



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

Advanced Meeting Package

Regular Meeting

***Tuesday
January 27, 2026
6:00 p.m.***

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

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

Fleming Island Plantation Community Development District

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

Board of Supervisors
Fleming Island Plantation Community Development District

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, January 27, 2026, at 6:00 p.m.** at the **Splash Park Meeting Room at 1510 Calming Water Dr., Fleming Island, FL.**

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

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

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Fleming Island Plantation Community Development District

Meeting Date: Tuesday, January 27, 2026
Time: 6:00 PM
Location: Splash Park, 1510 Calming Water Drive, Fleming Island, Florida

Call-in Number: +1 (929) 205-6099
Meeting ID: 705 571 4830#

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. 6](#)

V. Vendor Reports

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

[Exhibit 2](#)
[Pgs. 8-14](#)

B. Lifeguard Services Report – Elite Amenities

C. Landscaping Update – Ruppert Landscape

[Exhibit 3](#)
[Pgs. 16-28](#)

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

[Exhibit 4](#)
[Pg. 30](#)

VI. Staff Reports

A. District Engineer

[Exhibit 5](#)
[Pg. 32](#)

B. District Counsel

C. General Manager’s Report – *To Be Distributed*

[Exhibit 6](#)

D. Amenity Manager’s Report

[Exhibit 7](#)
[Pgs. 35-37](#)

VI. Staff Reports – continued

E. Field Operations Manager’s Report [Exhibit 8](#)
[Pgs. 39-42](#)

F. District Manager
1. Action Item Report [Exhibit 9](#)
[Pgs. 44-45](#)
2. Meeting Matrix [Exhibit 10](#)
[Pgs. 47-51](#)

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on December 16, 2025 [Exhibit 11](#)
[Pgs. 53-56](#)

B. Consideration for Acceptance – The December 2025 Unaudited Financial Statements [Exhibit 12](#)
[Pgs. 58-82](#)

VIII. Business Items

A. Elite Amenities Contract – *To Be Distributed* [Exhibit 13](#)

B. Consideration of Lap Pool Pump Replacement Proposal Options – *To Be Distributed* [Exhibit 14](#)

IX. Discussion Topics

A. Budget Format for FY 2027 & Beyond – DM Team [Exhibit 15](#)
[Pgs. 86-89](#)

X. Supervisors’ Requests

XI. Action Items Summary

XII. Next Regular Meeting Agenda Items

XIII. Next Meeting Quorum Check: February 24 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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PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of BOS Regular Meeting
January 27, 2026

RUN DATES

1/15/2026

COST

\$72.90

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District (the "District") will be held on Tuesday, January 27, 2026, 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 185307 Published 1/15/2026 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

1/19/2026

2300 Town Center Blvd.
 Fleming Island, FL 32003

We hope your new year is off to a great start! Please see the below summary of treatments completed to date since our December 9th report. The lakes are currently in good condition overall. Despite freezing, near record low temperatures this week, there were record high temperatures the previous week allowing for some algae and aquatic vegetation to linger. This will continue to be our focus the rest of this month and heading into Spring. As always, please let us know if there are any questions or concerns and we will make sure they are taken care of promptly. Thank you for your continued partnership and the opportunity to work for you and the homeowners of Fleming Island Plantation.

Zone	Technician	Date	Pond #	Service Provided
1	Kory Kines	Dec. 16th	45, 50, 51, 52	Algae, Emergent, Terrestrial
4	Drew Lagenour	Dec. 10th	4, 21, 42, 49	Algae, Emergent, Underwater *
5	Alex Kastner	Dec. 10th	38, 39, 40, 41	Algae
6	Troy Weaver	Dec. 29th	19, 22, 23, 26	Algae
7	Marcus Thigpen	Dec. 9th	1, 2, 3, 30	Algae
9	Nicholas Anderson	Dec. 11th	28, 31, 32, 53	Algae
11	Garrett Potter	Dec. 17th	6, 7, 14, 25	Algae, Emergent, Terrestrial
12	Jeremy Mashek	Dec. 11th	11, 12, 16, 17	Emergent, Terrestrial
13	Nicholas Zumwalt	Dec. 11th	10, 13, 15	Algae, Emergent, Terrestrial
14	Brandon Ernst	Dec. 11th	29, 35, 36, 37	Algae, Emergent, Terrestrial
1	Kory Kines	Jan. 2nd	45, 50, 51, 52	Algae
3	Luis Gallant	Jan. 9th	33, 43, 54, 55	Algae, Emergent, Submersed
5	Alex Kastner	Jan. 16th	38, 39, 40, 41	Algae *
7	Marcus Thigpen	Jan. 5th	1, 2, 3, 30	Algae, Emergent, Terrestrial
8	Eric Walker	Jan. 8th	27, 34	Algae, Emergent, Submersed
9	Nicholas Anderson	Jan. 9th	28, 31, 32, 53	Algae
10	Eric Wood	Jan. 15th	5, 8, 9, 24	Algae, Emergent, Terrestrial
11	Garrett Potter	Jan. 9th	6, 7, 14, 25	Algae
13	Nicholaz Zumwalt	Jan. 12th	10, 13, 15	Algae, Emergent, Submersed
--	Vitaly Astakhov	Jan. 13th	1	Quarterly fountain service

Florida Offices

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 Fort Myers: (239) 693-2270
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Pond 1



Pond 2



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Pond 21



Pond 22



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Pond 23



Pond 25



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Pond 27



Pond 34



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Pond 35



Pond 53



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Pond 54



Pond 55



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EXHIBIT 3



RUPPERT
L A N D S C A P E

Monthly Report January

January 15, 2026

Maintenance Team: Our Maintenance team is continuing with their spot 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 (several zone lines had to be capped off in the road construction area on town center Blvd. to accommodate construction.)

