
- Limited battery life means ER register must be replaced
- Limited max distance to controller for ER model

# Flow sensing is of limited benefit without the ability to react.

- Normally Closed

- Energize to open the valve
- Rain Bird, Hunter, Toro



- Normally Open

- Energize to close the valve
- Cla-Val, Buckner/Superior, Netafim



# Normally Closed (N.C.) Master Valve



- PROS
  - Protects against unauthorized system use
  - Turns off main water supply to downstream piping
  - A leak is limited to duration of an irrigation cycle
- CONS
  - Leaks may go undetected
  - May increase severity of water hammer when filling empty piping
  - Manual field activation requires a controller input

# Normally Open (N.O.) Master Valve



- PROS

- Allows use of quick couplers/fill valves without activating the controller\*
- Reduces water hammer when filling an empty mainline

- CONS

- Cost can be significant
- Is **ONLY** used in conjunction with a flow sensor
- Unauthorized system operation can occur

\*How will you manage this “unscheduled” flow event?

# Review Time!



# Flow Sensor Key Takeaways

- Flow sensors are sized based on GPM flow
- Straight pipe requirement varies by sensor type and manufacturer
- Sensor selection should match the precision level required on site
- Retrofit options provide easier installation and less site disruption

# EXHIBIT 5



# Tri-County Public Safety and Training

## Tri-County Safety and Security

### Multi Agency Private Enforcement Radio Network



#### Fleming Island Plantation CDD Security Report

November - December 2025

1. Criminal Offences – Trespassing and disorderly conduct 2 reports
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 9 Reports
  - A. Ejections (No FIP Identification) – 3 Basket Ball
  - B. Ejections (No FIP Identification) – 0 Picknick
  - C. Ejections (No FIP Identification) – 0 Off Site Gazebo
  - D. Ejections (No FIP Identification) – 0 Tennis Courts
  - E. Ejections (No FIP Identification) – 5 Splash Park Area
  - F. Vagrancy Issue
5. Maintenance Reports – 6 Reports
  - A. Lighting –2
  - B. Mag Lock at Pickle Ball Court x2 issues
6. Other FIP Policy Violations – No Reports

Respectfully Submitted,

*Billy Bonney*

William "Billy" Bonney

Chief

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



**William "Billy" Bonney**  
Chief of Service

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

# EXHIBIT 6



## PROJECT MEMORANDUM

**TO:** Fleming Island Plantation CDD Board Members  
**FROM:** PRIME AE Group, Inc. - Ryan Stilwell, PE  
**DATE:** December 12, 2025  
**RE:** December 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 – CEI for third party construction observation proposal approved in November. Vallencourt working to schedule pond repairs in January. CEI will be there to observe as needed.

### Town Center Boulevard

- Town Center Boulevard before Cypress Glen Drive – Clay County has bid project and schedule for construction to be coordinated for publishing to residents once contractor provides to the County.

### 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. Video has been provided but awaiting final report.

### 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  
December 05, 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~~

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

| <b>FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 12.05.25</b>               |                       |                |
|--|-----------------------|----------------|
|  |                       |                |
| <b>TOTAL BOND ISSUANCE FUNDS</b>   | <b>\$1,949,935</b>    |                |
|  |                       |                |
| <b>APPROVED PROJECTS</b>   |                       |                |
| KOMPAN PLAYGROUND  | \$328,428.00          | COMPLETED      |
| BLISS WADING POOL SHADE SAIL   | \$22,550.00           | COMPLETED      |
| BLISS SPLASH PAD SHADE SAIL  | \$24,477.50           | COMPLETED      |
| SLIDE EXPERTS SLIDE RESTORATION  | \$55,850.00           | COMPLETED      |
| TENNIS COURT RESURFACING   | \$31,500.00           | COMPLETED      |
| FITNESS STATIONS   | \$37,671.00           | COMPLETED      |
| AMENITY CENTER ADA CHAIR LIFT  | \$8,836.84            | COMPLETED      |
| SPLASH PAD ADA CHAIR LIFT  | \$11,216.15           | COMPLETED      |
| AMENITY CENTER SPLASH PAD RESURFACING  | \$39,270.00           | COMPLETED      |
| SPLASH PARK FILTER TANKS   | \$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:   | <b>\$346,736.03</b>   |                |
|  |                       |                |
| <b>PRIME AE REQUISITIONS</b>   |                       |                |
| REQUISIONS 1-166   | \$244,245.69          |                |
|  |                       |                |
|  |                       |                |
| <b>REMAINING LUMP SUM SERVICES</b>   |                       |                |
| ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)               |                       |                |
| ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS) |                       |                |
|  |                       |                |
| TOTAL REMAINING:   | <b>\$102,490.34</b>   |                |
|  | (+ALLOWABLE INTEREST) |                |
|  |                       |                |
|  |                       |                |

## FIPCDD 2021 Requisition Break Down

Date: 12/5/2025  
 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            | \$166,614.00  |             |
| 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 Utility Authority | FIPCDD Tennis Restroom Pavilion Connection    | \$5,813.44              | \$5,813.44  |             |
|                               |   | <b>OVERALL TOTAL :</b>  | \$1,353,987.38  |             |
| <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   | \$64,239.95 |
|                               |   |                         | Other Engineering Services (Since Oct. 2021)<br>(monthly reports, coordination w/vendors & staff) |             |
|                               |   | <b>OVERALL TOTAL :</b>  | \$244,245.69  |             |

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

# EXHIBIT 7

**REQUISITION**

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

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

(A) Requisition Number: 165

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

(C) Amount Payable: \$979.22

(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 #55325

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

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

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

\_\_\_\_\_  
Consulting Engineer



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

November 13, 2025  
 Project No: P0109064.12  
 Invoice No: 55325

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

Project P0109064.12 FIPCDD Tennis Restroom Pavilion

**Professional Services from October 04, 2025 to October 31, 2025**

Fee and Expense Billing

**Fee**

| Billing Phase                          | Fee              | Percent Complete | Earned           | Previous Fee Billing | Current Fee Billing |
|--|------------------|------------------|------------------|----------------------|---------------------|
| Task 1: Site Planning/<br>Prelim Eng   | 3,250.00         | 100.00           | 3,250.00         | 3,250.00             | 0.00                |
| Task 2: Final Eng & Const<br>Drawing   | 16,950.00        | 100.00           | 16,950.00        | 16,950.00            | 0.00                |
| Task 3: Permitting                     | 7,000.00         | 100.00           | 7,000.00         | 6,160.00             | 840.00              |
| Task 4A: Bidding/ Award<br>& Pre-Const | 2,500.00         | 100.00           | 2,500.00         | 2,500.00             | 0.00                |
| <b>Total Fee</b>                       | <b>29,700.00</b> |                  | <b>29,700.00</b> | <b>28,860.00</b>     | <b>840.00</b>       |
|  |                  | <b>Total Fee</b> |                  |                      | <b>840.00</b>       |

**Reimbursable Expenses**

|  |  |  |                   |                           |                 |
|--|--|--|-------------------|---------------------------|-----------------|
| Printing - Reimbursable                  |  |  |                   | 79.06                     |                 |
| Travel - Reimbursable - Mileage          |  |  |                   | 26.70                     |                 |
| Travel - Reimbursable- Mileage Client OV |  |  |                   | 15.30                     |                 |
| <b>Total Reimbursables</b>               |  |  | <b>1.15 times</b> | <b>121.06</b>             | <b>139.22</b>   |
|  |  |  |                   | <b>Total this Task</b>    | <b>\$979.22</b> |
|  |  |  |                   | <b>Total this Invoice</b> | <b>\$979.22</b> |

**Outstanding Invoices**

| Number       | Date      | Balance         |
|--------------|-----------|-----------------|
| 55162        | 9/29/2025 | 2,603.16        |
| 55192        | 10/9/2025 | 129.79          |
| <b>Total</b> |           | <b>2,732.95</b> |

**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: 166

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

(C) Amount Payable: \$987.50

(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 #55349

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Responsible Officer

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

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

\_\_\_\_\_  
Consulting Engineer



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

November 18, 2025  
 Project No: P0109064.04  
 Invoice No: 55349

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

Project P0109064.04 Fleming Isl. Plantation CDD

**Professional Services from October 04, 2025 to October 31, 2025**

Capital Project Feasibility

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

**Professional Personnel**

|                                      | <b>Hours</b> | <b>Rate</b>               | <b>Amount</b> |                 |
|--------------------------------------|--------------|---------------------------|---------------|-----------------|
| Clerical/Admin Asst/Technician       | 5.50         | 95.00                     | 522.50        |                 |
| Vice President                       | 1.50         | 250.00                    | 375.00        |                 |
| Sr. Planner/Sr L.A./Sr. Graphic Arts | .50          | 180.00                    | 90.00         |                 |
| Totals                               | 7.50         |                           | 987.50        |                 |
| <b>Total Labor</b>                   |              |                           |               | <b>987.50</b>   |
|                                      |              | <b>Total this Task</b>    |               | <b>\$987.50</b> |
|                                      |              | <b>Total this Invoice</b> |               | <b>\$987.50</b> |

# EXHIBIT 8



**Clay County Utility Authority**

3176 Old Jennings Road  
Middleburg, FL 32068-3907  
Telephone (904) 272-5999  
www.clayutility.org

Working together to  
protect public health,  
conserve our natural  
resources, and create  
long-term value for  
our ratepayers.

December 08, 2025

Ryan P. Stilwell, P.E.  
Prosser/Prime AE  
13901 Sutton Park Drive  
Jacksonville, FL

Re: Quotation for the review of the water and wastewater as-built drawings for **Fleming Island CDD Tennis Restroom Pavillion** located in Fleming Island, County, Florida.

Dear Mr. Stilwell,

This letter is to advise you that, as stated in the Developer Agreement, CCUA will provide the review and quality assurance for the submitted as-built survey drawings for the water and wastewater utilities applicable to the project.

Preliminary deliverables to CCUA shall include one (1) set of prints for review and final deliverables to CCUA shall include three (3) sets of prints. All as-built data shall be provided in accordance with CCUA's "As-built Specifications Standards Manual." Prints requested will be charged at \$2.00 per sheet or copy. CCUA will provide the review and quality assurance for a total charge of **\$140.00** or a total quote of 4 hours.

If we must return the as-built survey drawings due to inadequate or inaccurate information, we will not apply any additional charge as long as we do not exceed the quoted hours above. Hours over the quoted time, which are attributed to inadequate or inaccurate information will be charged to you at a rate of **\$35.00** per hour. Payment of these charges must be received before the project will be released for service.

We suggest you provide this information, along with a copy of this letter, to all of the contractors bidding on your project and instruct them to sign it and return the letter with their bid. Once you have selected a contractor, please return an executed original of this letter to us for our records. As stated in the Developer Agreement, **we will not proceed with commencing of review and quality assurance of the as-builts until this quotation letter is signed and returned to us with proper payment.**

Please check our website, [www.clayutility.org](http://www.clayutility.org), for supporting documentation and templates.

If you have any questions, please feel free to contact me by phone at (904) 213-2420 or via e-mail at [mblaney@clayutility.org](mailto:mblaney@clayutility.org).

Sincerely,  
CLAY COUNTY UTILITY AUTHORITY

*Melisa Blaney*

Melisa Blaney  
Development Services Manager

The above referenced terms and conditions are hereby accepted:

\_\_\_\_\_  
(Contractor Company Name)

By: \_\_\_\_\_  
(Signature)

cc: Lauren Shupe, CCUA  
CCUA Job File: 2025-114

Print Name: \_\_\_\_\_  
Date: \_\_\_\_\_

# EXHIBIT 9



## General Manager's Report

Meeting date: **12-16-2025**

Submitted by: **Margaret Alfano**

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

### **HOLIDAY CHEER / No Board action required:**

We would be remiss at this time of year if we did not take a moment to express our sincere gratitude. It has been our privilege to serve the Board and the entire Fleming Island Plantation community. It is truly rewarding to witness the enthusiasm of residents when they visit the Amenity Center, attend events, or bring thoughtful cards, cookies, and other gestures of appreciation.

We look forward to a prosperous year ahead and to continuing our growth and commitment to serving the community in the coming year.

### **TENNIS PAVILION FURNITURE OPTIONS / Board discussion required:**

We are excited to share a few options for outdoor furniture for the new tennis pavilion. We have carefully evaluated our furniture options by considering several important factors, including durability, functionality, aesthetics, and long-term maintenance needs. We will have a full presentation at our December meeting.

### **CAPITAL IMPROVEMENT PROJECT IDEAS / No Board action required:**

We are including these items in the December report as a standing reminder, pending further direction from the Board.

- 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 10



## Amenity Manager's Report

Meeting date: **12-16-2025**

Submitted by: **Jennifer Meadows**

---

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

**SANTA'S TOYLAND:** We are very excited for Saturday, December 13 to arrive! Our annual Santa event is set to be one of the biggest and best yet! We have over 500 residents registered to attend this festive occasion! We have transformed our Amenity Center into Santa's Toyland! Kids will get to meet with Santa and have a professional photo taken with him. Then they will be able to create their own Squishie Holiday Stuffie, design their own unique ornaments, load up on sweets at the candy shop, and play a fun game of mini golf!

If that isn't enough, our awesome sponsors from Toasted Yolk will be on hand to give out complimentary hot cocoa with optional mini marshmallows! Our amazing sponsors from Growing Healthy Smiles Pediatric Dentistry will be on hand providing the cookies... did they get their recipes from Mrs. Claus herself? Still not feeling festive? We will also have the Matanzas High School choir joining us to perform some of your holiday favorites! We are keeping this event "all in the family" Joy's Dad is the Music Teacher there and taking his show on the road all the way to the Amenity Center. Thank you to Mr. Oliva and his talented students. This is an event you won't want to miss!

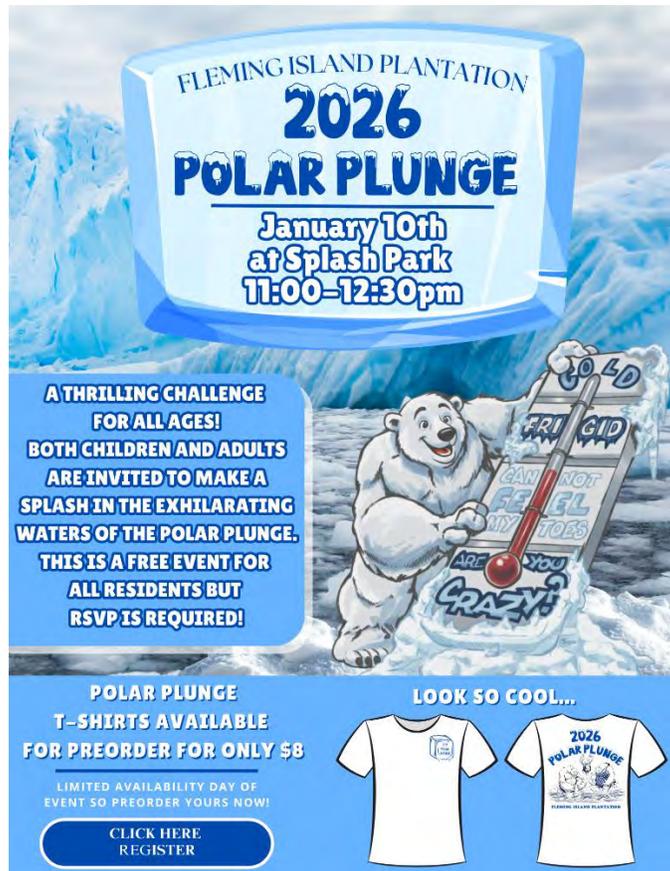
**HOLIDAY LIGHT CONTEST:** Are you a master of Holiday decorations? Do you make Clark Griswold jealous? This event is for you! Residents can submit their address to be considered for one of five categories; Most Traditional, Most Animated, Toyland, Clark Griswold Award, and Best All Around. Judging will be held on December 20 after 6pm. Winners will receive bragging rights for a year, a prestigious sign highlighting your accomplishment, a feature in the January 2026 newsletter, and of course, you will receive an awesome prize as well!

**LIGHT UP NIGHT:** To add a little more fun to our Holiday Light Contest, we will also have FIP's Annual Light Up the Night on Saturday, December 20! On this evening, residents are encouraged to place luminaries along their driveways and take a stroll through the community enjoying the decorations. It's a fun night to bring your community together to enhance the holiday spirit. Kits are being sold in the Amenity Center office for \$12 and for the first time online through the App/Box Office – order them right from your lucky chair at home! All kits include all items needed to make 12 beautiful luminarias.

All proceeds for this event go to Jacksonville's School of Autism. Each kit is assembled by an adult with intellectual and developmental differences. At JSA they provide vocational training, teach social and self-care skills, and empower these individuals to reach their highest potential. The deadline to pre-purchase your kits is December 13<sup>th</sup>.

**HOLIDAY TOY DRIVE:** We are so proud of the love and care our residents share with those in need. First helping us host an incredible food drive that brought in over 400 pounds of food, but now with incredible gifts for children staying at the Ronald McDonald House in Jacksonville. Due to medical conditions all toys donated must be new and can be dropped off until December 15 at the Amenity Center during business hours.

**POLAR PLUNGE:** A tradition that isn't overly difficult for us Floridians, but fun none-the-less is our Polar Plunge. On Saturday, January 10 from 11am-12:30pm, the Splash Park pool will be open for the few brave ... or crazy ... that would like to take that jump into the cold pool waters! This year we will also have adorable FIP 2026 Polar Plunge t-shirts to commemorate the event. They are available for pre-order at \$8 per person. You will definitely look COOL in one of these t-shirts.



**FLEMING ISLAND PLANTATION**  
**2026**  
**POLAR PLUNGE**  
January 10th  
at Splash Park  
11:00-12:30pm

**A THRILLING CHALLENGE  
FOR ALL AGES!  
BOTH CHILDREN AND ADULTS  
ARE INVITED TO MAKE A  
SPLASH IN THE EXHILARATING  
WATERS OF THE POLAR PLUNGE.  
THIS IS A FREE EVENT FOR  
ALL RESIDENTS BUT  
RSVP IS REQUIRED!**

**POLAR PLUNGE  
T-SHIRTS AVAILABLE  
FOR PREORDER FOR ONLY \$8**  
LIMITED AVAILABILITY DAY OF  
EVENT SO PREORDER YOURS NOW!  
[CLICK HERE  
REGISTER](#)

**LOOK SO COOL...**

Illustration of a polar bear holding a thermometer with a red bulb. The thermometer has text on it: "GOLD", "BRID", "CAN NOT FEEL MY TOES", "ARE YOU CRAZY?". Below the bear are two t-shirts: one plain white and one with the 2026 Polar Plunge logo.

**MUSIC BINGO:** Bingo is back with a favorite twist – MUSIC! Adults 21 and over are invited to join us on Saturday, January 23 from 6:30pm-9:30pm for a fun night of Music Bingo! Cost is \$5 for this evening, where you will play games to win incredible prizes, enjoy some drinks, and have fun! Our bingo events are very popular so you will want to RSVP ASAP! Don't miss out on this exciting night to start off the new year right!

