

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

	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 ADOPTED	VARIANCE FY25-FY26
1 REVENUES					
2 SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 3,132,082	\$ 3,236,564	\$ 3,330,990	\$ 3,533,212	\$ 202,222
3 SPECIAL ASSESSMENTS - DISCOUNTS	(116,243)	(118,086)	(133,240)	(141,328)	(8,088)
4 INTEREST - INVESTMENTS	82,567	169,618	60,000	75,000	15,000
5 ROOM RENTALS	7,380	8,163	7,000	8,000	1,000
6 SWIMMING PROGRAM FEES	589	751	1,000	1,000	-
7 TENNIS MEMBERSHIP	5,600	2,400	2,000	2,500	500
8 COURT PROGRAM FEES	378	-	200	500	300
9 SPECIAL EVENTS	6,391	3,797	5,000	6,500	1,500
10 OTHER MISCELLANEOUS REVENUES	2,554	1,788	3,000	2,250	(750)
11 ACCESS CARDS	6,719	6,085	6,000	7,000	1,000
12 INSURANCE REIMBURSEMENTS	5,088	6,000	-	-	-
13 TOTAL REVENUES	3,133,105	3,317,080	3,281,950	3,494,633	212,683
14 EXPENDITURES					
15 ADMINISTRATIVE					
16 P/R-BOARD OF SUPERVISORS	13,000	13,000	16,000	16,000	-
17 FICA TAXES	995	995	1,224	1,224	-
18 PROFSERV-ARBITRAGE REBATE	1,800	600	600	600	-
19 PROFSERV-DISSEMINATION AGENT	1,000	1,200	1,200	1,200	-
20 PROFSERV-ENGINEERING	17,228	42,949	30,000	30,000	-
21 PROFSERV-LEGAL SERVICES	44,303	46,253	45,000	45,000	-
22 PROFSERV-MGMT CONSULTING SERVICES	59,941	62,339	62,339	62,339	-
23 PROFSERV-OTHER LEGAL SETTLEMENTS	-	37,000	-	-	-
24 PROFSERV-SPECIAL ASSESSMENT	9,000	9,360	9,360	9,360	-
25 PROFSERV-TRUSTEE FEES	4,000	4,000	4,000	4,000	-
26 AUDITING SERVICES	3,900	4,000	4,100	4,100	-
27 POSTAGE AND FREIGHT	754	2,078	3,400	3,600	200
28 INSURANCE-GENERAL LIABILITY	35,482	50,752	55,556	58,000	2,444

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	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 ADOPTED	VARIANCE FY25-FY26
29 PRINTING AND BINDING	236	1,204	500	250	(250)
30 LEGAL ADVERTISING	1,569	1,748	3,000	3,200	200
31 MISC-ASSESSMENT COLLECTION COST	60,314	62,370	66,620	70,664	4,044
32 MISC-CREDIT CARD FEES	740	615	500	600	100
33 MISC-CONTINGENCY	5,953	3,102	5,000	5,000	-
34 ADMIN-SCHOLARSHIPS	600	-	-	-	-
35 OFFICE SUPPLIES	-	141	200	300	100
36 ANNUAL DISTRICT FILING FEE	175	175	175	175	-
37 TOTAL ADMINISTRATIVE	260,990	343,881	308,774	315,612	6,838
38					
39 FIELD					
40 PROFSERV-FIELD MANAGEMENT (VESTA)	656,897	759,922	793,842	831,769	37,927
41 PROFSERV-WEB SITE DEVELOPMENT	1,835	1,800	1,800	2,000	200
42 CONTRACTS-LIFEGUARD SERVICES	219,345	247,855	272,000	276,000	4,000
43 CONTRACTS-JANITORIAL SERVICES	28,924	30,742	33,000	35,000	2,000
44 CONTRACTS-SECURITY SERVICES	53,414	56,897	57,750	60,000	2,250
45 CONTRACTS-LANDSCAPE	653,553	658,400	678,150	688,577	10,427
46 ELECTRICITY - GENERAL	75,852	73,318	78,000	85,000	7,000
47 UTILITY - WATER	88,375	114,327	86,000	86,000	-
48 R&M - AQUASCAPING	59,700	68,475	66,214	66,500	286
49 R&M - COMMON AREA	63,025	40,134	34,000	40,000	6,000
50 R&M - ELECTRICAL	28,693	31,996	30,000	33,000	3,000
51 R&M - OTHER LANDSCAPE	83,508	122,196	90,000	160,000	70,000
52 R&M - IRRIGATION	46,851	28,058	32,000	36,000	4,000
53 MISC - HOLIDAY DÉCOR	2,670	4,621	10,000	12,000	2,000
54 OP SUPPLIES - GENERAL	17,387	16,972	15,000	15,000	-
55 TOTAL FIELD	2,119,254	2,270,211	2,277,756	2,426,846	149,090
56 PARKS & RECREATION - AMENITY CENTER					