Agrow Pro: Turf weed treatments have begun throughout the community

Annals: Flower change out took place on December 2nd (Dusty miller and red snap dragons were installed.) (Red snap dragons were affected by frost but all have been inspected and are showing new blooms) Flowers have been deadheaded in preparation for new bloom production.

Bed Weed Control – All bed weeds and crack weeds were sprayed throughout entire property.

Tree work – There were about a dozen trees on Fleming Plantation Blvd that were missed during canopy lifting, we have gone back and corrected this area.

Mulch installation – beds prep will begin next week, and mulch will begin being installed the last week of January – (it will be blown in and will be completed within two weeks)

Winter cutbacks – Maintenance crew has completed 90% of winter cutbacks of ornamental grasses and plant material. This will be ongoing until the end of January.



RUPPERT
LANDSCAPE

January 15, 2026

Hello all:

Happy New year and welcome to 2026. As we push through the cold months and continue with our winter tasks, we are so excited to see the potential that our community has going into the new landscape season. January in Northeast Florida brings a distinctive blend of mild winter weather and subtle landscape changes that set the tone for the coming spring. While the region avoids the harsh freezes common in other parts of the country, the cooler temperatures and shorter days still influence how plants grow, rest, and respond to the environment. Understanding these seasonal patterns helps homeowners and property managers care for their landscapes more effectively during this transitional month.

The most noticeable shift in January is the slowdown of turfgrass growth. Warm-season grasses such as St. Augustine, zoysia, and Bermuda naturally enter a dormant or semi-dormant state. As a result, lawns often take on a tan or straw-colored appearance, which can be surprising to those new to the area but is entirely normal. Mowing needs decrease significantly, and fertilization should be avoided until warmer weather returns. This period of rest allows turf to conserve energy and prepare for vigorous growth in spring.

Trees and shrubs also reflect the season's quiet pace. Many deciduous species, including crape myrtles and sycamores, remain leafless, exposing their branch structure and giving the landscape a more open, architectural feel. At the same time, January offers some of the most beautiful blooms of the year. Camellias reach their peak, producing vibrant flowers in shades of pink, red, and white that brighten otherwise muted winter gardens. Cold-tolerant annuals such as pansies, violas, snapdragons, and ornamental kale thrive in the crisp air, adding reliable color and texture. Evergreen shrubs continue to anchor the landscape, providing structure and visual continuity.

Despite the region's generally mild climate, January still brings the possibility of frost or even a brief freeze. Tender tropical plants—such as hibiscus, plumbago, crotons, and bougainvillea—may show leaf burn or dieback after cold nights. While these symptoms can look severe, most of these plants recover once temperatures warm. It is important, however, to avoid pruning frost-damaged growth too early. The browned or wilted foliage actually helps protect the plant from additional cold exposure, so pruning is best postponed until late February or early March.

January also presents ideal conditions for certain maintenance tasks. Structural pruning of roses, fruit trees, and many deciduous shrubs is most effective during this dormant period, when plant shapes are easier to assess and new growth has not yet begun. Irrigation needs are minimal due to cooler temperatures and reduced evaporation, so watering should be done sparingly and only when soil is dry. Mulching is especially beneficial this time of year, helping to regulate soil temperature and retain moisture while also suppressing winter weeds.

Perhaps one of the most valuable aspects of January is the opportunity it provides for planning. With foliage reduced and growth slowed, the underlying structure of the landscape becomes more visible. This clarity makes it easier to identify gaps, evaluate plant performance, and envision improvements for the coming seasons. Whether planning new plantings, adjusting irrigation, or considering hardscape additions, January offers a calm, reflective window for thoughtful landscape design.

In Northeast Florida, January may appear quiet on the surface, but it plays a crucial role in the health and beauty of the landscape. By understanding the natural rhythms of the season and taking advantage of its unique opportunities, homeowners can set the stage for a vibrant and successful spring.

Christopher C. Cesaro

Christopher C. Cesaro

Area Manager Fleming Island

Ruppert Landscape



RUPPERT
L A N D S C A P E

Monthly Gardening Tips

January

What to Plant

Annuals/Perennials/Wildflowers: Plants that can be added to the garden during the coolest months include alyssum, dianthus, pansy, petunia, viola, and snapdragon.

Bulbs: Crinum, agapanthus, and gloriosa lily can be planted now. Mulch to protect from cold temperatures.