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

- Daddy/Daughter Dance – Saturday, February 7
- Adults Only Mixology Class – Saturday, February 28
- Spring Break Activities – March 16 – March 20
- Easter Eggstravaganza – Saturday, March 28

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



# NOVEMBER RECAP

---

November was a blast, and we're beyond grateful to everyone who joined the fun and chipped in for our community food drive! Keep your eyes peeled on social media, Thursday e-blasts, and on our Community APP for the more exciting events!



**THE WORLD NEEDS  
S'MORE  
PEOPLE LIKE FIP**



# HOLIDAY PAINT WORKSHOP



# EXHIBIT 11



## Field Operations Report

Meeting date: **12-16-2025**

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 for the completion of some punch list items before calling this project finished. Asphalt company attempted repairs on the Splash Park lot but their efforts were unsuccessful at draining the larger puddles. Foreman is scheduled to try a different repair of 12-17-25. Invoice will not be submitted for payment until repair is successful.

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

Vendor completed repairs in Amenity Center parking lot, and it is draining well now. We are ready and proud to announce the savings to complete this necessary improvement. The Board originally approved an NTE amount of \$42,000.00. However, the final cost came in at \$28,450.00. This results in savings for the District in the amount of \$13,550.00. Drainage is completed, and 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 are optimistic to announce that we have located four new vendors that we have sent the scope to for their review. Stay tuned.

### **VILLAGE SQUARE FOUNTAIN / Board review required:**

Currently, we have one bid for the Board to consider. This proposal includes resurfacing the "pool" area, restoring the six fountain jets, the waterfall feature, the lighting, coping, and waterline tiles. The contractor also recommends relocating the pumps and motors to a more accessible underwater location, outside of the existing pits, in an effort to reduce future service costs. The project scope further includes new turbine submersible pumps and motors made of full stainless-steel construction, their plumbing, fittings, and valves. In addition, the bid provides new filtration equipment that is properly sized for this body of water.

The electrical portion of this bid is estimated at \$25,000, which could vary and will be billed at actual. The bid for this project is \$549,300.00 which includes draining and cleaning of existing "sludge" prior to commencing. Should the Board like to move forward with this option we would ask for an NTE amount of \$565,000.00.

### **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:**

As of December 8<sup>th</sup>, we have HVAC contractors onsite and roofing material being installed.

**ELECTRICITY AT VILLAGE SQUARE / No Board action required:**

We have once again contacted the contractor that performed the installation the additional turn lane. He has stated that he has sent his sub-contractor to remedy this situation multiple times, however it has still not been repaired. We have sent a final email, copying District Counsel, and we hope to have an update at the meeting that this situation has been resolved.

**SPLASH PARK FURNITURE REFINISHING / Board approval for a NTE amount of \$22,000.00:**

We would like to get a jump on refurbishing the Splash Park pool furniture. The furniture breakdown is listed below. The total cost for the complete transformation is \$21,866.00. The reserve study shows a full replacement in 2027 at a cost of \$120,000.00. We are seeking approval of a NTE amount of \$22,000.00 and the furniture will be in place and ready to go for Spring Break!

| <b>Furniture Listing:</b>      | <b>Qty.:</b> |
|--------------------------------|--------------|
| Lounge Chairs Re-strap         | 154          |
| Chairs Re-strap                | 78           |
| Barstools                      | 6            |
| 42 inch table new acrylic tops | 18           |
| 30 inch table new acrylic tops | 3            |
| 20 inch table new acrylic tops | 33           |

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

**MAINTENANCE DONE SINCE LAST CDD MEETING – November to December 2025**

- Vendor repaired last of the lights in the Lap Pool. Instead of draining down the water, we used a pneumatic drill that worked under water, to drill out the stripped screw. This not only saved water but the additional water costs of refilling the pool.
- Found crack in pipe just before the pump for the Lap Pool. Pump was running but sucking air. When pump was turned off, water began flowing out of crack. We closed the valves in the system and pumped water from filter tank to stop the flow from the crack. We added a backup sump pump to keep the tank empty. We are currently awaiting on a repair quote. We are checking chemicals and adjusting them manually each day until this problem has been resolved.
- Electrician replaced broken lights on inbound side of The Woodlands monument. The next week, the lights were broken on the outbound side. The vendor has replaced those as well. We are communicating through our upcoming newsletter and e-blasts to alert residents that our monuments are not bus stops and should be used as additional seating.
- Pressure washed deck on Fleming Plantation Blvd.



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

- Still working on pressure washing walkway at Margaret's Walk Path. Expect to be finished week of Dec 15 to 19
- Added CYA and Bi-Carb to all pools to adjust Stabilizer and Alkalinity
- Installed wreaths at all monuments
- Repaired clay at tennis court 3 where irrigation leak occurred
- Repaired split rail fence near golf shed
- Found strange dirt piles on pavers near Splash Park Pool Office. Removed pavers and determined this to be mole activity. Hired vendor to treat area for grubs and moles.
- Found graffiti on walls at Village Sq. – both sides of the street. Had paint color matched and painted over graffiti.
- Found graffiti one electrical boxes on Fleming Plantation Blvd. removed with magic eraser and goof off.
- Adjusted height on pickleball nets
- Replaced burnt out bulbs in 4 globe lights. Used bulbs pulled from Amenity Center pool deck lights when upgrading them.
- Replaced missing hardware on Splash Park playground. Parts comped by manufacturer.
- Another area on playground came apart a week after replacing hardware. That part has been removed for safety and new hardware ordered. Due to the fact we can't see if this type of hardware is coming loose, we tightened all hardware on the entire structure. Many had hidden loose connections.

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



# EXHIBIT 12



Last updated on:  
12/4/2025  
By: Dana Harden

| Date                             | Action Item  | Status      |
|----------------------------------|--|-------------|
| <b>Field Operations Section</b>  |  |             |
| 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 (Lake Ridge N & S)                                   | In progress |
| 10/25/2025                       | FOM provide drain scope report to Richardson when received & reviewed                                | In progress |
| 12/4/2025                        | FOM working on repairs for slide tower   | In progress |
| 12/4/2025                        | FOM Fountain at Village Square   | In progress |
| 12/4/2025                        | FOM/GM request Wawa repair broken electrical at Village Square                                       | In progress |
| <b>General Manager Section</b>   |  |             |
| 10/28/2025                       | GM to bring furniture proposals to January meeting   | In Progress |
| 10/25/2025                       | GM to work with Elite (almost complete)  | In Progress |
| <b>District Manager Section</b>  |  |             |
| 8/16/2025                        | DM to confirm receipt from Comcast for \$128,152   | In Progress |
| 12/4/2025                        | Budget line items update   | In Progress |
| <b>District Engineer Section</b> |  |             |
| 9/23/2025                        | DE to help establish the amount for District to add to the reserve study for future drainage repairs | Completed   |
| 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   | Completed   |
| 12/4/2025                        | DE to follow up with Landscape Architect to meet with F&M  | In Progress |
| 12/4/2025                        | Start dates for Town Center Blvd.  | In Progress |
| 12/4/2025                        | Cypress Glen Pond - schedule update  | In Progress |
| 12/4/2025                        | Tennis restroom building completion follow up  | In Progress |
| <b>District Counsel Section</b>  |  |             |



# EXHIBIT 13

**FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX**

|                             |   |   |   |
|-----------------------------|---|---|---|
| <p><i>January, 2025</i></p> | <p><i>Regular Meeting:<br/>1/27</i></p> | <p><b><i>Presentations</i></b></p> <p><b><i>Vendor Reports</i></b></p> <ul style="list-style-type: none"> <li>• 1. Lake Doctors</li> <li>• 2. Elite Amenities</li> <li>• 3. Ruppert Landscape</li> <li>• 4. Tri-County Safety &amp; Security Inc.</li> </ul> <p><b><i>Staff Reports</i></b></p> <ul style="list-style-type: none"> <li>• 1. District Engineer             <ul style="list-style-type: none"> <li>○ 1a. Requisitions 165 and 166</li> </ul> </li> <li>• 2. District Counsel</li> <li>• 3. General Manager</li> <li>• 4. Amenity Manager</li> <li>• 5. Field Operations Manager</li> <li>• 6. District Manager             <ul style="list-style-type: none"> <li>○ 6a. Action Item Report</li> <li>○ 6b. Meeting Matrix</li> </ul> </li> </ul> <p><b><i>Consent Agenda Items</i></b></p> <ul style="list-style-type: none"> <li>• 1. Minutes--Regular Meeting on 12/16/2025</li> <li>• 2. Unaudited Financials—December 2025</li> </ul> <p><b><i>Business Items</i></b></p> <ul style="list-style-type: none"> <li>• 1. Elite Amenities Contract</li> </ul> <p><b><i>Discussion Topics/Items</i></b></p> <ul style="list-style-type: none"> <li>• 1. Budget Format for FY 2027 and Beyond—DM Team</li> </ul> | <ul style="list-style-type: none"> <li>• 1a. Exhibits emailed to Jackie on 11/25</li> </ul> |
|-----------------------------|---|---|---|

**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> <p><i>Discussions (Workshop)</i></p> <ul style="list-style-type: none"><li>• Changing Rooms for Both Pool Areas</li><li>• Opportunities for smart irrigation</li><li>• Comprehensive Landscape Plan</li></ul> <p><i>Public Hearing</i></p> <p><i>Vendor Reports</i></p> |  |
|---------------------------------|--|---|--|

**FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX**

| <u><b>ISSUE</b></u>  | <u><b>SUPERVISOR</b></u> |
|--|--------------------------|
|  |                          |
| Main Fountain at Entrance from US 17 & Village Square Parkway                    | Nelson                   |
| Monument at end of Town Center Boulevard and US 17 (across from Margaret's Walk) | Nelson                   |
| Opportunities for smart irrigation improvements                                  | Ashford                  |
|  |                          |
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## FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

| MAJOR CONTRACT VENDOR NAME/SERVICE   | EXPIRATION DATE/COMMENTS   |
|--|--|
|  |  |
|  |  |
| 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 14

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, November 18, 2025 at 6:00 p.m., at The Splash Park, 1510  
6 Calming Water Dr., Fleming Island, FL 32003.

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

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

9 Present and constituting a quorum were:

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

15 Also, present were:

|    |                                     |   |
|----|-------------------------------------|---|
| 16 | David McInnes                       | District Manager, Vesta District Services           |
| 17 | Dana Harden                         | Assistant District Manager, Vesta District Services |
| 18 | Margaret Alfano                     | General Manager, Vesta Property Services            |
| 19 | Fred Atwood                         | Field Operations Manager, Vesta Property Services   |
| 20 | Jennifer Meadows                    | Amenity Manager, Vesta Property Services            |
| 21 | Jason Davidson                      | Regional General Manager, Vesta Property Services   |
| 22 | Katie Buchanan ( <i>via phone</i> ) | District Counsel, Kutak Rock                        |
| 23 | Ryan Stilwell                       | District Engineer, Prosser, Inc.                    |
| 24 | Jennifer Haley                      | Elite Amenities                                     |
| 25 | Eric Meyer                          | Elite Amenities                                     |
| 26 | Chris Cessera                       | Account Manager, Ruppert Landscape                  |
| 27 | Nick Angelo                         | Irrigation Manager, Ruppert Landscape               |
| 28 | Jeff Daniels                        | Resident  |

29  
30 *The following is a summary of the discussions and actions taken at the November 18, 2025 Fleming Island*  
31 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*  
32 *records request by emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

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

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

35 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
36 approved amending the agenda to include requisition #164, in the amount of \$126,839.00, for the Fleming  
37 Island Plantation Community Development District.

38 Supervisor Cella provided a brief explanation of the procedure for the closed session scheduled for  
39 later in the meeting.

40

41

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

48 Jeff Daniels thanked the Board for having the berm cleaned up and asked if the berm could have  
49 some of the plant material replaced. Discussion ensued.

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

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

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

53 There being nothing further to report on, the next item followed.

54 B. Lifeguard Services Report – Elite Amenities

55 **The meeting moved to Item C. 1 – Exhibit 8, Lifeguard Scope of Service under the Sixth**  
56 **Order of Business – Staff Reports, at this time.**

57 C. Exhibit 3: Landscaping Update – Ruppert Landscape

58 Mr. Cessera and Mr. Angelo presented the landscape and irrigation updates to the Board.  
59 Discussion ensued.

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

61 There being nothing to report, the next item followed.

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

63 A. Exhibit 4: District Engineer

64 Mr. Stilwell presented his report for the month as well as a proposal from NicNevol, not previously  
65 included on the agenda, requisition #162 as well as #164, which was also not previously included  
66 on the agenda, and the proposal for the engineer’s report. Discussion ensued regarding requisitions.

67 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board  
68 approved the NicNevol proposal, at a not-to-exceed of \$6,800.00, for the Fleming Island Plantation  
69 Community Development District.

70 1. Exhibit 5: Consideration of Requisition #162

71 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
72 approved Requisition #162, for the Fleming Island Plantation Community Development District.

73

74 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
75 approved Requisition #164, for the Fleming Island Plantation Community Development District.

76

77

78

79 2. Exhibit 6: Presentation of Consulting Engineer's Report 2025

80 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board  
81 accepted the Consulting Engineer's 2025 Report, for the Fleming Island Plantation Community  
82 Development District.

83 B. District Counsel

84 Ms. Buchanan provided an update regarding the interlocal agreement and noted that Clay County  
85 did approve it. Discussion ensued.

86 C. Exhibit 7: General Manager's Report

87 Ms. Alfano presented her report for the month and provided further updates. Discussion ensued.

88 1. Exhibit 8: Lifeguard Scope of Service

89 Ms. Alfano provided a brief overview of the meetings that had occurred between CDD Staff  
90 and Elite Amenities regarding putting together a scope of service. Ms. Haley and Mr. Meyer  
91 presented the proposed scope of service and the FY 2026 lifeguard schedule. Discussion  
92 ensued.

93 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH Mr. Cella voting 'yay' and Mr.  
94 Nelson and Mr. Glickman voting 'nay', the Board approved the Elite Amenities Option #2 on their proposal,  
95 in the amount of \$100,525.00 for the amenity center and \$140,287.00, for the Fleming Island Plantation  
96 Community Development District.

97 **The meeting returned to Item C – Exhibit 3, Landscaping Report under the Fifth Order**  
98 **of Business, Vendor Reports, at this time.**

99 D. Exhibit 9: Amenity Manager's Report

100 Ms. Meadows presented her report for the month.

101 E. Exhibit 10: Field Operations Manager's Report

102 Mr. Atwood presented his report for the month and provided further updates. Discussion ensued,  
103 including county related repairs and issues.

104 F. District Manager

105 1. Exhibit 11: Action Item Report

106 2. Exhibit 12: Meeting Matrix

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

108 A. Exhibit 13: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting  
109 Held on October 28, 2025

110 B. Exhibit 14: Consideration for Acceptance – The Updated September 2025 Unaudited Financial  
111 Statements

112 C. Exhibit 15: Consideration for Acceptance – The October 2025 Unaudited Financial Statements

113 D. Exhibit 16: Ratification of Requisition #163 – *To Be Distributed*

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

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

118 There being no business items to consider, the next item followed.

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

120 A. Exhibit 17: Budget Format for FY 2027 & Beyond – DM Team – *To Be Distributed*

121 Mr. McInnes presented the updated budget format with the Supervisors providing feedback and  
122 suggested changes for the upcoming Fiscal Year.

123 **TENTH ORDER OF BUSINESS – Supervisors’ Requests**

124 There being no Supervisor requests, the next item followed.

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

126 District Counsel

- 127 • Create contract for Elite Amenities
- 128 • Write response to Jim Lewis email dated 11/09/2025 once written report has been received
- 129 from the vendor who scoped the pipe.

130 District Manager – Work with onsite staff to change budget titles.

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

132 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: December 16 at 6:00PM**

133 All five Board members stated they would be attending the next Board meeting on December 16 at  
134 6:00 p.m.

135 Everyone except for Board members and designated staff were asked to leave the meeting for the  
136 closed session to be conducted.

137 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
138 recessed the regular meeting for the purpose of holding the session at approximately 8:51 p.m., for the  
139 Fleming Island Plantation Community Development District.

140 **FOURTEENTH ORDER OF BUSINESS – Closed Session - In accordance with Sections**  
141 **119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the**  
142 **public, as it relates to the District’s security system plan. The closed session is scheduled to begin at**  
143 **6:15 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately**  
144 **thirty (30) minutes but may end earlier than expected or may extend longer. When the security**  
145 **system plan agenda item is discussed, the public will be asked to leave. The public will be notified**  
146 **that they may return upon completion of the discussion regarding the security system plan.**

147 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board closed  
148 the closed session and reconvened the regular meeting at approximately 9:29 p.m., for the Fleming Island  
149 Plantation Community Development District.

150 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

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

153 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board  
154 adjourned the meeting at 9:29 p.m. for the Fleming Island Plantation Community Development District.