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	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 ADOPTED	VARIANCE FY25-FY26
57 COMMUNICATION - TELEPH - FIELD	11,949	12,050	12,253	12,500	247
58 POSTAGE AND FREIGHT	36	57	-	-	-
59 INTERNET & WIFI - GAZEBO	1,560	1,479	1,580	1,600	20
60 ELECTRICITY - GENERAL	33,933	32,094	34,000	36,000	2,000
61 UTILITY - REFUSE REMOVAL	4,084	5,840	5,500	5,500	-
62 UTILITY - WATER & SEWER	30,999	38,712	30,000	28,000	(2,000)
63 LEASE - COPIER	7,597	8,312	8,000	10,000	2,000
64 R&M - AIR CONDITIONING	6,621	3,247	2,250	3,500	1,250
65 R&M - FIRE SUPPRESSION SYSTEM	483	508	500	700	200
66 R&M - GROUNDS	18,505	11,787	16,000	16,000	-
67 R&M - PEST CONTROL	689	758	660	1,000	340
68 R&M - TENNIS COURTS	17,322	5,567	6,500	24,000	17,500
69 R&M - PICKLEBALL COURT	-	-	-	1,000	1,000
70 MISC - EVENT EXPENSE	38,256	45,276	38,000	40,000	2,000
71 MISC - TERMITE BOND	713	784	684	750	66
72 MISC - LICENSES & PERMITS	775	775	700	700	-
73 MISC - AMENITY CENTER EQUIPMENT	618	7,120	5,000	5,000	-
74 MISC - CONTINGENCY	5,420	17,297	10,000	10,000	-
75 OFFICE SUPPLIES	8,077	5,124	4,500	4,000	(500)
76 CLEANING SUPPLIES	758	559	2,000	1,000	(1,000)
77 OP SUPPLIES - GENERAL	7,210	5,692	7,000	7,000	-
78 OP SUPPLIES - POOL CHEMICALS	24,350	27,013	22,000	33,000	11,000
79 OP SUPPLIES - POOL & SPLASH PAD	4,283	2,905	4,000	5,000	1,000
80 SUBSCRIPTIONS & MEMBERSHIPS	2,946	6,026	2,100	2,500	400
81 CAPITAL OUTLAY	-	-	-	-	-
82 TOTAL PARKS & RECREATION - AMENITY CENTER	227,184	238,982	213,227	248,750	35,523
83 COMMUNITY CENTER - SPLASH PARK					
84 COMMUNICATION - TELEPH - FIELD	5,432	6,377	6,384	6,500	116