Camellias: Select and plant camellia this month. Visit local nurseries now for the best selection of colors and forms.

Vegetables: Irish potatoes can be planted now. Start with healthy seed pieces purchased from a local nursery or online seed catalog. Continue planting cool-season crops, including broccoli, kale, carrots, and lettuce.

What to Do

Deciduous fruit: Plant deciduous fruit trees now to give their roots time to develop before the warm, dry spring months. Prune and fertilize existing trees.

Cold protection: Be ready to cover tender plants to minimize damage. Frost or freezes are likely this month and next.

Irrigation: Water plants if temperatures remain higher than normal and rainfall is scarce.

Shrubs and trees: Prune non-spring flowering shrubs and trees this month to improve form.

Arbor Day: Celebrate Florida Arbor Day (the third Friday of January) by planting a tree in your yard or community. Consider a hurricane-resistant tree, such as live oak, bald cypress, cabbage palm, or crape myrtle.

Crape myrtle: Remove seed pods, crossing branches, and small twiggy growth to improve the appearance and form of the plant, if desired. Hard pruning is not required.

Pests: Control persistent scale insects on citrus, shrubs, camellias, and deciduous fruit trees; apply horticultural oil while plants are dormant.



Fleming Island Plantation

Weekly Communication

December 19, 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 Hard surfaces were edged throughout the property to include all curbs, sidewalks and concrete surfaces.
- Weed eating / Line trimming was performed throughout the property.
- Cedar tree Duft was removed from all hard surfaces on Fleming Plantation Blvd. (This will be ongoing until Duft stops dropping)
- Weeds were hand-pulled and sprayed at splash park
- All shrubs were trimmed and shaped at splash park
- Branches and dead wood were removed from roadsides throughout property.
- All hard surfaces throughout property were blown and debris was removed.
- Cutback of ornamental grasses continued and will be ongoing until completion.
- Irrigation controller at Splash Park was replaced on Thursday with a new Hunter I.C.C. II controller.

- Irrigation mainline along fence between tennis courts and River Hills Reserve was repaired.
- Miscolored flowers in annual beds were removed and replaced with red snap dragons in 3 locations. (T.C. Blvd. and F.P. Blvd at the 3-way), (F.P Blvd. and 17 at the entrance monument), and (top of the hill near golf in the center median island.) five flowers in total were changed out.



Fleming Island Plantation

Weekly Communication

December 31, 2025

Margaret:

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

- All Hard surfaces were edged throughout the property to include all curbs, sidewalks and concrete surfaces.
- Mowing was performed on Fleming Plantation Blvd. from the 3 way stop to Hwy 17.
- Cedar tree Duft was removed from all hard surfaces on Fleming Plantation Blvd. (This will be ongoing until Duft stops dropping)
- Weeds were hand-pulled and sprayed on Town Center Blvd from Hwy 17 to the 3 way stop.
- All shrubs were trimmed and shaped on town Center Blvd. median islands from Hwy 17 to the round-about.
- Large fallen dead pine tree was cut up and removed from roadside between Heritage Oaks and River Hills reserve at no cost to the C.D.D.

- Maintenance of traffic (M.O.T. was set up and monitored during repair of pavers on town Center Blvd. at no cost to the C.D.D.
- All hard surfaces throughout property were blown and debris was removed.
- Cutback of ornamental grasses continued and will be ongoing until completion.
- Schilling shrub in planter box monument sign at the entrance to The Links was pruned down below the letters on the sign per a resident request that was passed along by Fred. (I recommend replacing this hedge with something that is lower profile, this is the only monument planter at F.I.P. that has shrubs instead of groundcover- This particular hedge (ilex schilling) is a dense evergreen hard wood shrub that looks really bad when it has to be continuously pruned – the top of the hedge will always look like dead sticks with no foliage.)



Fleming Island Plantation

Weekly Communication

January 9, 2026

Margaret:

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

- Crew removed and repacked all Christmas decorations and removed poinsettias in front of amenities center and installed annuals in their place.
- Spot Mowing was performed in areas on Town Center Blvd.
- Blowing of all hard surfaces was performed throughout property.
- Heavy concentration on weed treatments this week – (all weeds were sprayed and or hand pulled on Town Center Blvd. from Hwy 17 through entire property to the round-a-bout on the opposite end. – All weeds were sprayed and or hand pulled on Fleming Plantation Blvd from Hwy 17 to the 3 way stop sign. – All weeds were sprayed and or hand pulled on Thunderbolt rd.)
- Shrubs on median island on T.C. Blvd were treated with Growth regulator.
- Cutback of ornamental grasses continued at entrance on Fleming Plantation and Hwy. 17 and other areas throughout the C.D.D.
- Random ant beds were treated throughout the property.



Fleming Island Plantation

Weekly Communication

January 16, 2026

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 lifting missed trees on Fleming plantation Blvd. (There were about 12 trees on Fleming Plantation Blvd that got missed during the rotation), crews went back on Monday 1/ 12 to correct. There are a few trees left on the golf course side of the street that will be corrected on Monday 1/19/2026
- Spot Mowing was performed in areas Throughout.
- Blowing of all hard surfaces was performed throughout property.
- Second round of bed weed control was performed throughout the property (remining areas to be treated on Monday 1/26 are the amenities center and the splash park.
- Irrigation breaks in road construction zone were capped off and water was restored to most of the property. (There are a few areas where water will not be restored until completion of the road work, Flowers in this area will be hand watered until water is restored.
- Cutback of ornamental grasses continued throughout property.