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

158 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
159 **meeting held on December 16, 2025.**

160

161

162

163

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

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

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

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

164 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 15

FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

NOVEMBER 30, 2025



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

|  | <u>General<br/>Fund</u> | <u>Debt Service<br/>2021</u> | <u>A &amp; C<br/>2021</u> | <u>Total</u>        |
|--|-------------------------|------------------------------|---------------------------|---------------------|
| <b>1 ASSETS</b>                                |                         |                              |                           |                     |
| 2 Operating Account - VNB                      | 2,166,721               | -                            | -                         | 2,166,721           |
| 3 Money Markey - BU                            | 1,386,480               | -                            | -                         | 1,386,480           |
| 4 Cash - HW                                    | 18,012                  | -                            | -                         | 18,012              |
| 5 Investments:                                 |                         |                              |                           |                     |
| 6 Revenue Trust Fund                           | -                       | 170,034                      | -                         | 170,034             |
| 7 Interest Fund                                | -                       | 17                           | -                         | 17                  |
| 8 Prepayment                                   | -                       | 17                           | -                         | 17                  |
| 9 Rebate                                       | -                       | 21,193                       | -                         | 21,193              |
| 10 Sinking Fund                                | -                       | 170                          | -                         | 170                 |
| 11 Reserve Fund                                | -                       | -                            | -                         | -                   |
| 12 Construction Fund                           | -                       | -                            | 511,855                   | 511,855             |
| 13 Accounts Receivable                         | 1,479                   | -                            | -                         | 1,479               |
| 14 Assessments Receivable - On Roll            | 2,438,358               | 1,203,853                    | -                         | 3,642,211           |
| 15 Due from Other Funds                        | -                       | 496,422                      | -                         | 496,422             |
| 16 Prepaid Items                               | -                       | -                            | -                         | -                   |
| 17 Deposits                                    | 10,397                  | -                            | -                         | 10,396.99           |
| <b>18 TOTAL ASSETS</b>                         | <b>\$ 6,021,448</b>     | <b>\$ 1,891,706</b>          | <b>\$ 511,855</b>         | <b>\$ 8,425,009</b> |
| <b>19 LIABILITIES</b>                          |                         |                              |                           |                     |
| 20 Accounts Payable                            | \$ 134,610              | \$ -                         | \$ -                      | \$ 134,610.17       |
| 21 Accrued Expenses                            | -                       | -                            | -                         | -                   |
| 22 Due to Other Funds                          | 496,422                 | -                            | -                         | 496,422.31          |
| 23 Deferred Revenue - On Roll                  | 2,438,358               | 1,203,853                    | -                         | 3,642,211.16        |
| <b>24 TOTAL LIABILITIES</b>                    | <b>3,069,391</b>        | <b>1,203,853</b>             | <b>-</b>                  | <b>4,273,244</b>    |
| <b>25 Fund Balance:</b>                        |                         |                              |                           |                     |
| 26 Nonspendable                                | 10,397                  |                              |                           | 10,397              |
| 27 Assigned                                    | 1,942,418               |                              |                           | 1,942,418           |
| 28 Restricted                                  |                         | 687,854                      | 511,855                   | 1,199,709           |
| 29 Unassigned                                  | 999,242                 |                              |                           | 999,242             |
| <b>30 TOTAL FUND BALANCE</b>                   | <b>2,952,057</b>        | <b>687,854</b>               | <b>511,855</b>            | <b>4,151,765</b>    |
| <b>31 TOTAL LIABILITIES &amp; FUND BALANCE</b> | <b>\$ 6,021,448</b>     | <b>\$ 1,891,706</b>          | <b>\$ 511,855</b>         | <b>\$ 8,425,009</b> |

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through November 30, 2025

|                                       | <b>FY2026<br/>Adopted<br/>Budget</b> | <b>FY2026<br/>Actual<br/>November</b> | <b>FY2026<br/>Actual<br/>Year-to-Date</b> | <b>Over (Under)<br/>Annual<br/>Budget</b> | <b>%<br/>of<br/>Budget</b> |
|---------------------------------------|--------------------------------------|---------------------------------------|---|---|----------------------------|
| <b>1 REVENUES</b>                     |                                      |                                       |   |   |                            |
| 2 Special Assessments - Tax Collector | \$ 3,533,212                         | \$ 1,094,854                          | \$ 1,094,854                              | \$ (2,438,357)                            | 30.99%                     |
| 3 Special Assessments - Discounts     | (141,328)                            | (42,645)                              | (42,645)                                  | 98,683                                    | 30.17%                     |
| 4 Interest                            | 75,000                               | 7,877                                 | 15,795                                    | (59,205)                                  | 21.06%                     |
| 5 Room Rentals                        | 8,000                                | -                                     | 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  | (428)                                     | 14.38%                     |
| 9 Special Events                      | 6,500                                | (147)                                 | 905                                       | (5,595)                                   | 13.92%                     |
| 10 Access Cards                       | 7,000                                | 89                                    | 89  | (6,911)                                   | 1.28%                      |
| 11 Other Miscellaneous Revenues       | 2,250                                | 12                                    | 13,625                                    | 11,375                                    | 605.56%                    |
| <b>12 TOTAL REVENUES</b>              | <b>\$ 3,494,633</b>                  | <b>\$ 1,060,040</b>                   | <b>\$ 1,083,088</b>                       | <b>\$ (2,411,545)</b>                     | <b>30.99%</b>              |
| <b>13 EXPENDITURES</b>                |                                      |                                       |   |   |                            |
| <b>14 ADMINSTRATIVE</b>               |                                      |                                       |   |   |                            |
| 15 Supervisor Compensation            | 16,000                               | 2,000                                 | 2,000                                     | (14,000)                                  | 12.50%                     |
| 16 Payroll Taxes                      | 1,224                                | -                                     | -   | (1,224)                                   | 0.00%                      |
| 17 Arbitrage                          | 600                                  | -                                     | 600                                       | -   | 100.00%                    |
| 18 Dissemination Agent                | 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                                 | 10,390                                    | (51,949)                                  | 16.67%                     |
| 22 Assessment Administration          | 9,360                                | 780                                   | 1,560                                     | (7,800)                                   | 16.67%                     |
| 23 Trustee Fees                       | 4,000                                | -                                     | -   | (4,000)                                   | 0.00%                      |
| 24 Auditing Services                  | 4,100                                | -                                     | -   | (4,100)                                   | 0.00%                      |
| 25 Postage & Freight                  | 3,600                                | -                                     | 50  | (3,550)                                   | 1.39%                      |
| 26 Insurance - General Liability      | 58,000                               | -                                     | 44,506                                    | (13,494)                                  | 76.73%                     |
| 27 Printing & Binding                 | 250                                  | -                                     | -   | (250)                                     | 0.00%                      |
| 28 Legal Advertisements               | 3,200                                | 73                                    | 146                                       | (3,054)                                   | 4.56%                      |
| 29 Misc- Assessment Collection Cost   | 70,664                               | 20,632                                | 20,632                                    | (50,033)                                  | 29.20%                     |
| 30 Misc - Credit Card Fees            | 600                                  | -                                     | 26  | (574)                                     | 4.31%                      |
| 31 Misc - Contingency                 | 5,000                                | 148                                   | 306                                       | (4,694)                                   | 6.11%                      |
| 32 Office Supplies                    | 300                                  | -                                     | -   | (300)                                     | 0.00%                      |
| 33 Regulatory & Permit Fees           | 175                                  | -                                     | 175                                       | -   | 100.00%                    |
| <b>34 TOTAL ADMINSTRATIVE</b>         | <b>315,612</b>                       | <b>28,827</b>                         | <b>81,590</b>                             | <b>(234,023)</b>                          | <b>25.85%</b>              |
| <b>35 FIELD</b>                       |                                      |                                       |   |   |                            |
| 36 Field Management                   | 831,769                              | 58,580                                | 124,052                                   | (707,717)                                 | 14.91%                     |
| 37 Web Site Development               | 2,000                                | -                                     | 1,800                                     | (200)                                     | 90.00%                     |
| 38 Lifeguard Services - Contract      | 276,000                              | -                                     | 6,183                                     | (269,817)                                 | 2.24%                      |
| 39 Janitorial Services - Contract     | 35,000                               | 2,661                                 | 5,295                                     | (29,705)                                  | 15.13%                     |
| 40 Security Services - Contract       | 60,000                               | 5,234                                 | 7,800                                     | (52,200)                                  | 13.00%                     |
| 41 Landscape - Contracts              | 688,577                              | 49,936                                | 104,802                                   | (583,775)                                 | 15.22%                     |
| 42 Electric                           | 85,000                               | 6,114                                 | 12,217                                    | (72,783)                                  | 14.37%                     |
| 43 Water                              | 86,000                               | 7,164                                 | 18,920                                    | (67,080)                                  | 22.00%                     |
| 44 Aquascaping - R&M                  | 66,500                               | 6,025                                 | 11,350                                    | (55,150)                                  | 17.07%                     |
| 45 Common Area - R&M                  | 40,000                               | 2,139                                 | 5,188                                     | (34,812)                                  | 12.97%                     |
| 46 Electrical - R&M                   | 33,000                               | 880                                   | 3,388                                     | (29,612)                                  | 10.27%                     |
| 47 Other Landscape - R&M              | 160,000                              | 5,563                                 | 14,238                                    | (145,762)                                 | 8.90%                      |
| 48 Irrigation - R&M                   | 36,000                               | -                                     | 458                                       | (35,542)                                  | 1.27%                      |
| 49 Misc - Holiday Décor               | 12,000                               | -                                     | 1,626                                     | (10,374)                                  | 13.55%                     |
| 50 Operating Supplies - General       | 15,000                               | -                                     | 1,165                                     | (13,835)                                  | 7.77%                      |
| <b>51 TOTAL FIELD</b>                 | <b>2,426,846</b>                     | <b>144,295</b>                        | <b>318,483</b>                            | <b>(2,108,363)</b>                        | <b>13.12%</b>              |

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through November 30, 2025

|   | <b>FY2026<br/>Adopted<br/>Budget</b> | <b>FY2026<br/>Actual<br/>November</b> | <b>FY2026<br/>Actual<br/>Year-to-Date</b> | <b>Over (Under)<br/>Annual<br/>Budget</b> | <b>%<br/>of<br/>Budget</b> |
|---|--------------------------------------|---------------------------------------|---|---|----------------------------|
| <b>52 <u>PARKS &amp; RECREATION</u></b>             |                                      |                                       |   |   |                            |
| 53 Telephone - Field                                | 12,500                               | -                                     | -   | (12,500)                                  | 0.00%                      |
| 54 Internet & WiFi - Gazebo                         | 1,600                                | 131                                   | 262                                       | (1,338)                                   | 16.35%                     |
| 55 Electric - General                               | 36,000                               | 2,870                                 | 5,822                                     | (30,178)                                  | 16.17%                     |
| 56 Refuse Removal                                   | 5,500                                | 1,003                                 | 2,005                                     | (3,495)                                   | 36.46%                     |
| 57 Water & Sewer                                    | 28,000                               | 2,957                                 | 7,035                                     | (20,965)                                  | 25.13%                     |
| 58 Lease - Copier                                   | 10,000                               | 1,073                                 | 1,073                                     | (8,927)                                   | 10.73%                     |
| 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                               | 4,800                                 | 4,800                                     | (11,200)                                  | 30.00%                     |
| 62 Pest Control - R&M                               | 1,000                                | -                                     | 221                                       | (779)                                     | 22.07%                     |
| 63 Tennis Courts - R&M                              | 24,000                               | -                                     | 149                                       | (23,851)                                  | 0.62%                      |
| 64 Pickleball Courts - R&M                          | 1,000                                |                                       |   |   |                            |
| 65 Event Expense                                    | 40,000                               | 344                                   | 8,889                                     | (31,111)                                  | 22.22%                     |
| 66 Termite Bond                                     | 750                                  | -                                     | -   | (750)                                     | 0.00%                      |
| 67 Licenses & Permits                               | 700                                  | -                                     | -   | (700)                                     | 0.00%                      |
| 68 Amenity Center Equipment                         | 5,000                                | -                                     | 45  | (4,955)                                   | 0.89%                      |
| 69 Contingency                                      | 10,000                               | -                                     | 298                                       | (9,702)                                   | 2.98%                      |
| 70 Office Supplies                                  | 4,000                                | -                                     | 202                                       | (3,799)                                   | 5.04%                      |
| 71 Cleaning Supplies                                | 1,000                                | -                                     | 57  | (943)                                     | 5.69%                      |
| 72 Operating Supplies - General                     | 7,000                                | -                                     | 217                                       | (6,783)                                   | 3.10%                      |
| 73 Operating Supplies - Pool Chemicals              | 33,000                               | -                                     | 50  | (32,950)                                  | 0.15%                      |
| 74 Operating Supplies - Pool & Splash Pad           | 5,000                                | 924                                   | 1,126                                     | (3,874)                                   | 22.51%                     |
| 75 Subscriptions & Memberships                      | 2,500                                | -                                     | 300                                       | (2,200)                                   | 12.00%                     |
| <b>76 <u>TOTAL PARKS &amp; RECREATION</u></b>       | <b>248,750</b>                       | <b>14,103</b>                         | <b>32,550</b>                             | <b>(215,200)</b>                          | <b>13.09%</b>              |
| <b>77 <u>COMMUNITY CENTER</u></b>                   |                                      |                                       |   |   |                            |
| 78 Telephone  | 6,500                                | 1,237                                 | 2,919                                     | (3,581)                                   | 44.90%                     |
| 79 Electric - General                               | 22,000                               | 1,309                                 | 2,877                                     | (19,123)                                  | 13.08%                     |
| 80 Refuse Removal                                   | 4,400                                | -                                     | -   | (4,400)                                   | 0.00%                      |
| 81 Water & Sewer                                    | 20,000                               | 959                                   | 3,913                                     | (16,087)                                  | 19.57%                     |
| 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                               | 2,175                                 | 2,175                                     | (7,825)                                   | 21.75%                     |
| 85 Pest Control - R&M                               | 650                                  | -                                     | 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                                | -                                     | 60  | (8,440)                                   | 0.71%                      |
| 91 Office Supplies                                  | 500                                  | -                                     | 91  | (409)                                     | 18.29%                     |
| 92 Cleaning Supplies                                | 1,000                                | -                                     | -   | (1,000)                                   | 0.00%                      |
| 93 Operating Supplies - General                     | 2,000                                | -                                     | 400                                       | (1,600)                                   | 19.99%                     |
| 94 Operating Supplies - Pool Chemicals              | 33,000                               | 3,344                                 | 6,689                                     | (26,311)                                  | 20.27%                     |
| 95 Operating Supplies - Pool & Wading Pool          | 2,500                                | -                                     | 7,883                                     | 5,383                                     | 315.30%                    |
| <b>96 <u>TOTAL COMMUNITY CENTER</u></b>             | <b>118,425</b>                       | <b>9,024</b>                          | <b>27,316</b>                             | <b>(91,109)</b>                           | <b>23.07%</b>              |
| <b>97 <u>RESERVES</u></b>                           |                                      |                                       |   |   |                            |
| 98 CDD Amenity                                      | 325,000                              | -                                     | -   | (325,000)                                 | 0.00%                      |
| 99 Splash Park                                      | 60,000                               | 1,168                                 | 1,958                                     | (58,042)                                  | 3.26%                      |
| <b>100 <u>TOTAL RESERVES</u></b>                    | <b>385,000</b>                       | <b>1,168</b>                          | <b>1,958</b>                              | <b>(383,042)</b>                          | <b>0.51%</b>               |
| <b>101 <u>TOTAL EXPENDITURES &amp; RESERVES</u></b> | <b>\$ 3,494,633</b>                  | <b>\$ 197,416</b>                     | <b>\$ 461,896</b>                         | <b>\$ (3,031,737)</b>                     | <b>13.22%</b>              |

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through November 30, 2025

|   | FY2026<br>Adopted<br>Budget | FY2026<br>Actual<br>November | FY2026<br>Actual<br>Year-to-Date | Over (Under)<br>Annual<br>Budget | %<br>of<br>Budget |
|---|-----------------------------|------------------------------|----------------------------------|----------------------------------|-------------------|
| 102 <b>EXCESS OF REVENUE OVER/(UNDER) EXPENDITURE</b> | -                           | 862,624                      | 621,191                          | \$ (3,031,737)                   |                   |
| 103 <b>NET CHANGE IN FUND BALANCE</b>                 |                             |                              |                                  |                                  |                   |
| 104 Fund Balance Beginning                            | 2,267,916                   |                              | 2,330,865                        | 62,949                           |                   |
| 105 <b>FUND BALANCE - ENDING</b>                      | <b>\$ 2,267,916</b>         | <b>\$ 862,624</b>            | <b>\$ 2,952,057</b>              | <b>\$ (2,968,788)</b>            |                   |

106 **FUND BALANCE ANALYSIS**

107 *Nonspendable Fund Balance*

108 Prepaid

109 Deposits

\$ 19,982

10,397

30,379

110 *Assigned Fund Balance*

111 Operating Reserves - FY26

112 Entry Features

113 Parks

114 Recreation Facilities

115 Misc. Site Improvement

116 Signage

\$ 582,439

166,636

143,744

547,195

272,140

221,332

1,933,486

117 *Unassigned Fund Balance*

304,051

118

2,267,916

**Fleming Island Plantation CDD**  
**Debt Service 2021**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2025 through November 30, 2025**

|  | <b>FY2026<br/>Adopted<br/>Budget</b> | <b>FY2026<br/>Actual<br/>Year-to-Date</b> | <b>Over (Under)<br/>Annual<br/>Budget</b> | <b>%<br/>of<br/>Budget</b> |
|--|--------------------------------------|---|---|----------------------------|
| <b>1 REVENUES</b>                              |                                      |   |   |                            |
| 2 Special Assessments                          | \$ 1,700,275                         | \$ 496,422                                | \$ (1,203,853)                            | 29.20%                     |
| 3 Interest                                     | -                                    | 1,583                                     | 1,583                                     |                            |
| <b>4 TOTAL REVENUES</b>                        | <b>1,700,275</b>                     | <b>498,006</b>                            | <b>(1,202,269)</b>                        | <b>29.29%</b>              |
| <b>5 EXPENDITURES</b>                          |                                      |   |   |                            |
| 6 Interest Expense                             |                                      |   |   |                            |
| 7 May 1, 2026                                  | 84,394                               | -   | (84,394)                                  | 0.00%                      |
| 8 November 1, 2026                             | 70,875                               | 83,606                                    | 12,731                                    |                            |
| 9 Principal Payment                            |                                      |   |   |                            |
| May 1, 2026                                    | 1,545,000                            | -   | (1,545,000)                               | 0.00%                      |
| <b>10 TOTAL EXPENDITURES</b>                   | <b>1,700,269</b>                     | <b>83,606</b>                             | <b>(1,616,663)</b>                        | <b>4.92%</b>               |
| <b>11 REVENUES OVER (UNDER) EXPENDITURES</b>   | <b>6</b>                             | <b>414,400</b>                            | <b>414,393</b>                            | <b>6630392%</b>            |
| <b>12 OTHER FINANCING SOURCES/(USES)</b>       |                                      |   |   |                            |
| 13 Transfers In                                |                                      | -   | -   |                            |
| 14 Transfers Out                               |                                      | -   | -   |                            |
| <b>15 TOTAL OTHER FINANCING SOURCES/(USES)</b> | <b>-</b>                             | <b>-</b>                                  | <b>-</b>                                  |                            |
| <b>17 NET CHANGES IN FUND BALANCE</b>          | <b>6</b>                             | <b>414,400</b>                            | <b>414,393</b>                            |                            |
| 16 Fund Balance - Beginning                    | -                                    | 273,454                                   | 273,454                                   |                            |
| <b>18 FUND BALANCE, ENDING</b>                 | <b>\$ 6</b>                          | <b>\$ 687,854</b>                         | <b>\$ 687,848</b>                         |                            |

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

|  | <b>FY2026<br/>Adopted<br/>Budget</b> | <b>FY2026<br/>Actual<br/>Year-to-Date</b> | <b>Over (Under)<br/>Annual<br/>Budget</b> |
|--|--------------------------------------|---|---|
| <b>1 REVENUE</b>                               |                                      |   |   |
| 2 Interest                                     | \$ -                                 | \$ 4,423                                  | 4,423                                     |
| <b>3 TOTAL REVENUE</b>                         | <b>-</b>                             | <b>4,423</b>                              | <b>4,423</b>                              |
| <b>4 EXPENDITURES</b>                          |                                      |   |   |
| 5 Construction in Progress                     | -                                    | 183,635                                   | 183,635                                   |
| <b>6 TOTAL EXPENDITURES</b>                    | <b>-</b>                             | <b>183,635</b>                            | <b>183,635</b>                            |
| <b>7 REVENUES OVER/(UNDER) EXPENDITURES</b>    | <b>-</b>                             | <b>(179,212)</b>                          | <b>(179,212)</b>                          |
| <b>8 OTHER FINANCING SOURCES/(USES)</b>        |                                      |   |   |
| 9 Transfers In                                 | -                                    | -   | -   |
| 10 Transfers Out                               | -                                    | -   | -   |
| <b>11 TOTAL OTHER FINANCING SOURCES/(USES)</b> | <b>-</b>                             | <b>-</b>                                  | <b>-</b>                                  |
| <b>13 NET CHANGES IN FUND BALANCE</b>          | <b>-</b>                             | <b>(179,212)</b>                          | <b>(179,212)</b>                          |
| 12 Fund Balance - Beginning                    |                                      | 691,068                                   |   |
| <b>14 FUND BALANCE - ENDING</b>                | <b>\$ -</b>                          | <b>\$ 511,855</b>                         | <b>\$ (179,212)</b>                       |

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

|                     |
|---------------------|
| <b>General Fund</b> |
|---------------------|

▶ **Assets**

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

■ **Accounts Receivable \$1,479** - 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

|                           |          |
|---------------------------|----------|
| Total Accounts Receivable | \$ 1,479 |
|---------------------------|----------|

■ **Due From Other Funds \$0**

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

|                     |                     |
|---------------------|---------------------|
|                     | <b>General Fund</b> |
|                     |                     |
| Total Prepaid Items | \$ -                |

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

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

|                |           |
|----------------|-----------|
| Total Deposits | \$ 10,397 |
|----------------|-----------|

▶ **Liabilities**

■ **Accounts Payable \$134610.17** - Invoices that were posted but not paid until August.