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

	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 ADOPTED	VARIANCE FY25-FY26	
85	ELECTRICITY - GENERAL	21,329	20,484	20,000	22,000	2,000
86	UTILITY - REFUSE REMOVAL	3,175	3,575	4,320	4,400	80
87	UTILITY - WATER & SEWER	71,980	19,004	26,100	20,000	(6,100)
88	R&M - AIR CONDITIONING	428	108	1,000	1,000	-
89	R&M - FIRE SUPPRESSION SYSTEM	918	1,447	1,400	1,500	100
90	R&M - GROUNDS	8,312	16,144	10,000	10,000	-
91	R&M - PEST CONTROL	374	500	466	650	184
92	R&M - OUTDOOR/FITNESS	-	-	-	2,000	2,000
93	MISC - REC CENTER EQUIPMENT	2,822	1,103	2,500	2,000	(500)
94	MISC - TERMITE BOND	265	292	375	375	-
95	MISC - LICENSES & PERMITS	475	475	500	500	-
96	MISC - CONTINGENCY	5,624	4,119	8,500	8,500	-
97	OFFICE SUPPLIES	251	420	500	500	-
98	CLEANING SUPPLIES	921	279	2,000	1,000	(1,000)
99	OP SUPPLIES - GENERAL	498	2,148	2,650	2,000	(650)
100	OP SUPPLIES - POOL CHEMICALS	25,715	25,854	20,000	33,000	13,000
101	OP SUPPLIES - POOL & WADING POOL	1,090	1,545	3,000	2,500	(500)
102	TOTAL COMMUNITY CENTER - SPLASH PARK	149,609	103,874	109,695	118,425	8,730
103	RESERVES					
104	RESERVE - CDD AMENITY	80,176	41,599	322,498	325,000	2,502
105	RESERVE - SPLASH PARK	39,657	36,990	50,000	60,000	10,000
105	RESERVE -OTHER	-	-	-	-	-
105	TOTAL RESERVES	119,833	78,589	372,498	385,000	12,502
105						
108	TOTAL EXPENDITURES & RESERVES	2,876,870	3,035,537	3,281,950	3,494,633	212,683
109						
110	EXCESS OF REVENUE OVER (UNDER) EXPEND.	256,235	284,793	-	-	-
111						

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

		FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ADOPTED	FY 2026 ADOPTED	VARIANCE FY25-FY26
112	FUND BALANCE					
113	FUND BALANCE - BEGINNING - AUDITED	1,726,888	1,983,123	2,267,916	2,267,916	-
114	NET CHANGE IN FUND BALANCE	256,235	284,793	-	-	-
115	FUND BALANCE - ENDING	1,983,123	2,267,916	2,267,916	2,267,916	-
<u>FUND BALANCE ANALYSIS</u>						
<i>NONSPENDABLE FUND BALANCE</i>						
					PREPAID ITEMS	19,982
					DEPOSITS	10,397
					30,379	
<i>ASSIGNED FUND BALANCE</i>						
					OPERATING RESERVE - 2 MO. OPERATING	582,439
					RESERVES - ENTRY FEATURES	166,636
					RESERVES - PARK	143,744
					RESERVES - RECREATIONAL FACILITIES	547,195
					RESERVES - MISC. SITE IMPROVEMENT	272,140
					RESERVES - SIGNAGE	221,332
					1,933,486	
<i>UNASSIGNED FUND BALANCE</i>						
					304,051	
					10/1/2024 AUDITED FUND BALANCE	2,267,916

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

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

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

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

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

Footnote:

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

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

OPERATIONS & MAINTENANCE BUDGET

GROSS O&M ASSESSMENT \$3,533,211.70

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2021 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
Lighthouse Apts	501	501	0.20	100.2	3.34%	\$118,133.74	\$235.80
Autumn Glen	220	218	0.75	165.0	5.51%	\$194,535.11	\$884.25
Lake Ridge North	339	339	0.75	254.3	8.48%	\$299,760.91	\$884.25
Carrington Place	96	96	0.75	72.0	2.40%	\$84,888.05	\$884.25
Amberwood	58	56	1.00	58.0	1.94%	\$68,382.04	\$1,179.00
Lake Ridge South	104	104	1.00	104.0	3.47%	\$122,616.07	\$1,179.00
Woodlands	218	217	1.00	218.0	7.27%	\$257,022.14	\$1,179.00
Fairway Village	75	74	1.00	75.0	2.50%	\$88,425.05	\$1,179.00
Heritage Oaks	52	51	1.00	52.0	1.74%	\$61,308.03	\$1,179.00
Heritage Oaks (Prepaid)	1	1	1.00	1.0	0.03%	\$1,179.00	\$1,179.00
Chatham Village	160	160	1.00	160.0	5.34%	\$188,640.10	\$1,179.00
Chatham Village (Prepaid)	1	1	1.00	1.0	0.03%	\$1,179.00	\$1,179.00
Cypress Glen	176	176	1.00	176.0	5.87%	\$207,504.11	\$1,179.00
Covington	59	59	1.00	59.0	1.97%	\$69,561.04	\$1,179.00
Thornhill	130	130	1.00	130.0	4.34%	\$153,270.08	\$1,179.00
John's Landing	47	47	1.00	47.0	1.57%	\$55,413.03	\$1,179.00
John's Landing (Prepaid)	2	2	1.00	2.0	0.07%	\$2,358.00	\$1,179.00
Southern Links	116	115	1.00	116.0	3.87%	\$136,764.08	\$1,179.00
The Links	146	146	1.00	146.0	4.87%	\$172,134.09	\$1,179.00
River Hills Reserve	99	99	1.00	99.0	3.30%	\$116,721.06	\$1,179.00
Margaret's Walk	180	180	1.00	180.0	6.01%	\$212,220.12	\$1,179.00
Office	58.49	55.95	3.50	204.7	6.83%	\$241,359.74	\$4,126.51
Retail	76.36	76.36	7.00	534.5	17.84%	\$630,201.05	\$8,253.03
Retail Prepaid	5.3	5.3	7.00	37.1	1.24%	\$43,741.04	\$8,253.03
Golf Course	1	1	5.00	5.0	0.17%	\$5,895.02	\$5,895.02
	2,921.15	2,910.61	2,997	100.00%		\$3,533,211.70	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT (2)			VARIANCE		
	TOTAL O&M PER LOT (2)	SERIES 2021 DEBT SERVICE (3)	TOTAL PER UNIT (4)	FY 2025 PER UNIT	FY25 TO FY26 PER UNIT	% VARIANCE
Lighthouse Apts	\$235.80	\$129.23	\$365.03	\$351.53	\$13.50	3.84%
Autumn Glen	\$884.25	\$323.07	\$1,207.32	\$1,156.71	\$50.61	4.38%
Lake Ridge North	\$884.25	\$323.07	\$1,207.32	\$1,156.71	\$50.61	4.38%
Carrington Place	\$884.25	\$323.07	\$1,207.32	\$1,156.71	\$50.61	4.38%
Amberwood	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Lake Ridge South	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Woodlands	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Fairway Village	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Heritage Oaks	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Heritage Oaks (Prepaid)	\$1,179.00	\$82.33	\$1,261.33	\$1,193.85	\$67.48	5.65%
Chatham Village	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Chatham Village (Prepaid)	\$1,179.00	\$82.33	\$1,261.33	\$1,193.85	\$67.48	5.65%
Cypress Glen	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Covington	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Thornhill	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
John's Landing	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
John's Landing (Prepaid)	\$1,179.00	\$82.33	\$1,261.33	\$1,193.85	\$67.48	5.65%
Southern Links	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
The Links	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
River Hills Reserve	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Margaret's Walk	\$1,179.00	\$646.13	\$1,825.13	\$1,757.65	\$67.48	3.84%
Office	\$4,126.51	\$2,261.47	\$6,387.98	\$6,151.80	\$236.18	3.84%
Retail	\$8,253.03	\$4,522.94	\$12,775.97	\$12,303.60	\$472.37	3.84%
Retail Prepaid	\$8,253.03	\$576.28	\$8,829.31	\$8,356.94	\$472.37	5.65%
Golf Course	\$5,895.02	\$3,230.67	\$9,125.69	\$8,788.29	\$337.40	3.84%

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

(2) Annual debt service assessments per unit adopted in connection with the Series 2021 bond issuance. Annual Debt Service Assessments includes principal, interest, Clay County collection costs and early payment discounts.

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