- Continued treatment of ant beds throughout property are underway, as ant beds pop up, we are applying Advion fire ant bed around mounds.
- Flowers were deadheaded throughout property, and all are showing buds in preparation for their second bloom production.

EXHIBIT 4



Tri-County Public Safety and Training

Tri-County Safety and Security

Multi Agency Private Enforcement Radio Network



Fleming Island Plantation CDD Security Report

December 2025 / January 2026

1. Criminal Offences – Theft: 1
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 13 Reports
 - A. Ejections: 9
 - B. Disturbance: 1
 - C. Recovered Property: 2
 - D. Juvenile Complaint: 2
5. Maintenance Reports – 3 Reports
6. Other FIP Policy Violations – No Reports
 - A. Parking Issues: 2

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 5



PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: PRIME AE Group, Inc. - Ryan Stilwell, PE
DATE: January 20, 2026
RE: January 2026 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.

Cypress Glen

- Cypress Glen Pond #45 – CEI for third party construction observation proposal approved in November. Vallencourt, Prime AE representative and CEI met onsite 12/23 to review current condition of the site and discuss logistics of repair. Awaiting final schedule from Vallencourt for repair.

Town Center Boulevard

- Town Center Boulevard before Cypress Glen Drive – Clay County is proceeding with construction.

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. Will provide update at the meeting.

Landscape Architect Review of FIP CDD Grounds

- Prime AE landscape architect and FIP staff meeting for initial site meeting and walkthrough January 23rd. Will provide update at meeting.

Future Pond Maintenance/Drainage Costs

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

End of Report

EXHIBIT 6

EXHIBIT 7



Amenity Manager's Report

Meeting date: **1-27-2026**

Submitted by: **Jennifer Meadows**

HIRING POOL OFFICE STAFF / No Board action required:

It's hard to believe we are already thinking about the upcoming pool season. It feels like just yesterday we were closing for winter. Although, I believe Mother Nature missed that memo. Nonetheless, we are beginning the process of interviewing potential candidates who would like to work as Pool Office Staff. We've already received 6 applicants who were interested and expect five former employees to return. We are ready to make 2026 our best season yet!

EVENT UPDATES / No Board action required:

POLAR PLUNGE: We renamed this event the Solar Plunge since it was 80 degrees on this beautiful wintery day in Florida. Not much of a challenge, although the pool temperature was roughly 68 degrees. Too cold in our opinion! We had 80 residents sign up for the event, about half were just spectators (the sensible ones). We had our countdown to splash down around 11:15am and cheered on the brave who made the jump. A few made quick exits, while others stayed in a little longer to freeze... we mean swim.

We had hot cocoa and snowballs (powered sugar donuts) waiting to warm the shivering swimmers when they were finished with their challenge. We also added some extra cool to event with Jeremiah's, who donated 100 raspberry and cotton candy ices for our residents to enjoy – now that was COOL!

This year we added commemorative T-shirts that could be pre-purchased or purchased on the day of the event. We sold out of all 30 shirts! We had a great morning laughing with our residents and look forward to next year's plunge. Fingers crossed it's actually cold!

MUSIC BINGO: We are excited for our upcoming adult only Music Bingo night being held on January 23 at the Splash Park. Residents will have the opportunity to win some incredible prizes donated by Achieve Fitness, Tid-Bits, and more! We will also have a bartender on hand selling drinks and some snacks to enjoy while you play. We will have a full update on the fun night by the evening of our CDD Meeting.

DIAMONDS AND DENIM: Our Daddy/Daughter Dance will be held on Saturday, February 7 from 6pm-8pm at the Splash Park. The theme is Diamonds and Denim! So, glam up your country gear with some bling and join us for a night of fun! As always, this event is for any special man in your daughter's life. Whether it's Dad, Grandpa, Uncle Bill, Cousin Mike, or just a dear family friend – all are welcome! There will be some food to enjoy, games to play, and of course, dancing! We look forward to this exciting night!

MIXOLOGY: Calling all adults 21 and older! You won't want to miss out on this awesome Mixology class being held on Saturday, February 28 from 6pm-8pm at the Splash Park. The cost for this event is \$30 per person which includes a custom souvenir glass, instructions on how to properly use bar tools (shakers and jiggers), create two premium cocktails, written instructions, and full ingredient listings. Bring your special someone, bring a friend, or make a new one!

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Community Yard Sale – Saturday, March 7
- Village Square – Saturday, March 7
- Spring Break Activities – March 16 – March 20
- Easter Eggstravaganza – Saturday, April 4
- Casino Night – Friday, April 17

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



FLEMING ISLAND PLANTATION 2026 POLAR PLUNGE

Thank You To
Everyone who made a
splash at Polar Plunge!