■ **Accrued Expenses \$0** - Expenses not yet billed or pending approval.

|                        |                     |
|------------------------|---------------------|
|                        | <b>General Fund</b> |
|                        |                     |
| Total Accrued Expenses | \$ -                |

■ **Due To DS2021 \$526,872.84** - Tax collections owed to the debt service

► **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**  
**November 30, 2025**

**Financial Overview / Highlights**

- ▶ Total Non-Ad Valorem assessments are 29.20% collected as of 11/30/2025.
- ▶
- ▶ Other Miscellaneous Revenue -Kutak refund for duplicate bills paid in FY25
- ▶
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 13.54% of the annual budget. Significant variances are explained below.

**Variance Analysis**

| Account Name                   | Annual Budget       | YTD Actual          | % of Budget | Explanation  |
|--------------------------------|---------------------|---------------------|-------------|--------------|
| <b>Expenditures</b>            |                     |                     |             |              |
| <i><u>Administrative</u></i>   |                     |                     |             |              |
| ProfServ-Arbitrage             | \$ 600              | \$ 600              | 100%        | Paid in Full |
| ProfServ-Dissemination         | \$ 1,200            | \$ 1,200            | 100%        | Paid in Full |
| ProfServ-Special Assessment    | \$ 9,360            | \$ 1,560            | 17%         |              |
| Insurance - General Liability  | \$ 58,000           | \$ 44,506           | 77%         |              |
| Legal Advertising              | \$ 3,200            | \$ 146              | 5%          |              |
| Misc-Credit Card Fees          | \$ 600              | \$ 26               | 4%          |              |
| Annual District Filing Fee     | \$ 175              | \$ 175              | 100%        | Paid in Full |
| <i><u>Field</u></i>            |                     |                     |             |              |
| ProfServ-Field Management      | \$ 831,769          | \$ 124,052          | 15%         |              |
| Contracts - Lifeguard Services | \$ 276,000          | \$ 6,183            | 2%          |              |
| R&M-Common Area                | \$ 40,000           | \$ 5,188            | 13%         |              |
| R&M-Electrical                 | \$ 33,000           | \$ 3,388            | 10%         |              |
| R&M-Other Landscape            | \$ 160,000          | \$ 14,238           | 9%          |              |
| R&M-Irrigation                 | \$ 36,000           | \$ 458              | 1%          |              |
| <b>Grand Total</b>             | <b>\$ 1,200,000</b> | <b>\$ 1,020,000</b> | <b>85%</b>  |              |

**FLEMING ISLAND PLANTATION**  
Community Development District

**SOR - General Fund**

Op Supplies-General                   \$ 15,000   \$ 1,165   8%

**Parks and Recreation - General (Amenity Center)**

Internet/Wi-Fi - Gazebo               \$ 1,600   \$ 262   16%

Utility - Refuse Removal             \$ 5,500   \$ 2,005   36%

Utility - Water & Sewer             \$ 28,000   \$ 7,035   25%

R&M-Grounds                         \$ 16,000   \$ 4,800   30%

R&M-Tennis Courts                  \$ 24,000   \$ 149   1%

Event Expenses                      \$ 40,000   \$ 8,889   22%

Misc-Contingency                    \$ 10,000   \$ 298   3%

Office Supplies                      \$ 4,000   \$ 202   5%

Cleaning Supplies                    \$ 1,000   \$ 57   6%

Op Supplies - General                \$ 7,000   \$ 217   3%

Op Supplies - Pool Chemicals        \$ 33,000   \$ 50   0%

Subscriptions & Memberships        \$ 2,500   \$ 300   12%

**Community Center**

Contingency                         \$ 8,500   \$ 60   1%

**Reserves**

Reserve - CDD Amenity               \$ 325,000   \$ -   0%

Reserve - Splash Park                \$ 60,000   \$ 1,958   3%

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

| Date       | Number     | Name                                   | Memo  | Deposits | Payments  | Balance      |
|------------|------------|--|---|----------|-----------|--------------|
| 09/30/2025 |            | Beginning of Year                      |   |          |           | 1,150,461.49 |
| 10/01/2025 | 200089     | Poolsure                               | Invoice: 131295632081 (Reference: Water Management Oct 25. )                                      |          | 3,344.37  | 1,147,117.12 |
| 10/01/2025 |            |  | Deposit   | 57.06    |           | 1,147,174.18 |
| 10/01/2025 | 29R        |  | Accrue Security Services for 9/16/25 - 9/30/25 in FY25  | 3,277.50 |           | 1,150,451.68 |
| 10/02/2025 | 200090     | Progressive Entertainment, Inc.        | Invoice: 12499999 (Reference: DJ Services. )  |          | 649.00    | 1,149,802.68 |
| 10/02/2025 | 200091     | Pickett Electric, Inc.                 | Invoice: 539 (Reference: Service Call for Lights on walking path. )                               |          | 380.00    | 1,149,422.68 |
| 10/02/2025 | 200092     | Xerox Financial Services               | Invoice: 40974554 (Reference: Copier Lease 9/15/25 - 10/14/25. )                                  |          | 536.63    | 1,148,886.05 |
| 10/02/2025 | 200093     | MTMM Enterpisees, LLC                  | Invoice: 082025 (Reference: Casino Night Services. )  |          | 1,850.00  | 1,147,036.05 |
| 10/02/2025 | 200094     | Ruppert Landscape LLC                  | Invoice: 761328 (Reference: Landscape Management Sept 25. ) Invoice: 761191 (Reference: Leak I... |          | 65,422.09 | 1,081,613.96 |
| 10/02/2025 |            |  | Deposit   | 76.78    |           | 1,081,690.74 |
| 10/03/2025 | 200095     | Instant Photocube                      | Invoice: 20250726-01 (Reference: Photo Booth. )   |          | 595.00    | 1,081,095.74 |
| 10/03/2025 | 200096     | The Lake Doctors, Inc.                 | Invoice: 312496B (Reference: Water Management. )  |          | 5,125.00  | 1,075,970.74 |
| 10/03/2025 | 200097     | Tree Tech Tree Service Inc.            | Invoice: 14265 (Reference: Tree Removal & Stump Grinding. )                                       |          | 2,200.00  | 1,073,770.74 |
| 10/03/2025 | 200098     | TJDN LLC                               | Invoice: 6001196 (Reference: Gutter Installation. )   |          | 699.50    | 1,073,071.24 |
| 10/03/2025 |            |  | Deposit   | 134.43   |           | 1,073,205.67 |
| 10/04/2025 |            |  | Deposit   | 52.50    |           | 1,073,258.17 |
| 10/05/2025 |            |  | Deposit   | 43.76    |           | 1,073,301.93 |
| 10/06/2025 | 100625ACH1 | Comcast Business                       | 2245 PLANTATION CENTER DR, REAR GAZEBO  |          | 145.80    | 1,073,156.13 |
| 10/07/2025 | 200099     | Vesta District Services                | Invoice: 428931 (Reference: Management Fees Oct 25. )   |          | 5,974.92  | 1,067,181.21 |
| 10/07/2025 | 200100     | AAA Big Top Entertainment, A Clown Co. | Invoice: 037 (Reference: Santa Claus 12/13/25. )  |          | 875.00    | 1,066,306.21 |
| 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  | 1,056,626.46 |
| 10/07/2025 | 200102     | Vesta Property Services, Inc.          | Invoice: 428904 (Reference: Amenity Management Services - Sept 2025. ) Invoice: 428908 (Refere... |          | 65,525.88 | 991,100.58   |
| 10/07/2025 | 200103     | Ruppert Landscape LLC                  | Invoice: 763743 (Reference: Repaired Main Line. ) Invoice: 763740 (Reference: Repair main line... |          | 5,214.00  | 985,886.58   |
| 10/07/2025 | 100725ACH1 | Comcast Business                       | 1510 Calming Water Drive  |          | 540.78    | 985,345.80   |
| 10/07/2025 |            |  | Deposit   | 128.09   |           | 985,473.89   |
| 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 | 940,967.89   |
| 10/08/2025 |            |  | Deposit   | 525.00   |           | 941,492.89   |
| 10/08/2025 | 100257     | Michael Kerekes                        | Fall Festival pumpkins, hay bales & corn stalks   |          | 669.00    | 940,823.89   |
| 10/08/2025 |            |  | Deposit   | 11.06    |           | 940,834.95   |
| 10/09/2025 |            |  | Deposit   | 136.44   |           | 940,971.39   |
| 10/10/2025 | 200104     | Vesta District Services                | Invoice: 428978 (Reference: FY?2026 Dissmination Agent Fee. )                                     |          | 1,200.00  | 939,771.39   |
| 10/10/2025 | 200105     | HomeTeam Pest Defense                  | Invoice: 113407245 (Reference: Pest Control. ) Invoice: 113407246 (Reference: Pest Control. )     |          | 220.68    | 939,550.71   |
| 10/10/2025 | 200106     | Tri-County Public Safety and Training  | Invoice: B-1501 (Reference: Security 9/16/25 - 9/30/25. )   |          | 3,277.50  | 936,273.21   |
| 10/10/2025 | 200107     | Tree Tech Tree Service Inc.            | Invoice: 14311 (Reference: Tree Removal. )  |          | 1,800.00  | 934,473.21   |
| 10/10/2025 |            |  | Deposit   | 33.76    |           | 934,506.97   |
| 10/11/2025 |            |  | Deposit   | 44.48    |           | 934,551.45   |
| 10/13/2025 |            |  | Deposit   | 33.68    |           | 934,585.13   |

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| Date       | Number      | Name                            | Memo  | Deposits | Payments | Balance    |
|------------|-------------|---------------------------------|---|----------|----------|------------|
| 10/14/2025 | 101425ACH14 | Comcast Business                | 2300 Town Center Blvd, Ofc 2  |          | 218.67   | 934,366.46 |
| 10/14/2025 | 101425ACH1  | Clay Electric Cooperative, Inc. | # 3 - 2242 VILLAGE SQUARE PKWY PARKING 8/18/25- 9/17/25   |          | 43.00    | 934,323.46 |
| 10/14/2025 | 101425ACH2  | Clay Electric Cooperative, Inc. | 1860 TOWN HALL CIR 8/18/25- 9/17/25   |          | 73.00    | 934,250.46 |
| 10/14/2025 | 101425ACH3  | Clay Electric Cooperative, Inc. | STE 1 - 2363 VILLAGE SQUARE PKWY 8/18/25- 9/17/25   |          | 224.00   | 934,026.46 |
| 10/14/2025 |             |                                 | Deposit   | 14.26    |          | 934,040.72 |
| 10/15/2025 | 200108      | Vesta Property Services, Inc.   | Invoice: 429037 (Reference: Billable Expenses Sept 25. )  |          | 81.23    | 933,959.49 |
| 10/15/2025 | 200109      | City Wide Facility Solutions    | Invoice: 32013032820 (Reference: Janitorial Services Oct 25. ) Invoice: FC013003071 (Reference... |          | 2,800.58 | 931,158.91 |
| 10/15/2025 | 101525ACH1  | Clay Electric Cooperative, Inc. | 2211 TOWN CENTER BLVD 8/19/25- 9/18/25  |          | 43.00    | 931,115.91 |
| 10/15/2025 | 101525ACH2  | Clay Electric Cooperative, Inc. | # 1 - 2355 TOWN CENTER BLVD 8/19/25- 9/18/25  |          | 47.00    | 931,068.91 |
| 10/15/2025 | 101525ACH3  | Clay Electric Cooperative, Inc. | # 1 - 1399 FAIRWAY VILLAGE DR 8/19/25- 9/18/25  |          | 47.00    | 931,021.91 |
| 10/15/2025 | 101525ACH4  | Clay Electric Cooperative, Inc. | # 1 - 2050 HERITAGE OAKS CT 8/19/25- 9/18/25  |          | 49.00    | 930,972.91 |
| 10/15/2025 | 101525ACH5  | Clay Electric Cooperative, Inc. | # 1 - 1703 MARGARETS WALK RD 8/20/25 - 9/19/25  |          | 59.00    | 930,913.91 |
| 10/15/2025 | 101525ACH6  | Clay Electric Cooperative, Inc. | # 3 - 2300 TOWN CENTER BLVD TENNIS 8/19/25- 9/18/25   |          | 183.00   | 930,730.91 |
| 10/15/2025 | 101525ACH7  | Clay Electric Cooperative, Inc. | # 1 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25  |          | 285.00   | 930,445.91 |
| 10/15/2025 | 101525ACH8  | Clay Electric Cooperative, Inc. | 2300 TOWN CENTER BLVD 8/19/25- 9/18/25  |          | 291.00   | 930,154.91 |
| 10/15/2025 | 101525ACH9  | Clay Electric Cooperative, Inc. | 6937 HIGHWAY 17 PUMP FOR POND 8/20/25- 9/19/25  |          | 783.00   | 929,371.91 |
| 10/15/2025 | 101525ACH10 | Clay Electric Cooperative, Inc. | # 2 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25  |          | 2,282.00 | 927,089.91 |
| 10/15/2025 | 101525ACH11 | Clay Electric Cooperative, Inc. | TOWN CENTER BLVD ST LIGHTING 8/20/25- 9/19/25   |          | 3,160.00 | 923,929.91 |
| 10/15/2025 | 101525ACH12 | Clay Electric Cooperative, Inc. | # 1 - 2069 THORNHILL DR 8/19/25- 9/18/25  |          | 43.00    | 923,886.91 |
| 10/15/2025 | 101525ACH13 | Clay Electric Cooperative, Inc. | 2267 TOWN CENTER BLVD IRRIGATION 8/19/25- 9/18/25   |          | 43.00    | 923,843.91 |
| 10/15/2025 | 101525ACH14 | Clay Electric Cooperative, Inc. | # 1 - 1420 WOODLAND VIEW DR 8/19/25- 9/18/25  |          | 43.00    | 923,800.91 |
| 10/15/2025 | 101525ACH15 | Clay Electric Cooperative, Inc. | # 1 - 1755 COVINGTON LN 8/19/25- 9/18/25  |          | 43.00    | 923,757.91 |
| 10/15/2025 | 101525ACH16 | Clay Electric Cooperative, Inc. | # 1 - 426 OLD HARD RD 8/19/25- 9/18/25  |          | 43.00    | 923,714.91 |
| 10/15/2025 | 101525ACH17 | Clay Electric Cooperative, Inc. | # 1 - 1714 CYPRESS GLEN DR 8/19/25- 9/18/25   |          | 46.00    | 923,668.91 |
| 10/15/2025 | 101525ACH18 | Clay Electric Cooperative, Inc. | # 1 - 7671 US HIGHWAY 17 SIGN 8/20/25 - 9/19/25   |          | 47.00    | 923,621.91 |
| 10/15/2025 | 101525ACH19 | Clay Electric Cooperative, Inc. | 2005 YELLOW BIRCH LN 8/20/25 - 9/19/25  |          | 47.00    | 923,574.91 |
| 10/15/2025 | 101525ACH20 | Clay Electric Cooperative, Inc. | 2522-1 TOWN CENTER BLVD IR MTR 8/19/25- 9/18/25   |          | 48.00    | 923,526.91 |
| 10/15/2025 | 101525ACH21 | Clay Electric Cooperative, Inc. | # 1 - 1402 WOODLAND VIEW DR 8/19/25- 9/18/25  |          | 48.00    | 923,478.91 |
| 10/15/2025 | 101525ACH22 | Clay Electric Cooperative, Inc. | # 1 - 2151 THORNHILL DR 8/19/25- 9/18/25  |          | 49.00    | 923,429.91 |
| 10/15/2025 | 101525ACH23 | Clay Electric Cooperative, Inc. | #1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 8/19/25- 9/18/25  |          | 55.00    | 923,374.91 |
| 10/15/2025 | 101525ACH24 | Clay Electric Cooperative, Inc. | # 1 - 2131 TOWN CENTER BLVD IRRIGATION 8/19/25- 9/18/25   |          | 56.00    | 923,318.91 |
| 10/15/2025 | 101525ACH25 | Clay Electric Cooperative, Inc. | 2204 LINKS DR 8/19/25- 9/18/25  |          | 74.00    | 923,244.91 |
| 10/15/2025 | 101525ACH26 | Clay Electric Cooperative, Inc. | # 1 - 1897 CHATHAM VILLAGE DR 8/19/25- 9/18/25  |          | 46.00    | 923,198.91 |
| 10/15/2025 | 101525ACH27 | Clay Electric Cooperative, Inc. | # 1 - 1715 CYPRESS GLEN DR 8/19/25- 9/18/25   |          | 46.00    | 923,152.91 |
| 10/15/2025 | 101525ACH28 | Clay Electric Cooperative, Inc. | # 5 - 2300 TOWN CENTER BLVD 8/19/25- 9/18/25  |          | 48.00    | 923,104.91 |
| 10/15/2025 | 101525ACH29 | Clay Electric Cooperative, Inc. | 1900 TOWN CENTER BLVD 8/20/25 - 9/19/25   |          | 49.00    | 923,055.91 |
| 10/15/2025 | 101525ACH30 | Clay Electric Cooperative, Inc. | # 1 - 1502 AUTUMN GLEN DR 8/19/25- 9/18/25  |          | 54.00    | 923,001.91 |

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| Date       | Number      | Name                                     | Memo  | Deposits  | Payments  | Balance    |
|------------|-------------|--|---|-----------|-----------|------------|
| 10/15/2025 | 101525ACH31 | Clay Electric Cooperative, Inc.          | 1510 CALMING WATER DR AM CNTR 8/19/25- 9/18/25  |           | 1,711.00  | 921,290.91 |
| 10/15/2025 | 101525ACH32 | GFL                                      | Trash Service   |           | 395.60    | 920,895.31 |
| 10/15/2025 | 101525ACH33 | GFL                                      | Trash Service   |           | 609.40    | 920,285.91 |
| 10/16/2025 | 101625ACH1  | Clay Electric Cooperative, Inc.          | TWN CTR BLVD HWY 17 LIGHTING 8/22/25 - 9/21/25  |           | 630.00    | 919,655.91 |
| 10/16/2025 |             |  | Deposit   | 76.48     |           | 919,732.39 |
| 10/17/2025 |             |  | Deposit   | 52.80     |           | 919,785.19 |
| 10/18/2025 |             |  | Deposit   | 47.95     |           | 919,833.14 |
| 10/19/2025 |             |  | Deposit   | 52.50     |           | 919,885.64 |
| 10/20/2025 | 200110      | Pickett Electric, Inc.                   | Invoice: 556 (Reference: Repair light fixtures - Splash Park. ) Invoice: 551 (Reference: Repla... |           | 1,802.00  | 918,083.64 |
| 10/20/2025 | 200111      | Tri-County Public Safety and Training    | Invoice: B-1524 (Reference: Security 10/1/25 - 10/15/25. )  |           | 2,566.25  | 915,517.39 |
| 10/20/2025 | 200112      | Elite Amenities NE FL, LLC               | Invoice: 1952 (Reference: Amenity Pool 10/1/25 - 10/15/25. )                                      |           | 6,182.55  | 909,334.84 |
| 10/20/2025 | 200113      | Turner Pest Control                      | Invoice: 621309926 (Reference: Pest Control. )  |           | 309.26    | 909,025.58 |
| 10/20/2025 | 200114      | Osteen Media Group                       | Invoice: 2025-305056 (Reference: Legal Advertising. )   |           | 72.90     | 908,952.68 |
| 10/20/2025 | 200115      | Unicorn Web Development                  | Invoice: 3183 (Reference: FY2026 Website Hosting. )   |           | 1,800.00  | 907,152.68 |
| 10/20/2025 |             |  | Deposit   | 76.78     |           | 907,229.46 |
| 10/21/2025 | 100258      | Bold City Seal Services, LLC             | Pond Dewatering & Sinkhole/Exploratory Repair   |           | 49,432.00 | 857,797.46 |
| 10/21/2025 |             |  | Deposit   | 61.91     |           | 857,859.37 |
| 10/22/2025 | 102225CC1   | Truist Bank Credit Card                  | Various Purchases   |           | 739.69    | 857,119.68 |
| 10/22/2025 |             |  | Deposit   | 142.93    |           | 857,262.61 |
| 10/23/2025 | 200116      | Ruppert Landscape LLC                    | Invoice: 768400 (Reference: Irrigation Repairs. ) Invoice: 768391 (Reference: Irrigation Repai... |           | 3,696.00  | 853,566.61 |
| 10/23/2025 |             |  | Deposit   | 185.72    |           | 853,752.33 |
| 10/24/2025 | 200117      | Vesta District Services                  | Invoice: 429048 (Reference: Billable Expenses - Sep 2025. )                                       |           | 28.97     | 853,723.36 |
| 10/24/2025 |             |  | Deposit   | 267.39    |           | 853,990.75 |
| 10/25/2025 |             |  | Deposit   | 28.83     |           | 854,019.58 |
| 10/27/2025 | 102725ACH1  | Comcast Business                         | 2300 Towncenter Blvd, Ofc 1   |           | 694.15    | 853,325.43 |
| 10/29/2025 | 200118      | 10-S Tennis Supply & Dinkshot Pickleball | Invoice: 171249 (Reference: Classic Center Strap. )   |           | 149.47    | 853,175.96 |
| 10/29/2025 | 200119      | Horizon Pipe                             | Invoice: 1187 (Reference: Pipe Inspection. )  |           | 3,049.00  | 850,126.96 |
| 10/29/2025 |             |  | Deposit   | 28.83     |           | 850,155.79 |
| 10/30/2025 | 200120      | The Lake Doctors, Inc.                   | Invoice: 2068417 (Reference: Fountain Cleaning Service - Quarterly. )                             |           | 200.00    | 849,955.79 |
| 10/30/2025 | 200121      | Ruppert Landscape LLC                    | Invoice: 770714 (Reference: Landscape Management Oct 25. )  |           | 54,866.67 | 795,089.12 |
| 10/30/2025 |             |  | Deposit   | 71.92     |           | 795,161.04 |
| 10/31/2025 |             |  | Deposit   | 13,413.07 |           | 808,574.11 |
| 10/31/2025 | 103125ACH1  | Clay County Utility Authority            | Spine Road Reclaimed Irrigation   |           | 316.60    | 808,257.51 |
| 10/31/2025 | 103125ACH2  | Clay County Utility Authority            | 2232 -1 Plantation Center Drive Reclaimed Irrigation  |           | 158.30    | 808,099.21 |
| 10/31/2025 | 103125ACH3  | Clay County Utility Authority            | Spine Road Reclaimed Irrigation   |           | 316.60    | 807,782.61 |
| 10/31/2025 | 103125ACH4  | Clay County Utility Authority            | Spine Road Reclaimed Irrigation   |           | 316.60    | 807,466.01 |
| 10/31/2025 | 103125ACH5  | Clay County Utility Authority            | Spine Road Reclaimed Irrigation   |           | 383.71    | 807,082.30 |

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| Date              | Number      | Name                          | Memo  | Deposits         | Payments          | Balance           |
|-------------------|-------------|-------------------------------|---|------------------|-------------------|-------------------|
| 10/31/2025        | 103125ACH6  | Clay County Utility Authority | 2069 Thornhill Drive Reclaimed Irrigation   |                  | 106.55            | 806,975.75        |
| 10/31/2025        | 103125ACH7  | Clay County Utility Authority | 401 -1 Old Hard Road Reclaimed Irrigation   |                  | 158.30            | 806,817.45        |
| 10/31/2025        | 103125ACH8  | Clay County Utility Authority | Spine Road Reclaimed Irrigation   |                  | 49.47             | 806,767.98        |
| 10/31/2025        | 103125ACH9  | Clay County Utility Authority | Covington Lane Reclaimed Irrigation   |                  | 27.31             | 806,740.67        |
| 10/31/2025        | 103125ACH10 | Clay County Utility Authority | Hickory Trace Drive Reclaimed Irrigation  |                  | 73.58             | 806,667.09        |
| 10/31/2025        | 103125ACH11 | Clay County Utility Authority | Spine Road Reclaimed Irrigation   |                  | 336.05            | 806,331.04        |
| 10/31/2025        | 103125ACH12 | Clay County Utility Authority | 1510 -1 Calming Water Drive Irrigation  |                  | 2,258.09          | 804,072.95        |
| 10/31/2025        | 103125ACH13 | Clay County Utility Authority | Spine Road Reclaimed Irrigation   |                  | 1,210.36          | 802,862.59        |
| 10/31/2025        | 103125ACH14 | Clay County Utility Authority | Spine Road Reclaimed Irrigation   |                  | 2,629.73          | 800,232.86        |
| 10/31/2025        | 103125ACH15 | Clay County Utility Authority | 1510 -2 Calming Water Drive Amenity Center  |                  | 695.68            | 799,537.18        |
| 10/31/2025        | 103125ACH16 | Clay County Utility Authority | 1226 Fairway Village Drive Reclaimed Irrigation   |                  | 22.54             | 799,514.64        |
| 10/31/2025        | 103125ACH17 | Clay County Utility Authority | 2300 Town Center Blvd Tennis Courts   |                  | 638.24            | 798,876.40        |
| 10/31/2025        | 103125ACH18 | Clay County Utility Authority | 2300 Town Center Blvd Info Center   |                  | 108.61            | 798,767.79        |
| 10/31/2025        | 103125ACH19 | Clay County Utility Authority | River Park Garden Area Irrigation   |                  | 34.01             | 798,733.78        |
| 10/31/2025        | 103125ACH20 | Clay County Utility Authority | 426 -2 Old Hard Road Restroom   |                  | 344.56            | 798,389.22        |
| 10/31/2025        | 103125ACH21 | Clay County Utility Authority | 426 -3 Old Hard Road Irrigation   |                  | 124.18            | 798,265.04        |
| 10/31/2025        | 103125ACH22 | Clay County Utility Authority | 1516 Town Center Blvd Reclaimed Irrigation  |                  | 2,197.68          | 796,067.36        |
| 10/31/2025        | 103125ACH23 | Clay County Utility Authority | 1436 Woodland View Drive Reclaimed Irrigation   |                  | 129.27            | 795,938.09        |
| 10/31/2025        | 103125ACH24 | Clay County Utility Authority | 2300 Town Center Blvd Irrigation  |                  | 2,225.62          | 793,712.47        |
| 10/31/2025        | 103125ACH25 | Clay County Utility Authority | 2300 Town Center Blvd Pavilion  |                  | 108.55            | 793,603.92        |
| 10/31/2025        | 103125ACH26 | Clay County Utility Authority | Spine Road Reclaimed Irrigation   |                  | 2,740.81          | 790,863.11        |
| 10/31/2025        | 103125ACH27 | Clay County Utility Authority | Victoria Chase Court Reclaimed Irrigation   |                  | 59.76             | 790,803.35        |
| 10/31/2025        | 103125ACH28 | Clay County Utility Authority | 2300 Town Center Blvd Pool  |                  | 996.72            | 789,806.63        |
| 10/31/2025        | 103125ACH29 | Clay County Utility Authority | 2315-1 Yellow Jasmine Lane  |                  | 19.79             | 789,786.84        |
| 10/31/2025        | 103125CC1   | Truist Bank Credit Card       | Various Purchases   |                  | 49.98             | 789,736.86        |
| 10/31/2025        |             |                               | Interest  | 3,571.53         |                   | 793,308.39        |
| <b>10/31/2025</b> |             | <b>End of Month</b>           |   | <b>22,647.44</b> | <b>379,800.54</b> | <b>793,308.39</b> |
| 11/01/2025        |             |                               | Deposit   | 18.93            |                   | 793,327.32        |
| 11/03/2025        | 200122      | Poolsure                      | Invoice: 131295632645 (Reference: Water Management Nov 25. )                                      |                  | 3,344.37          | 789,982.95        |
| 11/03/2025        | 200123      | Ruppert Landscape LLC         | Invoice: 744853 (Reference: Grass Replacement. ) Invoice: 744849 (Reference: Front Monument Si... |                  | 4,475.15          | 785,507.80        |
| 11/03/2025        | 200124      | Prime AE                      | Invoice: 55263 (Reference: Engineering Services Aug 30, 2025 - Oct 3, 2025. )                     |                  | 552.50            | 784,955.30        |
| 11/04/2025        | 110425ACH1  | Comcast Business              | 2245 PLANTATION CENTER DR, REAR GAZEBO  |                  | 130.80            | 784,824.50        |
| 11/04/2025        | 110425CC1   | Valley Bank Credit Card       |   |                  | 16,807.06         | 768,017.44        |
| 11/04/2025        |             |                               | Deposit   | 101.05           |                   | 768,118.49        |
| 11/05/2025        | 200125      | The Lake Doctors, Inc.        | Invoice: 321033B (Reference: Water Management Nov 25. )   |                  | 5,125.00          | 762,993.49        |
| 11/05/2025        | 200126      | Neon Entertainment            | Invoice: 27,395 (Reference: Stuffa Squishie. )  |                  | 2,775.00          | 760,218.49        |
| 11/05/2025        | 200127      | Pickett Electric, Inc.        | Invoice: 560 (Reference: Service Call Light Repair. )   |                  | 390.00            | 759,828.49        |

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| Date       | Number      | Name                                  | Memo  | Deposits  | Payments  | Balance    |
|------------|-------------|---------------------------------------|---|-----------|-----------|------------|
| 11/05/2025 | 200128      | LLS Tax Solutions Inc.                | Invoice: 003937 (Reference: Arbitrage Services. )   |           | 600.00    | 759,228.49 |
| 11/05/2025 | 110525PR1   | Michael Glickman                      | BOS Meeting 10/28/25  |           | 200.00    | 759,028.49 |
| 11/05/2025 | 110525PR2   | Michelle Szafranski                   | BOS Meeting 10/28/25  |           | 200.00    | 758,828.49 |
| 11/05/2025 | 110525PR3   | Mike Cella                            | BOS Meeting 10/28/25  |           | 200.00    | 758,628.49 |
| 11/05/2025 | 110525PR4   | Rick Nelson                           | BOS Meeting 10/28/25  |           | 200.00    | 758,428.49 |
| 11/05/2025 | 110525PR5   | Rodney Ashford                        | BOS Meeting 10/28/25  |           | 200.00    | 758,228.49 |
| 11/05/2025 |             |                                       | Deposit   | 56.79     |           | 758,285.28 |
| 11/06/2025 |             |                                       | Deposit   | 33.68     |           | 758,318.96 |
| 11/06/2025 |             |                                       | Deposit   | 51,238.41 |           | 809,557.37 |
| 11/07/2025 |             |                                       | Deposit   | 92.00     |           | 809,649.37 |
| 11/07/2025 | 110725ACH1  | Comcast Business                      | 1510 Calming Water Drive  |           | 542.43    | 809,106.94 |
| 11/08/2025 |             |                                       | Deposit   | 28.83     |           | 809,135.77 |
| 11/09/2025 |             |                                       | Deposit   | 71.61     |           | 809,207.38 |
| 11/10/2025 | 200129      | Osteen Media Group                    | Invoice: 2025-306288 (Reference: Legal Advertising. )   |           | 72.90     | 809,134.48 |
| 11/10/2025 | 200130      | Tri-County Public Safety and Training | Invoice: B-1553 (Reference: Public Safety Service 10/16/25 - 10/31/25. )                          |           | 2,820.00  | 806,314.48 |
| 11/10/2025 | 200131      | Ruppert Landscape LLC                 | Invoice: 772984 (Reference: Landscape Enhancement. ) Invoice: 774360 (Reference: Repair check ... |           | 3,551.99  | 802,762.49 |
| 11/10/2025 | 200132      | Vesta Property Services, Inc.         | Invoice: 429323 (Reference: Billable mileage Oct. ) Invoice: 429457 (Reference: Amenity Manage... |           | 65,367.49 | 737,395.00 |
| 11/10/2025 | 200133      | City Wide Facility Solutions          | Invoice: 32013033533 (Reference: Janitorial Services & Supplies Nov 25. )                         |           | 2,660.85  | 734,734.15 |
| 11/10/2025 | 200134      | Pickett Electric, Inc.                | Invoice: 574 (Reference: Breaker Replacement. )   |           | 240.00    | 734,494.15 |
| 11/10/2025 |             |                                       | Deposit   | 86.17     |           | 734,580.32 |
| 11/11/2025 | 26          |                                       | Refund for Casino Night   |           | 640.00    | 733,940.32 |
| 11/12/2025 | 200135      | Vesta Property Services, Inc.         | Invoice: 429490 (Reference: Billable Expenses - Oct 2025. )                                       |           | 33.29     | 733,907.03 |
| 11/12/2025 | 111225ACH3  | Comcast Business                      | 2300 Town Center Blvd, Ofc 2  |           | 218.67    | 733,688.36 |
| 11/12/2025 | 111225ACH1  | Clay Electric Cooperative, Inc.       | # 1 - 1420 WOODLAND VIEW DR 9/18/25- 10/19/25   |           | 43.00     | 733,645.36 |
| 11/12/2025 | 111225ACH2  | Clay Electric Cooperative, Inc.       | 1860 TOWN HALL CIR 9/18/25- 10/19/25  |           | 74.00     | 733,571.36 |
| 11/12/2025 | 111225ACH4  | Clay Electric Cooperative, Inc.       | STE 1 - 2363 VILLAGE SQUARE PKWY 9/18/25- 10/19/25  |           | 250.00    | 733,321.36 |
| 11/13/2025 | 200136      | Vesta District Services               | Invoice: 429499 (Reference: Management Fees Nov 25. )   |           | 5,974.92  | 727,346.44 |
| 11/13/2025 | 200137      | JP Custom Carts                       | Invoice: 10525 (Reference: Utility Box. )   |           | 790.00    | 726,556.44 |
| 11/13/2025 | 111325ACH5  | Clay Electric Cooperative, Inc.       | # 1 - 1755 COVINGTON LN 9/18/25 - 10/19/25  |           | 43.00     | 726,513.44 |
| 11/13/2025 | 111325ACH6  | Clay Electric Cooperative, Inc.       | 6937 HIGHWAY 17 PUMP FOR POND 9/19/25 - 10/20/25  |           | 812.00    | 725,701.44 |
| 11/13/2025 | 111325ACH7  | Clay Electric Cooperative, Inc.       | # 1 - 426 OLD HARD RD 9/18/25 - 10/19/25  |           | 43.00     | 725,658.44 |
| 11/13/2025 | 111325ACH8  | Clay Electric Cooperative, Inc.       | 2267 TOWN CENTER BLVD IRRIGATION 9/18/25 - 10/19/25   |           | 43.00     | 725,615.44 |
| 11/13/2025 | 111325ACH9  | Clay Electric Cooperative, Inc.       | # 1 - 2069 THORNHILL DR 9/18/25 - 10/19/25  |           | 43.00     | 725,572.44 |
| 11/13/2025 | 111325ACH10 | Clay Electric Cooperative, Inc.       | 2211 TOWN CENTER BLVD 9/19/25- 10/19/25   |           | 43.00     | 725,529.44 |
| 11/13/2025 | 111325ACH11 | Clay Electric Cooperative, Inc.       | # 3 - 2242 VILLAGE SQUARE PKWY PARKING 9/18/25- 10/19/25  |           | 43.00     | 725,486.44 |
| 11/13/2025 | 111325ACH12 | Clay Electric Cooperative, Inc.       | # 1 - 1714 CYPRESS GLEN DR 9/18/25 - 10/19/25   |           | 46.00     | 725,440.44 |
| 11/13/2025 | 111325ACH13 | Clay Electric Cooperative, Inc.       | 1900 TOWN CENTER BLVD 9/18/25 - 10/19/25  |           | 47.00     | 725,393.44 |