EXHIBIT 8



Field Operations Report

Meeting date: **1-27-2026**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

SPLASH PARK PARKING LOT RENOVATIONS / Project Completed:

The largest puddles have been addressed, the invoice has been paid, and the project is now complete.

AMENITY CENTER PARKING LOT RENOVATIONS / No Board action required:

Drainage work has been completed, and the sealcoating process will begin once warmer weather arrives. Please stay tuned for Spring.

SPLASH PARK SLIDE INSPECTION / No Board action required:

We have some positive news to share, we were able to track down the original vendor and have now obtained a complete set of plans for the slide. As reported last month, we also identified four new vendors to review the project scope and met with the two parties who expressed interest. We are currently awaiting their proposals. Please stay tuned for further updates.

VILLAGE SQUARE FOUNTAIN / Board review required:

As requested, we have obtained one bid to fill the Village Square fountain. Please note that this proposal would convert the area to a dry feature, including the removal of the waterfall. The proposal includes two options: one that leaves the existing waterfall inset area as is, and another that remodels the area to match the original wall.

Both options include collapsing the existing walls, addressing drainage, adding soil to achieve proper grading, and installing sod. The proposals also include allowances to restore the area should any damage occur to the existing hardscape while accessing the project area.

The cost for the first option is \$97,800.00. The cost for the same scope of work, including refurbishment of the waterfall area, is \$107,050.00. The only item not included in either proposal is the disconnection of electrical service to the area, which is estimated to be under \$2,500.00.

We have reviewed both options with our Engineer, and the drainage concerns he identified have been addressed within the submitted proposal.

LAKE RIDGE SOUTH IRRIGATION / No Board action required:

We have received the authorization document back from the Lake Ridge South HOA, and this work is scheduled to be performed and completed prior to our meeting.

TENNIS BUILDING UPDATE / No Board action required:

The stucco has been completed, doors installed, and tiling is the next step.

ELECTRICITY AT VILLAGE SQUARE / No Board action required:

This matter has been handed over to District Counsel.

SPLASH PARK FURNITURE REFINISHING / No Board action required:

This project is underway!

LAP POOL MOTOR REPLACEMENT / Seeking Board approval for a NTE amount of \$19,000.00:

As reported last month, we were experiencing issues with the plumbing serving the lap pool motor. After the vendor corrected the plumbing issue and it was reset, additional damage was identified, requiring replacement of the motor.

At this point, we have two options:

1. Replace the motor and seal and continue operating the existing cast-iron pump, recreating or replacing the current configuration as needed; or
2. Take the opportunity to upgrade the system in its entirety

We have obtained proposals and associated costs for these options for the Board’s review.

We have received a proposal to replace the existing equipment with a Pentair EQ motor *and* pump constructed of vinyl composite, to be installed outside of the pool pit. Installing the equipment outside of the pit eliminates the risk of flooding, and the composite construction would significantly reduce, if not eliminate, drain return staining, which is a recurring maintenance issue. This type of equipment and installation method is currently standard in new pool construction.

Please note that there are additional concerns related to the age and condition of the pool pits that will need to be addressed in the future. However, refurbishing them at this time would be cost-prohibitive. We will continue to make recommendations and improvements as opportunities arise.

Replace with like motor using existing cast iron pump

Baker Pools	\$12,500.00
C Buss Enterprises	\$8,863.43
VakPak	\$11,383.10

Replace with Pentair EQ motor and pump with vinyl composite impeller

C Buss Enterprises	\$18,803.41
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- * *this places motor outside of pit*
- * *Motor designed to be uncovered*
- * *No more relying on sump pump to keep motor dry*
- * *Plastic impeller will significantly reduce metal staining at returns caused by rust*

POCKET PARK RENOVATIONS / No Board action required:

During routine inspection it was discovered that the pergolas in the Woodlands and Thornhill were looking worn there was damaged on the column wraps. The structure was sound but the column wraps and lattice work needed to be addressed. Instead of just replacing we did upgrade the column wraps to pressure treated lumber which should extend their life. Both pergolas will be painted and completed once the lumber has cured. They will be painted the same color (you’re welcome Co-Chair Szafranski).



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

MAINTENANCE DONE SINCE LAST CDD MEETING – December 2025 to January 2026

- Vendor refinished wood ceiling in Splash Park Breezeway
- Vendor replaced existing lights at LRS and LRN monuments. They now match all of the monument lighting and will no longer be blocked by flowers
- We lost one of our maintenance staff at the end of January. Josh and his family moved to Tennessee. Everyone hated to see him go. However, we have offered the position to a candidate and are currently waiting for background and drug screening to be done. We are hoping to have him start on site Monday 1-26-26.
- Vendor repaired low areas in pavers at intersection of Town Center Blvd. and Fleming Plantation Blvd as well as at intersection of Town Center Blvd and Village Square Pkwy. Thank you to Ruppert for setting up our cones and caution sign to close the areas being worked on.
- Scheduled vendor to resurface the walk-in area at Splash Park Pool, near Thunder Bucket for Monday, Jan 19.
- Had reports of nutria in pond 27, the large pond. These invasive animals burrow into the pond banks and can cause damage. Vendor came out and set traps on Jan 15th that will be monitored daily.