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

| Date       | Number      | Name                                  | Memo   | Deposits   | Payments | Balance      |
|------------|-------------|---------------------------------------|--|------------|----------|--------------|
| 11/13/2025 | 111325ACH14 | Clay Electric Cooperative, Inc.       | 2005 YELLOW BIRCH LN 9/18/25 - 10/19/25                          |            | 48.00    | 725,345.44   |
| 11/13/2025 | 111325ACH15 | Clay Electric Cooperative, Inc.       | # 1 - 1399 FAIRWAY VILLAGE DR 9/18/25- 10/19/25                  |            | 48.00    | 725,297.44   |
| 11/13/2025 | 111325ACH16 | Clay Electric Cooperative, Inc.       | # 5 - 2300 TOWN CENTER BLVD 9/18/25- 10/19/25                    |            | 48.00    | 725,249.44   |
| 11/13/2025 | 111325ACH17 | Clay Electric Cooperative, Inc.       | # 1 - 2355 TOWN CENTER BLVD 9/18/25 - 10/19/25                   |            | 48.00    | 725,201.44   |
| 11/13/2025 | 111325ACH18 | Clay Electric Cooperative, Inc.       | 2522-1 TOWN CENTER BLVD IR MTR 9/18/25 - 10/19/25                |            | 48.00    | 725,153.44   |
| 11/13/2025 | 111325ACH19 | Clay Electric Cooperative, Inc.       | # 1 - 7671 US HIGHWAY 17 SIGN 9/19/25 - 10/20/25                 |            | 49.00    | 725,104.44   |
| 11/13/2025 |             |                                       | Deposit  | 401,172.07 |          | 1,126,276.51 |
| 11/13/2025 | 111325ACH20 | Clay Electric Cooperative, Inc.       | # 1 - 2151 THORNHILL DR 9/18/25- 10/19/25                        |            | 50.00    | 1,126,226.51 |
| 11/13/2025 | 111325ACH21 | Clay Electric Cooperative, Inc.       | #1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 9/18/25- 10/19/25      |            | 55.00    | 1,126,171.51 |
| 11/13/2025 | 111325ACH22 | Clay Electric Cooperative, Inc.       | # 1 - 1502 AUTUMN GLEN DR 9/18/25 - 10/19/25                     |            | 55.00    | 1,126,116.51 |
| 11/13/2025 | 111325ACH23 | Clay Electric Cooperative, Inc.       | # 1 - 2131 TOWN CENTER BLVD IRRIGATION 89/18/25 - 10/19/25       |            | 56.00    | 1,126,060.51 |
| 11/13/2025 | 111325ACH24 | Clay Electric Cooperative, Inc.       | # 1 - 1703 MARGARETS WALK RD 9/18/25 - 10/19/25                  |            | 59.00    | 1,126,001.51 |
| 11/13/2025 | 111325ACH25 | Clay Electric Cooperative, Inc.       | 2204 LINKS DR 9/18/25 - 10/19/25                                 |            | 75.00    | 1,125,926.51 |
| 11/13/2025 | 111325ACH26 | Clay Electric Cooperative, Inc.       | # 1 - 2300 TOWN CENTER BLVD 9/18/25 - 10/19/25                   |            | 272.00   | 1,125,654.51 |
| 11/13/2025 | 111325ACH27 | Clay Electric Cooperative, Inc.       | # 3 - 2300 TOWN CENTER BLVD TENNIS 9/18/25 - 10/19/25            |            | 281.00   | 1,125,373.51 |
| 11/13/2025 | 111325ACH28 | Clay Electric Cooperative, Inc.       | 2300 TOWN CENTER BLVD 9/18/25 - 10/19/25                         |            | 284.00   | 1,125,089.51 |
| 11/13/2025 | 111325ACH29 | Clay Electric Cooperative, Inc.       | 1510 CALMING WATER DR AM CNTR 9/18/25 - 10/19/25                 |            | 1,568.00 | 1,123,521.51 |
| 11/13/2025 | 111325ACH30 | Clay Electric Cooperative, Inc.       | # 2 - 2300 TOWN CENTER BLVD 9/18/25 - 10/19/25                   |            | 2,067.00 | 1,121,454.51 |
| 11/13/2025 | 111325ACH31 | Clay Electric Cooperative, Inc.       | TOWN CENTER BLVD ST LIGHTING 9/19/25 - 10/20/25                  |            | 3,160.00 | 1,118,294.51 |
| 11/13/2025 | 111325ACH32 | Clay Electric Cooperative, Inc.       | # 1 - 1402 WOODLAND VIEW DR 9/18/25- 10/19/25                    |            | 49.00    | 1,118,245.51 |
| 11/13/2025 | 111325ACH33 | Clay Electric Cooperative, Inc.       | # 1 - 1715 CYPRESS GLEN DR 9/18/25 - 10/19/25                    |            | 46.00    | 1,118,199.51 |
| 11/13/2025 | 111325ACH34 | Clay Electric Cooperative, Inc.       | # 1 - 1897 CHATHAM VILLAGE DR 9/18/25 - 10/19/25                 |            | 48.00    | 1,118,151.51 |
| 11/13/2025 | 111325ACH35 | Clay Electric Cooperative, Inc.       | # 1 - 2050 HERITAGE OAKS CT 9/18/25- 10/19/25                    |            | 49.00    | 1,118,102.51 |
| 11/13/2025 | 111325ACH36 | Clay Electric Cooperative, Inc.       | TWN CTR BLVD HWY 17 LIGHTING 9/18/25 - 10/19/25                  |            | 630.00   | 1,117,472.51 |
| 11/13/2025 | 27          |                                       | Refund for Spooktacular  |            | 25.00    | 1,117,447.51 |
| 11/17/2025 | 111725ACH1  | GFL                                   | Trash Service  |            | 607.97   | 1,116,839.54 |
| 11/17/2025 | 111725ACH2  | GFL                                   | Trash Service  |            | 394.69   | 1,116,444.85 |
| 11/19/2025 | 200138      | Kutak Rock LLP                        | Invoice: 3655563 (Reference: Legal Services Sept 25. )           |            | 3,135.09 | 1,113,309.76 |
| 11/19/2025 | 200139      | Tri-County Public Safety and Training | Invoice: B-1570 (Reference: Security 11/1/25 - 11/15/25. )       |            | 2,413.75 | 1,110,896.01 |
| 11/19/2025 | 200140      | Pickett Electric, Inc.                | Invoice: 573 (Reference: Light Replacement. )                    |            | 880.00   | 1,110,016.01 |
| 11/19/2025 | 200141      | Vak Pak                               | Invoice: SO25-01450 (Reference: Replace Pool Light. )            |            | 924.35   | 1,109,091.66 |
| 11/19/2025 | 200142      | Vesta District Services               | Invoice: 429437 (Reference: Billable Expenses - Oct 2025. )      |            | 49.95    | 1,109,041.71 |
| 11/21/2025 | 100259      | FLORIDA DEPT OF ECONOMIC OPPORTUNITY  | FY 2025/2026 Special District Fee Invoice/Update Form            |            | 175.00   | 1,108,866.71 |
| 11/21/2025 | 200143      | Uline, Inc.                           | Invoice: 200062920 (Reference: Supplies. )                       |            | 1,167.87 | 1,107,698.84 |
| 11/21/2025 | 200144      | AquaSeal Resurfacing, LLC.            | Invoice: 3354 (Reference: Splash Pad Combi-Joint Installation. ) |            | 5,256.00 | 1,102,442.84 |
| 11/21/2025 |             |                                       | Deposit  | 57.05      |          | 1,102,499.89 |
| 11/22/2025 |             |                                       | Deposit  | 16.02      |          | 1,102,515.91 |

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

| Date       | Number      | Name                            | Memo   | Deposits     | Payments | Balance      |
|------------|-------------|---------------------------------|--|--------------|----------|--------------|
| 11/24/2025 | 112425BOS1  | Michael Glickman                | BOS Meeting 11/18/25   |              | 200.00   | 1,102,315.91 |
| 11/24/2025 | 112425BOS2  | Michelle Szafranski             | BOS Meeting 11/18/25   |              | 200.00   | 1,102,115.91 |
| 11/24/2025 | 112425BOS3  | Mike Cella                      | BOS Meeting 11/18/25   |              | 200.00   | 1,101,915.91 |
| 11/24/2025 | 112425BOS4  | Rick Nelson                     | BOS Meeting 11/18/25   |              | 200.00   | 1,101,715.91 |
| 11/24/2025 | 112425BOS5  | Rodney Ashford                  | BOS Meeting 11/18/25   |              | 200.00   | 1,101,515.91 |
| 11/24/2025 |             |                                 | Deposit  | 46.00        |          | 1,101,561.91 |
| 11/25/2025 | 200145      | Dolphin Backflow Inc.           | Invoice: 46144 (Reference: Reinsulate backflow preventer. )        |              | 2,175.00 | 1,099,386.91 |
| 11/25/2025 | 200147      | Progressive Entertainment, Inc. | Invoice: 12810724 (Reference: Entertainment for Christmas Event. ) |              | 344.00   | 1,099,042.91 |
| 11/25/2025 |             |                                 | Deposit  | 1,075,589.14 |          | 2,174,632.05 |
| 11/25/2025 |             |                                 | Deposit  | 11.35        |          | 2,174,643.40 |
| 11/26/2025 | 112625ACH1  | Comcast Business                | 2300 Towncenter Blvd, Ofc 1  |              | 694.15   | 2,173,949.25 |
| 11/28/2025 | 112825ACH1  | Clay County Utility Authority   | 1226 Fairway Village Drive Reclaimed Irrigation                    |              | 22.73    | 2,173,926.52 |
| 11/28/2025 | 112825ACH2  | Clay County Utility Authority   | River Park Garden Area Irrigation                                  |              | 35.28    | 2,173,891.24 |
| 11/28/2025 | 112825ACH3  | Clay County Utility Authority   | 2300 Town Center Blvd Info Center                                  |              | 112.62   | 2,173,778.62 |
| 11/28/2025 | 112825ACH4  | Clay County Utility Authority   | 2300 Town Center Blvd Tennis Courts                                |              | 353.42   | 2,173,425.20 |
| 11/28/2025 | 112825ACH5  | Clay County Utility Authority   | 426 -2 Old Hard Road Restroom                                      |              | 357.56   | 2,173,067.64 |
| 11/28/2025 | 112825ACH6  | Clay County Utility Authority   | 426 -3 Old Hard Road Irrigation                                    |              | 697.58   | 2,172,370.06 |
| 11/28/2025 | 112825ACH7  | Clay County Utility Authority   | Spine Road Reclaimed Irrigation                                    |              | 51.33    | 2,172,318.73 |
| 11/28/2025 | 112825ACH8  | Clay County Utility Authority   | 2069 Thornhill Drive Reclaimed Irrigation                          |              | 108.11   | 2,172,210.62 |
| 11/28/2025 | 112825ACH9  | Clay County Utility Authority   | 401 -1 Old Hard Road Reclaimed Irrigation                          |              | 164.24   | 2,172,046.38 |
| 11/28/2025 | 112825ACH10 | Clay County Utility Authority   | Spine Road Reclaimed Irrigation                                    |              | 328.47   | 2,171,717.91 |
| 11/28/2025 | 112825ACH11 | Clay County Utility Authority   | Spine Road Reclaimed Irrigation                                    |              | 328.47   | 2,171,389.44 |
| 11/28/2025 | 112825ACH12 | Clay County Utility Authority   | Spine Road Reclaimed Irrigation                                    |              | 328.47   | 2,171,060.97 |
| 11/28/2025 | 112825ACH14 | Clay County Utility Authority   | Covington Lane Reclaimed Irrigation                                |              | 26.93    | 2,171,034.04 |
| 11/28/2025 | 112825ACH15 | Clay County Utility Authority   | Victoria Chase Court Reclaimed Irrigation                          |              | 55.47    | 2,170,978.57 |
| 11/28/2025 | 112825ACH16 | Clay County Utility Authority   | Hickory Trace Drive Reclaimed Irrigation                           |              | 71.51    | 2,170,907.06 |
| 11/28/2025 | 112825ACH17 | Clay County Utility Authority   | 2300 Town Center Blvd Pavilion                                     |              | 112.60   | 2,170,794.46 |
| 11/28/2025 | 112825ACH18 | Clay County Utility Authority   | 1436 Woodland View Drive Reclaimed Irrigation                      |              | 121.91   | 2,170,672.55 |
| 11/28/2025 | 112825ACH19 | Clay County Utility Authority   | Spine Road Reclaimed Irrigation                                    |              | 346.21   | 2,170,326.34 |
| 11/28/2025 | 112825ACH21 | Clay County Utility Authority   | 1510 -2 Calming Water Drive Amenity Center                         |              | 539.13   | 2,169,787.21 |
| 11/28/2025 | 112825ACH22 | Clay County Utility Authority   | Spine Road Reclaimed Irrigation                                    |              | 672.88   | 2,169,114.33 |
| 11/28/2025 | 112825ACH23 | Clay County Utility Authority   | 2300 Town Center Blvd Pool   |              | 733.56   | 2,168,380.77 |
| 11/28/2025 | 112825ACH24 | Clay County Utility Authority   | Spine Road Reclaimed Irrigation                                    |              | 855.16   | 2,167,525.61 |
| 11/28/2025 | 112825ACH25 | Clay County Utility Authority   | 1510 -1 Calming Water Drive Irrigation                             |              | 1,029.04 | 2,166,496.57 |
| 11/28/2025 | 112825ACH26 | Clay County Utility Authority   | Spine Road Reclaimed Irrigation                                    |              | 1,542.18 | 2,164,954.39 |
| 11/28/2025 | 112825ACH27 | Clay County Utility Authority   | 2300 Town Center Blvd Irrigation                                   |              | 1,645.27 | 2,163,309.12 |
| 11/28/2025 | 112825ACH20 | Clay County Utility Authority   | 1510 -1 Calming Water Drive Irrigation                             |              | 420.34   | 2,162,888.78 |

Fleming Island Plantation CDD  
Check Register  
November 30, 2025

| Date              | Number      | Name                          | Memo                       | Deposits            | Payments          | Balance             |
|-------------------|-------------|-------------------------------|----------------------------|---------------------|-------------------|---------------------|
| 11/28/2025        | 112825ACH13 | Clay County Utility Authority | 2315-1 Yellow Jasmine Lane |                     | 20.53             | 2,162,868.25        |
| 11/30/2025        |             |                               | Interest                   | 3,852.38            |                   | 2,166,720.63        |
| <b>11/30/2025</b> |             | <b>End of Month</b>           |                            | <b>1,532,471.48</b> | <b>159,059.24</b> | <b>2,166,720.63</b> |



**Fleming Island Plantation CDD  
Cash and Investment Report  
November 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%        | \$ 18,012           |
| Checking Account - Operating | Valley Bank      | Checking Account - 7798 | n/a             | 4.33%        | 2,166,721 (1)       |
| <b>Subtotal</b>              |                  |                         |                 |              | <b>\$ 2,184,733</b> |
| PF Relationship Priced MMA   | BankUnited       | Money Market - 2939     | n/a             | 4.06%        | \$ 1,386,480        |
| <b>Total GF</b>              |                  |                         |                 |              | <b>\$ 3,571,212</b> |

**DEBT SERVICE FUND**

| <u>Account Name</u>            | <u>Bank Name</u> | <u>Investment Type</u>   | <u>Maturity</u> | <u>Yield</u> | <u>Balance</u>    |
|--------------------------------|------------------|--------------------------|-----------------|--------------|-------------------|
| Series 2021 Interest Account   | Hancock Bank     | Goldman Sachs Gov't Fund | n/a             | 3.97%        | \$ 17             |
| 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%        | 170,034           |
| Series 2021 Sinking Fund       | Hancock Bank     | Goldman Sachs Gov't Fund | n/a             | 3.97%        | 170               |
| <b>Total DS</b>                |                  |                          |                 |              | <b>\$ 191,430</b> |

**CONSTRUCTION FUND**

| <u>Account Name</u>           | <u>Bank Name</u> | <u>Investment Type</u>   | <u>Maturity</u> | <u>Yield</u> | <u>Balance</u>      |
|-------------------------------|------------------|--------------------------|-----------------|--------------|---------------------|
| Series 2021 Construction Fund | Hancock Bank     | Goldman Sachs Gov't Fund | n/a             | 3.97%        | \$ 511,855          |
| <b>Total CP</b>               |                  |                          |                 |              | <b>\$ 511,855</b>   |
| <b>Total All Funds</b>        |                  |                          |                 |              | <b>\$ 4,274,499</b> |

(1)

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

|                                  |           |                            |
|----------------------------------|-----------|----------------------------|
| Balance per Bank Statement       | \$        | 2,193,920.50               |
| Plus: Deposits                   |           | -                          |
| Less: Outstanding Checks         |           | 27,199.87                  |
| <b>Adjusted Bank Balance</b>     | <b>\$</b> | <b><u>2,166,720.63</u></b> |
| <br>                             |           |                            |
| Beginning Cash Balance Per Books | \$        | 793,308.39                 |
| Cash Receipts                    |           | 1,532,471.48               |
| Cash Disbursements               |           | 159,059.24                 |
| <b>Balance per Books</b>         | <b>\$</b> | <b><u>2,166,720.63</u></b> |

# EXHIBIT 16

# **Full Reserve Study Fleming Island Plantation CDD Fleming Island, Florida**



**Prepared for FY 2025  
Report Date: November 19, 2025**





November 19, 2025

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

Re: Fleming Island Plantation CDD

Dear Supervisors:

Community Advisors is pleased to provide this Revised Reserve Study report for the above referenced District. We have completed the adjustments you requested and have updated your funding plan. We recommend updating your study every 2-3 years to keep your information current with changing replacement cost, interest and inflation rates.

It has been a pleasure serving you and please let me know if you have any questions or concerns.