FIELD OPERATIONS UPDATES PART 2 / No Board action required:

- Finished pressure washing at Margaret's Walk Path from wood bridge to Cinnamon Fern Dr
- Removed all wreaths for entry monument and bagged for storage and helped with holiday décor teardown
- Pressure washed front half of Splash Park Pool deck to remove moss built up in grooves between pavers
- Vendor has begun work on Splash Park Pool furniture, this will be completed in batches
- Vendor replaced burned out bulbs in two lights along Splash Park Field walkway, near volleyball court
- Repaired clay near broken irrigation head on tennis court 2
- Soft washed all entry monuments and road signs to remove algae
- Added 2800lbs of clay to tennis court #1. This task was much quicker and yielded better results using the new clay spreader than doing it by hand previously
- Pressure washed area between Pavillion #1 and Amenity Center Pool house, before Christmas event.
- Moved tables and chairs from Splash Park to Amenity Center for Christmas Event and back again after the event
- Fixed globe knocked loose next to basketball court

- Replaced broken “Members Only” sign at walkthrough gate near River Hills. This is the third time this sign has been broken in the last year
- Repaired light at The Woodlands monument, someone had unscrewed the light from its base
- Quarterly HVAC Preventative maintenance done by vendor
- Replaced bad pump lines in Splash Park chemical pumps
- Clay County Health Inspection was performed on all pools. All passed except for Lap Pool as it was not running at the time due to issues with motor, as reported. We will need to be re-inspected after motor is repaired and pool is running as normal.

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



EXHIBIT 9



Last updated on:
1/13/2026
By: Dana Harden

Date	Action Item	Status
Field Operations Section		
12/4/2025	FOM/GM request Wawa repair broken electrical at Village Square	In progress (moved to Glickman then to Katie)
12/17/2025	FOM/GM to obtain quote Fountain at Village Square to be filled in	In progress
1/13/2026	FOM to obtain quotes for lap pool repair	In progress
General Manager Section		
10/28/2025	GM to bring furniture proposals to January meeting	Completed
10/25/2025	GM to work with Elite (almost complete)	Completed
District Manager Section		
8/16/2025	DM to confirm receipt from Comcast for \$128,152	In Progress
12/4/2025	Budget line items update	In Progress
12/16/2025	DM to reach out to Unicorn Web to request increase in email storage	Completed
12/16/2025	DM to send info to Supervisors with controller amount and savings for Beach CDD.	Completed
12/16/2025	DM to contact Clarson regarding survey issue (Lake Ridge N & S)	In Progress
District Engineer Section		
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.	Completed
12/4/2025	Cypress Glen Pond - schedule update	In Progress
12/4/2025	Tennis restroom building completion follow up	In Progress
District Counsel Section		
10/28/3025	DC to work with Comcast on indemnity language	In Progress
11/18/2025	DC to send to Lakeridge South HOA	Completed

EXHIBIT 10

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

February, 2026

*Regular Meeting:
2/24*

Presentations

Vendor Reports

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

Staff Reports

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

Consent Agenda Items

- 1. Minutes--Regular Meeting on 1/27/2026
- 2. Unaudited Financials—January 2026

Business Items

Discussion Topics/Items

- 1. Budget Format for FY 2027 and Beyond—DM Team

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

March, 2026

*Regular Meeting:
3/24*

Presentations

Vendor Reports

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

Staff Reports

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

Consent Agenda Items

- 1. Minutes--Regular Meeting on 2/24/2026
- 2. Unaudited Financials—February 2026

Business Items

Discussion Topics/Items

- 1. Budget Format for FY 2027 and Beyond—DM Team

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<p><i>Unscheduled Items</i></p>		<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <p><i>Business Items</i></p> <p><i>Discussions (Workshop)</i></p> <ul style="list-style-type: none">• Changing Rooms for Both Pool Areas• Opportunities for smart irrigation• Comprehensive Landscape Plan <p><i>Public Hearing</i></p> <p><i>Vendor Reports</i></p>	
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FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
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 11

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, December 16, 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 Ms. Harden 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	Dana Harden	Assistant District Manager, Vesta District Services
17	Margaret Alfano	General Manager, Vesta Property Services
18	Fred Atwood	Field Operations Manager, Vesta Property Services
19	Jennifer Meadows	Amenity Manager, Vesta Property Services
20	Katie Buchanan <i>(via phone)</i>	District Counsel, Kutak Rock
21	Ryan Stilwell <i>(via phone)</i>	District Engineer, Prosser, Inc.
22	Chris Cessera	Ruppert Landscape
23	Nick Angelo	Irrigation Manager, Ruppert Landscape
24	Robert	Tri-County Safety & Security, Inc.
25		

26 *The following is a summary of the discussions and actions taken at the December 16, 2025 Fleming Island*
27 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*
28 *records request by emailing PublicRecords@vestapropertyservices.com.*

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

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

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

37 There being no audience comments, the next item followed.

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

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

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

41 There being no representative present, the next item followed.

- 42 B. Lifeguard Services Report – Elite Amenities
43 There being no representative present, the next item followed.
44 C. Exhibit 3: Landscaping Update – Ruppert Landscape
45 Mr. Cessera presented the report for the month and provided further updates. Discussion ensued.
46 1. Exhibit 4: Presentation of Smart Controller
47 Mr. Angelo and Mr. Cessera provided the presentation for the smart controller proposal.
48 Discussion ensued regarding possible savings as well as pros and cons of a smart controller
49 system.
50 D. Exhibit 5: Security Report – Tri-County Safety & Security, Inc.
51 Robert presented the report for the month. Discussion ensued.

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

- 53 A. Exhibit 6: District Engineer
54 Mr. Stilwell provided updates to ongoing projects. Discussion ensued.
55 1. Exhibit 7: Consideration of Requisitions #165 & #166

56 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
57 approved Requisition #165, for the Fleming Island Plantation Community Development District.

58
59 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
60 approved Requisition #166, for the Fleming Island Plantation Community Development District.

- 61 2. Exhibit 8: Consideration of As-Built Quote Letter from CCUA
62 Mr. Stilwell provided a brief explanation.

63 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
64 approved the As-Built Quote Letter from CCUA, for the Fleming Island Plantation Community
65 Development District.

- 66 3. Consideration of Change Order for Tennis Restroom Building – *To Be Distributed*
67 Mr. Stilwell provided a brief explanation of the documents that were handed out to the
68 Board members.

69 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
70 approved the Change Orders for the Tennis Restroom Building, for the Fleming Island Plantation
71 Community Development District.

- 72 4. Consideration of Requisition #167 – *To Be Distributed*

73 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
74 approved Requisition #167, in substantial form, pending approval from the District Engineer, in the amount
75 of \$108,358.00, for the Fleming Island Plantation Community Development District.

77 B. District Counsel

78 Ms. Buchanan provided updates regarding the indemnity language with Comcast, the Lakeridge
79 South agreement, and the damage caused by Wawa. Discussion ensued.

80 C. Exhibit 9: General Manager's Report

81 Ms. Alfano presented her report and any other updates as well as a presentation regarding the tennis
82 pavilion. Discussion ensued.

83 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
84 approved the purchase of 4 tables and 12 chairs of grey plywood for the tennis pavilion, at a not-to-exceed
85 of \$6,500.00, for the Fleming Island Plantation Community Development District.

86 D. Exhibit 10: Amenity Manager's Report

87 Ms. Meadows presented her report and any further updates.

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

89 Mr. Atwood presented his report and any further updates, including the pool pump situation and a
90 proposal to re-strap the Splash Park furniture. Discussion ensued.

91 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
92 approved re-strapping the Splash Park furniture, at a not-to-exceed of \$22,000.00, for the Fleming Island
93 Plantation Community Development District.

94 F. District Manager

95 1. Exhibit 12: Action Item Report

96 Ms. Harden went over the current requested action items to be added to the report.

97 2. Exhibit 13: Meeting Matrix

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

99 A. Exhibit 14: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
100 Held on November 18, 2025

101 B. Exhibit 15: Consideration for Acceptance – The November 2025 Unaudited Financial Statements

102 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
103 approved the Consent agenda as presented, for the Fleming Island Plantation Community Development
104 District.

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

106 A. Exhibit 16: Presentation of Full Reserve Study

107 Ms. Harden provided a brief explanation of the reserve study and provided clarification on the
108 previous number as well as the current number that was changed. Discussion ensued.

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

110 A. Budget form for FY 2027 & Beyond – DM Team

111 Ms. Harden provided a brief overview. Discussion ensued.

112

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

114 There being no supervisor requests, the next item followed.

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

- 116 • Call Bobbi at Unicorn Web to have her increase email storage.
- 117 • David to send Supervisors information on the cost of controllers for Beach CDD and 1st-year
- 118 savings.
- 119 • Supervisor Glickman to follow up with Wawa regarding damage to entry monument.
- 120 • Fred to work with the landscape engineer regarding the front entry fountain.
- 121 • Contact the surveyor with the completed work regarding Lake Ridge South boundaries from
- 122 Clarson December 2018. DE should have information in his office.

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

124 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 27 at 6:00PM**

125 All five Board members present stated that they would be attending the next Board meeting on

126 January 27th at 6:00 p.m.

127 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

128 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to

129 adjourn the meeting. There being none, Mr. Glickman made a motion to adjourn the meeting.

130 On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board

131 adjourned the meeting at 9:18 p.m. for the Fleming Island Plantation Community Development District.