Respectively submitted,

Charles R. Sheppard *RS PRA CCI*  
Professional Reserve Analyst  
10459 Hunters Creek Court  
Jacksonville, Fl. 32256



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**Fleming Island Plantation CDD**  
 Fleming Island, Florida  
**Funding Model Summary**

|                       |                    |
|-----------------------|--------------------|
| Report Date           | November 19, 2025  |
| Account Number        | 2173               |
| Version               | 2                  |
| Budget Year Beginning | October 1, 2025    |
| Budget Year Ending    | September 30, 2026 |
| <br>                  |                    |
| Total Units           | 2891               |

| <i>Report Parameters</i>         |             |
|----------------------------------|-------------|
| Inflation                        | 3.00%       |
| Annual Assessment Increase       | 1.00%       |
| Interest Rate on Reserve Deposit | 3.00%       |
| <br>                             |             |
| 2025 Beginning Balance           | \$1,351,047 |

**GENERAL INFORMATION**

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

**NOTES**

- Current funding level is not adequate for component replacement in FY 2034/2035.
- Required contributions provide adequate funding over the term of this analysis with the Threshold or low balance year of \$851,118 at the end of FY2034/2025.
- Components with a replacement cost of less than \$1,200.00 are considered an operating expense and not included in the funding plan.
- The condition of the stormwater system is unknown therefore an allowance for an evaluation by a qualified consultant is included. Upon completion of the evaluation this analysis should be updated to incorporate any funding needed for repair or replacement.

| <i>Cash Flow Funding Plan Summary of Calculations</i> |                    |
|---|--------------------|
| Required Annual Contribution                          | \$497,269.49       |
| <i>\$172.01 per unit annually</i>                     |                    |
| Average Net Annual Interest Earned                    | <u>\$40,966.11</u> |
| Total Annual Allocation to Reserves                   | \$538,235.59       |
| <i>\$186.18 per unit annually</i>                     |                    |

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

Beginning Balance: \$1,351,047

| Year  | Current Cost | Annual Contribution | Annual Interest | Annual Expenditures | Projected Ending Reserves |
|-------|--------------|---------------------|-----------------|---------------------|---------------------------|
| 25-26 | 6,090,080    | 497,269             | 40,966          | 482,780             | 1,406,503                 |
| 26-27 | 6,239,633    | 502,242             | 41,839          | 514,108             | 1,436,476                 |
| 27-28 | 6,426,821    | 507,265             | 49,503          | 293,657             | 1,699,586                 |
| 28-29 | 6,619,626    | 512,337             | 53,398          | 431,986             | 1,833,336                 |
| 29-30 | 6,818,215    | 517,461             | 42,476          | 934,924             | 1,458,349                 |
| 30-31 | 7,022,761    | 522,635             | 42,382          | 568,238             | 1,455,129                 |
| 31-32 | 6,966,360    | 527,862             | 43,817          | 522,410             | 1,504,398                 |
| 32-33 | 7,175,351    | 533,140             | 53,081          | 268,169             | 1,822,450                 |
| 33-34 | 7,390,611    | 538,472             | 55,856          | 499,052             | 1,917,726                 |
| 34-35 | 7,612,330    | 543,856             | 27,559          | 1,542,958           | 946,183                   |
| 35-36 | 7,840,700    | 549,295             | 35,970          | 296,468             | 1,234,980                 |
| 36-37 | 8,075,921    | 554,788             | 36,172          | 584,033             | 1,241,907                 |
| 37-38 | 8,318,198    | 560,336             | 34,938          | 637,657             | 1,199,523                 |
| 38-39 | 8,567,744    | 565,939             | 46,701          | 208,767             | 1,603,396                 |
| 39-40 | 8,824,776    | 571,598             | 47,211          | 601,287             | 1,620,919                 |
| 40-41 | 9,089,520    | 577,314             | 44,385          | 718,734             | 1,523,885                 |
| 41-42 | 9,362,205    | 583,088             | 39,463          | 791,532             | 1,354,903                 |
| 42-43 | 9,643,071    | 588,918             | 51,036          | 242,638             | 1,752,219                 |
| 43-44 | 9,932,364    | 594,808             | 60,881          | 317,674             | 2,090,233                 |
| 44-45 | 10,230,334   | 600,756             | 61,384          | 644,869             | 2,107,503                 |
| 45-46 | 10,537,244   | 606,763             | 62,520          | 630,253             | 2,146,534                 |
| 46-47 | 10,853,362   | 612,831             | 53,497          | 976,115             | 1,836,747                 |
| 47-48 | 11,178,963   | 618,959             | 65,382          | 276,302             | 2,244,786                 |
| 48-49 | 11,514,332   | 625,149             | 81,480          | 153,940             | 2,797,475                 |
| 49-50 | 11,859,761   | 631,400             | 73,255          | 987,042             | 2,515,089                 |
| 50-51 | 12,215,554   | 637,714             | 81,293          | 443,034             | 2,791,062                 |
| 51-52 | 12,582,021   | 644,091             | 81,573          | 716,053             | 2,800,673                 |
| 52-53 | 12,959,482   | 650,532             | 52,080          | 1,715,208           | 1,788,077                 |
| 53-54 | 13,348,266   | 657,038             | 63,978          | 312,531             | 2,196,562                 |
| 54-55 | 13,748,714   | 663,608             | 50,792          | 1,167,103           | 1,743,858                 |

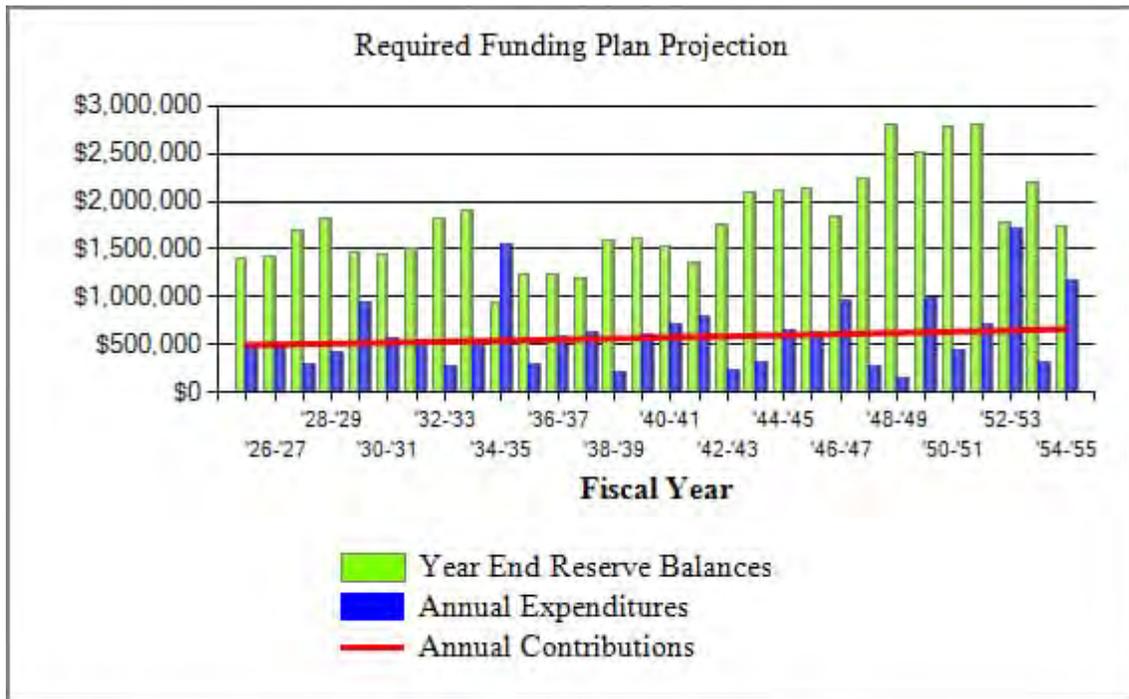
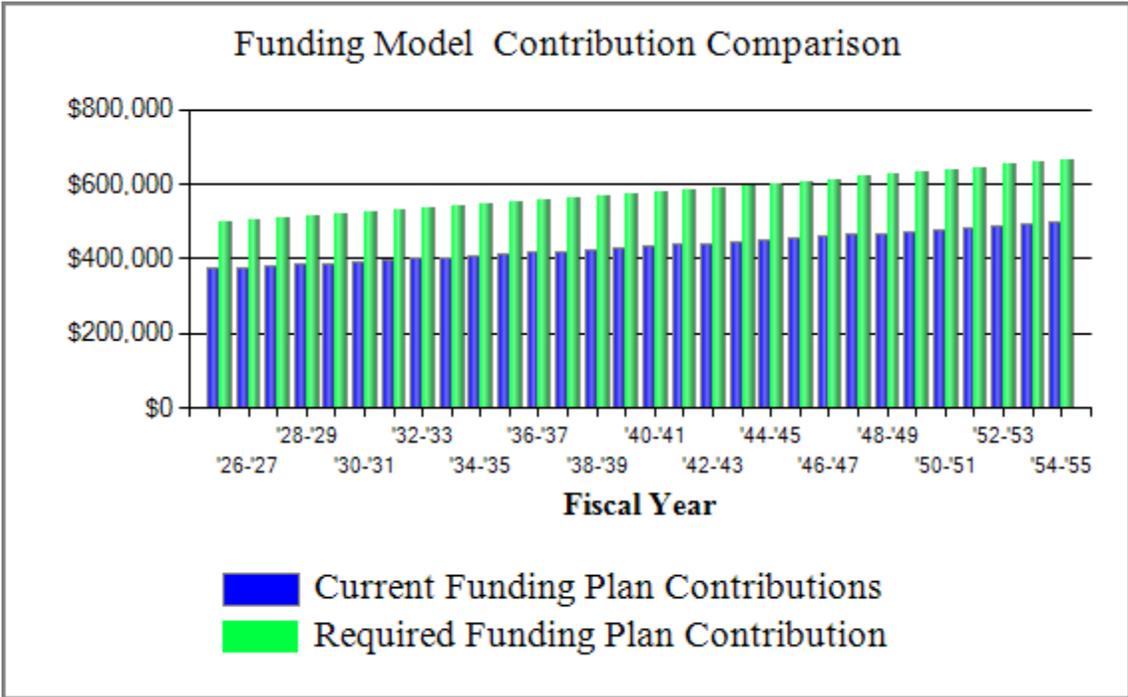


Chart illustrates year end balances and expenditures with the level of contributions necessary to maintain adequate funding.

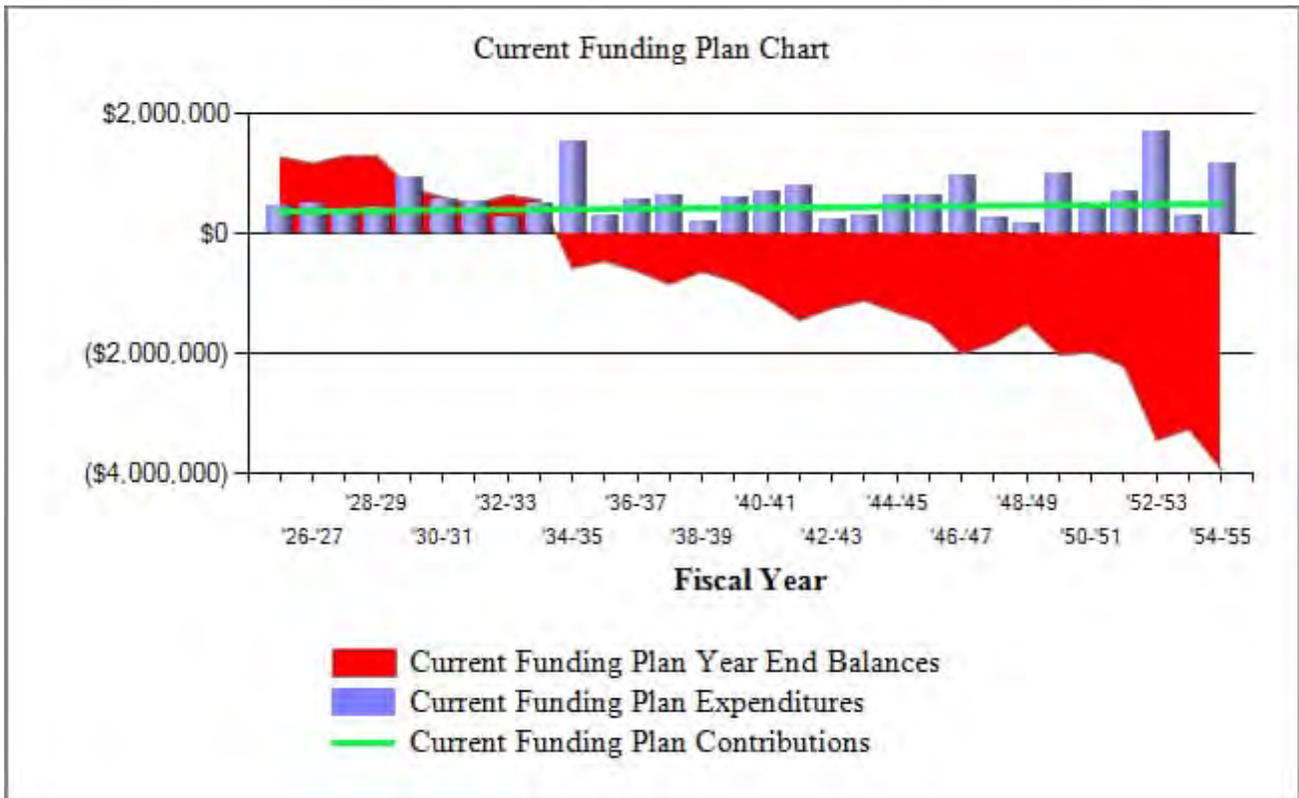


This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

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

Beginning Balance: \$1,351,047

| Year  | Current Cost | Annual Contribution | Annual Interest | Annual Expenditures | Projected Ending Reserves |
|-------|--------------|---------------------|-----------------|---------------------|---------------------------|
| 25-26 | 6,090,080    | 372,498             | 37,223          | 482,780             | 1,277,988                 |
| 26-27 | 6,239,633    | 376,223             | 34,203          | 514,108             | 1,174,306                 |
| 27-28 | 6,426,821    | 379,985             | 37,819          | 293,657             | 1,298,454                 |
| 28-29 | 6,619,626    | 383,785             | 37,508          | 431,986             | 1,287,761                 |
| 29-30 | 6,818,215    | 387,623             | 22,214          | 934,924             | 762,673                   |
| 30-31 | 7,022,761    | 391,499             | 17,578          | 568,238             | 603,513                   |
| 31-32 | 6,966,360    | 395,414             | 14,296          | 522,410             | 490,813                   |
| 32-33 | 7,175,351    | 399,368             | 18,660          | 268,169             | 640,672                   |
| 33-34 | 7,390,611    | 403,362             | 16,349          | 499,052             | 561,332                   |
| 34-35 | 7,612,330    | 407,396             |                 | 1,542,958           | -574,231                  |
| 35-36 | 7,840,700    | 411,470             |                 | 296,468             | -459,229                  |
| 36-37 | 8,075,921    | 415,584             |                 | 584,033             | -627,678                  |
| 37-38 | 8,318,198    | 419,740             |                 | 637,657             | -845,595                  |
| 38-39 | 8,567,744    | 423,937             |                 | 208,767             | -630,424                  |
| 39-40 | 8,824,776    | 428,177             |                 | 601,287             | -803,534                  |
| 40-41 | 9,089,520    | 432,459             |                 | 718,734             | -1,089,810                |
| 41-42 | 9,362,205    | 436,783             |                 | 791,532             | -1,444,559                |
| 42-43 | 9,643,071    | 441,151             |                 | 242,638             | -1,246,046                |
| 43-44 | 9,932,364    | 445,563             |                 | 317,674             | -1,118,157                |
| 44-45 | 10,230,334   | 450,018             |                 | 644,869             | -1,313,008                |
| 45-46 | 10,537,244   | 454,518             |                 | 630,253             | -1,488,743                |
| 46-47 | 10,853,362   | 459,064             |                 | 976,115             | -2,005,795                |
| 47-48 | 11,178,963   | 463,654             |                 | 276,302             | -1,818,443                |
| 48-49 | 11,514,332   | 468,291             |                 | 153,940             | -1,504,092                |
| 49-50 | 11,859,761   | 472,974             |                 | 987,042             | -2,018,160                |
| 50-51 | 12,215,554   | 477,703             |                 | 443,034             | -1,983,491                |
| 51-52 | 12,582,021   | 482,480             |                 | 716,053             | -2,217,063                |
| 52-53 | 12,959,482   | 487,305             |                 | 1,715,208           | -3,444,967                |
| 53-54 | 13,348,266   | 492,178             |                 | 312,531             | -3,265,319                |
| 54-55 | 13,748,714   | 497,100             |                 | 1,167,103           | -3,935,322                |



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

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

|                          | 25-26     | 26-27     | 27-28     | 28-29     | 29-30     | 30-31     | 31-32     | 32-33     | 33-34     | 34-35     |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Beginning Balance</b> | 1,351,047 | 1,406,503 | 1,436,476 | 1,699,586 | 1,833,336 | 1,458,349 | 1,455,129 | 1,504,398 | 1,822,450 | 1,917,726 |
| <b>Annual Assessment</b> | 497,269   | 502,242   | 507,265   | 512,337   | 517,461   | 522,635   | 527,862   | 533,140   | 538,472   | 543,856   |
| <b>Interest Earned</b>   | 40,966    | 41,839    | 49,503    | 53,398    | 42,476    | 42,382    | 43,817    | 53,081    | 55,856    | 27,559    |
| <b>Expenditures</b>      | 482,780   | 514,108   | 293,657   | 431,986   | 934,924   | 568,238   | 522,410   | 268,169   | 499,052   | 1,542,958 |
| <b>Ending Balance</b>    | 1,406,503 | 1,436,476 | 1,699,586 | 1,833,336 | 1,458,349 | 1,455,129 | 1,504,398 | 1,822,450 | 1,917,726 | 946,183   |

**Description**

**General Site Components**

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

**Village Square Pkw. Entry**

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

**Fleming Plant.. Blvd. Entry**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

|                          | <b>35-36</b> | <b>36-37</b> | <b>37-38</b> | <b>38-39</b> | <b>39-40</b> | <b>40-41</b> | <b>41-42</b> | <b>42-43</b> | <b>43-44</b> | <b>44-45</b> |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Beginning Balance</b> | 946,183      | 1,234,980    | 1,241,907    | 1,199,523    | 1,603,396    | 1,620,919    | 1,523,885    | 1,354,903    | 1,752,219    | 2,090,233    |
| <b>Annual Assessment</b> | 549,295      | 554,788      | 560,336      | 565,939      | 571,598      | 577,314      | 583,088      | 588,918      | 594,808      | 600,756      |
| <b>Interest Earned</b>   | 35,970       | 36,172       | 34,938       | 46,701       | 47,211       | 44,385       | 39,463       | 51,036       | 60,881       | 61,384       |
| <b>Expenditures</b>      | 296,468      | 584,033      | 637,657      | 208,767      | 601,287      | 718,734      | 791,532      | 242,638      | 317,674      | 644,869      |
| <b>Ending Balance</b>    | 1,234,980    | 1,241,907    | 1,199,523    | 1,603,396    | 1,620,919    | 1,523,885    | 1,354,903    | 1,752,219    | 2,090,233    | 2,107,503    |

**Description**

**General Site Components**

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

**Village Square Pkw. Entry**

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

**Fleming Plant.. Blvd. Entry**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

|                          | <b>45-46</b> | <b>46-47</b> | <b>47-48</b> | <b>48-49</b> | <b>49-50</b> | <b>50-51</b> | <b>51-52</b> | <b>52-53</b> | <b>53-54</b> | <b>54-55</b> |
|--------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <b>Beginning Balance</b> | 2,107,503    | 2,146,534    | 1,836,747    | 2,244,786    | 2,797,475    | 2,515,089    | 2,791,062    | 2,800,673    | 1,788,077    | 2,196,562    |
| <b>Annual Assessment</b> | 606,763      | 612,831      | 618,959      | 625,149      | 631,400      | 637,714      | 644,091      | 650,532      | 657,038      | 663,608      |
| <b>Interest Earned</b>   | 62,520       | 53,497       | 65,382       | 81,480       | 73,255       | 81,293       | 81,573       | 52,080       | 63,978       | 50,792       |
| <b>Expenditures</b>      | 630,253      | 976,115      | 276,302      | 153,940      | 987,042      | 443,034      | 716,053      | 1,715,208    | 312,531      | 1,167,103    |
| <b>Ending Balance</b>    | 2,146,534    | 1,836,747    | 2,244,786    | 2,797,475    | 2,515,089    | 2,791,062    | 2,800,673    | 1,788,077    | 2,196,562    | 1,743,858    |

**Description**

General Site Components

Aluminum Fence - Town Center Blvd.

Community Information Signs

Concrete Pavers - Roundabout

Concrete Pavers - Town Center Blvd./FP Blvd.

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

Monument Sign Refurbish - Roundabout 22,696

Traffic/Way Finding Post/Signs

**General Site Components Total: 22,696**

Village Square Pkw. Entry

Fountain Pump/Motor/Controls 41,876

Pergola -Free Standing/Top of Walls 77,637

Refurbish Allowance - Entry Features

Refurbish Allowance - Fountain Basin 189,176

Refurbish Allowance - Fountain Filtration 25,879

Sign Lights 9,631

Site Lighting 37,206

Vinyl Ranch Fence

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

Fleming Plant.. Blvd. Entry

Fountain Pumps/Motor/Controls 94,890

Pergola - Top of Wall 26,655

Refurbish Allowance - Entry Features 38,322

Sign Lights

Site Lighting 30,658

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

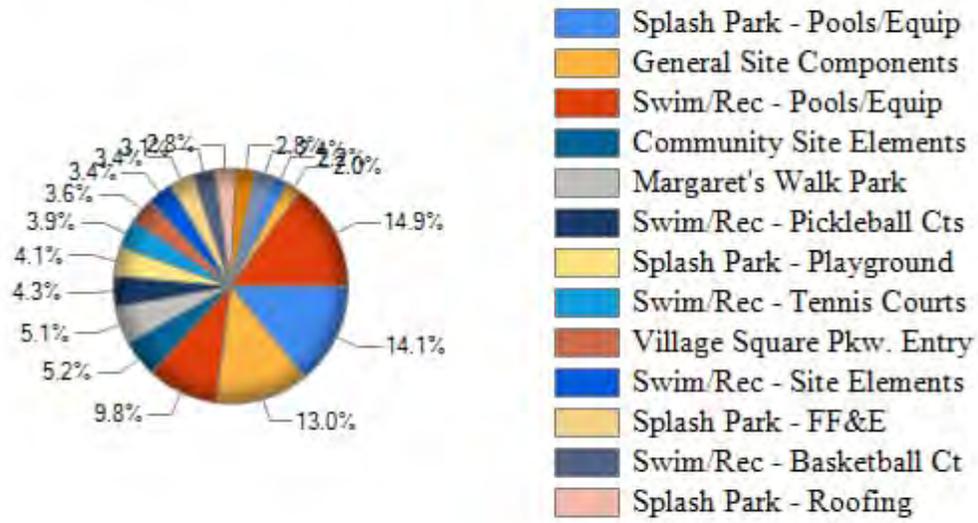
**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

**Fleming Island Plantation CDD  
Annual Expenditure Detail**

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

### Asset Current Cost by Category



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**Fleming Island Plantation CDD  
Component Inventory**

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

**Fleming Island Plantation CDD  
Component Inventory**

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

**Fleming Island Plantation CDD  
Component Inventory**

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

**Fleming Island Plantation CDD  
Component Inventory**

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

**Fleming Island Plantation CDD  
Component Inventory**

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

**Fleming Island Plantation CDD  
Component Inventory**

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

**Fleming Island Plantation CDD  
Component Inventory**

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

**Fleming Island Plantation CDD  
Component Detail Index**

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

**Fleming Island Plantation CDD  
Component Detail Index**

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

**Fleming Island Plantation CDD  
Component Detail Index**

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

**Fleming Island Plantation CDD  
Component Detail Index**

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

**Fleming Island Plantation CDD  
Component Detail Index**

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

**Fleming Island Plantation CDD  
Component Detail Index**

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

**Fleming Island Plantation CDD  
Component Detail Index**

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

**Fleming Island Plantation CDD  
Component Detail**

**Aluminum Fence - Town Center Blvd. - 2038**

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



**Community Information Signs - 2039**

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

**Fleming Island Plantation CDD  
Component Detail**

*Community Information Signs continued...*



**Concrete Pavers - Roundabout - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

*Concrete Pavers - Roundabout continued...*



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

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

**Fleming Island Plantation CDD  
Component Detail**

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



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

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

**Fleming Island Plantation CDD  
Component Detail**

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



**Monument Sign Refurbish - Roundabout - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

*Monument Sign Refurbish - Roundabout continued...*



**Traffic/Way Finding Post/Signs - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

**Fountain Pump/Motor/Controls - 2026**

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

**Pergola -Free Standing/Top of Walls - 2026**

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

**Fleming Island Plantation CDD  
Component Detail**

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



**Refurbish Allowance - Entry Features - 2026**

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

**Fleming Island Plantation CDD  
Component Detail**

*Refurbish Allowance - Entry Features continued...*



**Refurbish Allowance - Fountain Basin - 2026**

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

**Fleming Island Plantation CDD  
Component Detail**

*Refurbish Allowance - Fountain Basin continued...*



**Refurbish Allowance - Fountain Filtration - 2026**

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

**Fleming Island Plantation CDD  
Component Detail**

**Sign Lights - 2026**

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

**Site Lighting - 2026**

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

**Vinyl Ranch Fence - 2026**

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

**Fleming Island Plantation CDD  
Component Detail**

**Fountain Pumps/Motor/Controls - 2027**

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

**Pergola - Top of Wall - 2027**

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



**Fleming Island Plantation CDD  
Component Detail**

**Refurbish Allowance - Entry Features - 2027**

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



**Sign Lights - 2027**

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

**Fleming Island Plantation CDD  
Component Detail**

**Site Lighting - 2027**

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



**Vinyl Ranch Fence - 2027**

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

**Fleming Island Plantation CDD  
Component Detail**

**Refurbish Allowance - Monument Sign - 2027**

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



**Site Lighting - 2027**

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

**Fleming Island Plantation CDD  
Component Detail**

**Community Sign Refurbish - 2029**

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



**Pergola - Thornhill Park - 2032**

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

**Fleming Island Plantation CDD  
Component Detail**

**Pergola - Woodlands Park - 2032**

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

**Sign Lighting - 2029**

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

**Vinyl Privacy Fence - Covington - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

**Vinyl Ranch Fencing - Monument Signs - 2029**

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



**Fleming Island Plantation CDD  
Component Detail**

**Stormwater System Evaluation Allowance - 2025**

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

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

**Fleming Island Plantation CDD  
Component Detail**

**Irrigation Allowance (annual) - 2025**

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

**Landscape Allowance (annual) - 2025**

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

**Fleming Island Plantation CDD  
Component Detail**

**Asphalt Mill/Overlay - Amenity Lot - 2030**

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



**Fleming Island Plantation CDD  
Component Detail**

**Asphalt Seal Coat - Amenity Lot - 2031**

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



**Fleming Island Plantation CDD  
Component Detail**

**Concrete Curb Allow at Paving - 2030**

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

**Frame/Rails/Decking - Cart Bridge - 2036**

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

**Fleming Island Plantation CDD  
Component Detail**

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



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

**Fleming Island Plantation CDD  
Component Detail**

**Aluminum Fence - Pool Area - 2032**

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



**Fleming Island Plantation CDD  
Component Detail**

**Aluminum Fence - Top of Concrete Wall - 2032**

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



**Fleming Island Plantation CDD  
Component Detail**

**Decorative Lightpoles - 2044**

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



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

**Light Bollards - 2030**

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

**Fleming Island Plantation CDD  
Component Detail**

*Light Bollards continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Asphalt Shingles - Clubhouse - 2039**

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



**Asphalt Shingles - Pavilions - 2039**

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

**Fleming Island Plantation CDD  
Component Detail**

*Asphalt Shingles - Pavilions continued...*



**Asphalt Shingles - Pool Bld - 2039**

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

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

**Fleming Island Plantation CDD  
Component Detail**

*Asphalt Shingles - Pool Bld continued...*



**Asphalt Shingles - Tennis Maintenance Bld - 2039**

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

**Fleming Island Plantation CDD  
Component Detail**

*Asphalt Shingles - Tennis Maintenance Bld continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Window/Door Allowance - Blds - 2039**

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



**Fleming Island Plantation CDD  
Component Detail**

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

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

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

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

**Fleming Island Plantation CDD  
Component Detail**

**Refurbish Allowance - Clubhouse - 2028**

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



**Refurbish Allowance - Pool Restrooms - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Refurbish Allowance - Pool Restrooms continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Access Control System - 2036**

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

**Camera System Allowance - 2026**

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

**Furniture Allowance - Clubhouse - 2028**

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

**Fleming Island Plantation CDD  
Component Detail**

*Furniture Allowance - Clubhouse continued...*



**Outdoor Televisions - Pool - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Outdoor Televisions - Pool continued...*



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

**Pool Furniture Allowance - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Pool Furniture Allowance continued...*



**Site Furnishings Allowance (annual) - 2025**

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

**Fleming Island Plantation CDD  
Component Detail**

*Site Furnishings Allowance (annual) continued...*



**Telephone System - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

**Ext. Repair/Paint - Blds/Pavilions - 2027**

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



**Fleming Island Plantation CDD  
Component Detail**

**Concrete Pavers - Pool Deck - 2049**

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



**Filtration Refurbish Allowance - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Filtration Refurbish Allowance continued...*



**Pool Lift - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

*Pool Lift continued...*



**Pool Resurface/Tile - Family Pool - 2028**

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

**Fleming Island Plantation CDD  
Component Detail**

*Pool Resurface/Tile - Family Pool continued...*



**Pool Resurface/Tile - Lap Pool - 2028**

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

**Fleming Island Plantation CDD  
Component Detail**

*Pool Resurface/Tile - Lap Pool continued...*



**Shade Structure/Fabric Replace - Pool - 2042**

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

**Fleming Island Plantation CDD  
Component Detail**

*Shade Structure/Fabric Replace - Pool continued...*



**Shade Structure/Fabric Replace - Splash Pad - 2042**

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

**Fleming Island Plantation CDD  
Component Detail**

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



**Splash Tread - Splash Pad - 2037**

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

**Fleming Island Plantation CDD  
Component Detail**

*Splash Tread - Splash Pad continued...*



**Wood Retaining Wall - Pools - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

*Wood Retaining Wall - Pools continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Chain Link Fence - 2029**

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



**Court Maintenance Equip. Allowance - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Court Maintenance Equip. Allowance continued...*



**Court Refurbish Allowance - 2027**

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

**Fleming Island Plantation CDD  
Component Detail**

*Court Refurbish Allowance continued...*



**Light Poles/Fixtures - 2044**

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

**Fleming Island Plantation CDD  
Component Detail**

*Light Poles/Fixtures continued...*



Fixtures changed to LED in June 2025.

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

**Fleming Island Plantation CDD  
Component Detail**

*Shade Structures continued...*



**Windscreens - 2027**

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

**Fleming Island Plantation CDD  
Component Detail**

*Windscreens continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Asphalt Court Replacement - 2054**

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



**Asphalt Court Resurfacing - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

**Chain Link Fence - 2054**

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



**Light Poles/Fixtures - 2054**

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

**Fleming Island Plantation CDD  
Component Detail**

*Light Poles/Fixtures continued...*



**Shade Structure/Fabric - Pickleball Courts - 2044**

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

**Fleming Island Plantation CDD  
Component Detail**

*Shade Structure/Fabric - Pickleball Courts continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Asphalt Court Replacement - 2054**

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



**Asphalt Court Resurfacing - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Asphalt Court Resurfacing continued...*



**Basketball Pole/Goal - 2030**

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

**Fleming Island Plantation CDD  
Component Detail**

*Basketball Pole/Goal continued...*



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

**Fleming Island Plantation CDD  
Component Detail**

*Light Poles/Fixtures continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Play Equipment Allowance - 2031**

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



Cost provided by Management.

**Fleming Island Plantation CDD  
Component Detail**

**Asphalt Mill/Overlay - Splash Park Lot - 2025**

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



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

**Fleming Island Plantation CDD  
Component Detail**

**Asphalt Seal Coat - Splash Park Lot - 2026**

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



**Concrete Curb Allow at Paving - 2025**

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

**Fleming Island Plantation CDD  
Component Detail**

*Concrete Curb Allow at Paving continued...*



**Outdoor Fitness Equip Allowance - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Outdoor Fitness Equip Allowance continued...*



**Pergolas - 2027**

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

**Fleming Island Plantation CDD  
Component Detail**

*Pergolas continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Aluminum Fence - Pools - 2039**

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



**Dumpster Gates - 2031**

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

**Fleming Island Plantation CDD  
Component Detail**

*Dumpster Gates continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Light Poles/Fixture - Pool - 2036**

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



**Light Poles/Fixtures Parking Lot - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Light Poles/Fixtures Parking Lot continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Standing Seam Metal - Maintenance Bld - 2034**

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



**Standing Seam Roof - Clubhouse - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

*Standing Seam Roof - Clubhouse continued...*



**Standing Seam Roof - Pavilions - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

*Standing Seam Roof - Pavilions continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Window/Door Allowance - 2046**

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



**Fleming Island Plantation CDD  
Component Detail**

**Mini Split System - Kitchen - 2025**

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



**Mini Split System - Office - 2032**

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

**Fleming Island Plantation CDD  
Component Detail**

**Split System (10 Ton) - 2025**

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



**Fleming Island Plantation CDD  
Component Detail**

**Refurbish Allowance - Kitchen Area - 2031**

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



**Refurbish Allowance - Restrooms - 2025**

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

**Fleming Island Plantation CDD  
Component Detail**

*Refurbish Allowance - Restrooms continued...*



**Refurbish Allowance - Social Room - 2026**

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

**Fleming Island Plantation CDD  
Component Detail**

*Refurbish Allowance - Social Room continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Access Control System - 2025**

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

**Camera System Allowance - 2026**

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

**Exterior Televisions - 2026**

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

**Fleming Island Plantation CDD  
Component Detail**

*Exterior Televisions continued...*



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

**Kitchen Equipment Allowance - 2025**

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

**Fleming Island Plantation CDD  
Component Detail**

*Kitchen Equipment Allowance continued...*



**Pool Furniture Replace - 2026**

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

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

**Fleming Island Plantation CDD  
Component Detail**

*Pool Furniture Replace continued...*



**Sound System Allowance - 2026**

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

**Fleming Island Plantation CDD  
Component Detail**

**Ext. Repair/Paint - Blds/Pavilions - 2030**

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



**Fleming Island Plantation CDD  
Component Detail**

**Concrete Pavers - Pool Deck - 2041**

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



**Filtration Refurbish Allowance - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

**Pool Lift - 2025**

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



**Pool Play Equip Allowance - 2031**

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

**Fleming Island Plantation CDD  
Component Detail**

*Pool Play Equip Allowance continued...*



**Pool Resurface/Tile - 2033**

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

**Fleming Island Plantation CDD  
Component Detail**

*Pool Resurface/Tile continued...*



**Refurbish Allowance - Pool Slide/Tower - 2025**

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

**Fleming Island Plantation CDD  
Component Detail**

*Refurbish Allowance - Pool Slide/Tower continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Play Equipment Allowance - 2037**

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



**Fleming Island Plantation CDD  
Component Detail**

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

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



**Light Bollards - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Light Bollards continued...*



**Light Poles/Fixtures - 2029**

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

**Fleming Island Plantation CDD  
Component Detail**

*Light Poles/Fixtures continued...*



**Metal Roof - Pavilion - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

*Metal Roof - Pavilion continued...*



**Metal Roof - Restroom Bld. - 2034**

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

**Fleming Island Plantation CDD  
Component Detail**

*Metal Roof - Restroom Bld. continued...*



**Refurbish Allowance - Restroom Bld. - 2031**

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

**Fleming Island Plantation CDD  
Component Detail**

*Refurbish Allowance - Restroom Bld. continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Aluminum Fence - Margarets Walk - 2032**

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



**Fleming Island Plantation CDD  
Component Detail**

**Aluminum Fence Allowance - US 17 - 2032**

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



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

**Fleming Island Plantation CDD  
Component Detail**

**Deck/Rails/Frame Allowance - Pier - 2025**

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



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

**Pier Replacement - 2030**

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

**Fleming Island Plantation CDD  
Component Detail**

*Pier Replacement continued...*



**Site Lighting - 2031**

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

**Fleming Island Plantation CDD  
Component Detail**

**Wood Bridge Decking/Rails - Margarets Walk - 2039**

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



**Fleming Island Plantation CDD  
Component Detail**

**Vehicle 1 - 2025**

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



**Vehicle 2 - 2026**

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

**Fleming Island Plantation CDD  
Component Detail**

*Vehicle 2 continued...*



**Fleming Island Plantation CDD  
Component Detail**

**Awning Fabric**

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

Operating Expense

**Backflow Prevention Devices**

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

Operating Expense

**Clean/Repair Brick - Margaret's Walk**

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

**Fleming Island Plantation CDD  
Component Detail**

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



Operating Expense

**Computers/Office Equipment**

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

Operating Expense

**Interior Painting**

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

Operating Expense

**Fleming Island Plantation CDD  
Component Detail**

**Lane Markers/Reel**

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

Operating Expense

**Lifeguard Chairs**

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

Operating Expense

**Overhead Door - Maintenance Bld**

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

Operating Expense

**Park Water Fountains**

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

Operating Expense

**Fleming Island Plantation CDD  
Component Detail**

**Pool Furniture Partial Replace**

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

Operating Expense

**Shade Structure Fabric**

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

Operating Expense

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

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

**Fleming Island Plantation CDD  
Component Detail**

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



Operating Expense

**Televisions - Interior Locations**

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

Operating Expense

**Vinyl Fence - Dumpster Enclosure**

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

**Fleming Island Plantation CDD  
Component Detail**

*Vinyl Fence - Dumpster Enclosure continued...*



Operating Expense

**Wall Mount Water Fountains**

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

**Fleming Island Plantation CDD  
Component Detail**

*Wall Mount Water Fountains continued...*



Operating Expense

**Wood Overlook Decks**

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

Operating Expense

**Fleming Island Plantation CDD  
Component Detail**

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**Utility Service**

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

Maintained by Local Utility

**Fleming Island Plantation CDD  
Component Detail**

**Bld Siding Full Replacement**

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



Long Life Component

**Bridge Balustrade - Margaret's Walk**

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

**Fleming Island Plantation CDD  
Component Detail**

*Bridge Balustrade - Margaret's Walk continued...*



Long Life Component

**Building Foundations/Frames**

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

Long Life Component

**Concrete Curb/Walk Full Replacement**

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

Long Life Component

**Fleming Island Plantation CDD  
Component Detail**

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**Electrical Wiring/Panels**

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

Long Life Component

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**Fire Protection Systems**

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

Long Life Component

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**Pool Shells**

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

**Fleming Island Plantation CDD  
Component Detail**

*Pool Shells continued...*



Long Life Component

**Stamped Concrete - Pavilions**

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

**Fleming Island Plantation CDD  
Component Detail**

*Stamped Concrete - Pavilions continued...*



Long Life Component

**Tennis Court Replacement**

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

**Fleming Island Plantation CDD  
Component Detail**

*Tennis Court Replacement continued...*



Long Life Component

**Utility Service to Buildings**

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

Long Life Component

**Water/Sewer Pipes**

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

Long Life Component



## SPECIAL NOTICE

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

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

## METHODOLOGY

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

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

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

## CREDENTIALS

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

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

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

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

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

## TERMS OF SERVICE

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

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

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

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

## DEFINITIONS

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

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

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

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

**Effective Age:** Difference of useful and remaining useful life.

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

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

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

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

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

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

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