132 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*

133 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*

134 *including the testimony and evidence upon which such appeal is to be based.*

135 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**

136 **meeting held on January 27, 2026.**

137

138

139

140

Signature

Signature

Printed Name

Printed Name

141 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 12

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

DECEMBER 31, 2025



Fleming Island Plantation CDD
Balance Sheet
December 31, 2025

	General Fund	Debt Service 2021	A & C 2021	Total
1 ASSETS				
2 Operating Account - VNB	4,790,369	-	-	4,790,369
3 Money Markey - BU	1,390,489	-	-	1,390,489
4 Cash - HW	17,169	-	-	17,169
5 Investments:				
6 Revenue Trust Fund	-	170,543	-	170,543
7 Interest Fund	-	34	-	34
8 Prepayment	-	17	-	17
9 Rebate	-	21,193	-	21,193
10 Sinking Fund	-	170	-	170
11 Reserve Fund	-	-	-	-
12 Construction Fund	-	-	403,413	403,413
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	342,921	221,934	-	564,855
15 Due from Other Funds	-	1,478,341	-	1,478,341
16 Prepaid Items	-	-	-	-
17 Deposits	10,397	-	-	10,396.99
18 TOTAL ASSETS	\$ 6,552,824	\$ 1,892,232	\$ 403,413	\$ 8,848,469
19 LIABILITIES				
20 Accounts Payable	\$ 161,138	\$ -	\$ -	\$ 161,137.88
21 Accrued Expenses	-	-	-	-
22 Due to Other Funds	1,478,341	-	-	1,478,340.81
23 Deferred Revenue - On Roll	342,921	221,934	-	564,855.01
24 TOTAL LIABILITIES	1,982,400	221,934	-	2,204,334
25 Fund Balance:				
26 Nonspendable	10,397			10,397
27 Assigned	1,942,418			1,942,418
28 Restricted		1,670,298	403,413	2,073,711
29 Unassigned	2,617,609			2,617,609
30 TOTAL FUND BALANCE	4,570,424	1,670,298	403,413	6,644,135
31 TOTAL LIABILITIES & FUND BALANCE	\$ 6,552,824	\$ 1,892,232	\$ 403,413	\$ 8,848,469

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2026 Adopted Budget	FY2026 Actual November	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 Special Assessments - Tax Collector	\$ 3,533,212	\$ 2,095,438	\$ 3,190,292	\$ (342,920)	90.29%
3 Special Assessments - Discounts	(141,328)	(36,660)	(79,306)	62,023	56.11%
4 Interest	75,000	17,515	33,310	(41,690)	44.41%
5 Room Rentals	8,000	70	463	(7,537)	5.79%
6 Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
7 Tennis Membership	2,500	-	-	(2,500)	0.00%
8 Court Program Fees	500	217	289	(211)	57.71%
9 Special Events	6,500	944	1,849	(4,651)	28.44%
10 Access Cards	7,000	24	113	(6,887)	1.62%
11 Other Miscellaneous Revenues	2,250	2,553	16,178	13,928	719.00%
12 TOTAL REVENUES	\$ 3,494,633	\$ 2,080,100	\$ 3,163,188	\$ (331,446)	90.52%
13 EXPENDITURES					
14 ADMINSTRATIVE					
15 Supervisor Compensation	16,000	1,000	3,000	(13,000)	18.75%
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	2,824	28,918	(1,082)	96.39%
20 Legal Services	45,000	4,996	4,996	(40,005)	11.10%
21 Management Fees	62,339	5,195	15,585	(46,754)	25.00%
22 Assessment Administration	9,360	780	2,400	(6,960)	25.64%
23 Trustee Fees	4,000	-	-	(4,000)	0.00%
24 Auditing Services	4,100	-	-	(4,100)	0.00%
25 Postage & Freight	3,600	23	73	(3,527)	2.01%
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	279	(2,921)	8.73%
29 Misc- Assessment Collection Cost	70,664	18,327	38,959	(31,705)	55.13%
30 Misc - Credit Card Fees	600	-	26	(574)	4.31%
31 Misc - Contingency	5,000	148	478	(4,522)	9.55%
32 Office Supplies	300	-	60	(240)	20.00%
33 Regulatory & Permit Fees	175	-	175	-	100.00%
34 TOTAL ADMINSTRATIVE	315,612	33,365	141,253	(174,359)	44.76%
35 FIELD					
36 Field Management	831,769	66,007	190,060	(641,709)	22.85%
37 Web Site Development	2,000	200	2,000	-	100.00%
38 Lifeguard Services - Contract	276,000	-	6,183	(269,817)	2.24%
39 Janitorial Services - Contract	35,000	2,661	7,956	(27,044)	22.73%
40 Security Services - Contract	60,000	5,361	13,161	(46,839)	21.94%
41 Landscape - Contracts	688,577	70,271	175,073	(513,504)	25.43%
42 Electric	85,000	6,150	18,367	(66,633)	21.61%
43 Water	86,000	6,188	25,108	(60,892)	29.20%
44 Aquascaping - R&M	66,500	5,125	16,475	(50,025)	24.77%
45 Common Area - R&M	40,000	4,200	9,462	(30,538)	23.66%
46 Electrical - R&M	33,000	355	4,273	(28,727)	12.95%
47 Other Landscape - R&M	160,000	758	14,996	(145,004)	9.37%
48 Irrigation - R&M	36,000	4,726	5,184	(30,816)	14.40%
49 Misc - Holiday Décor	12,000	-	6,559	(5,441)	54.66%
50 Operating Supplies - General	15,000	-	2,028	(12,972)	13.52%
51 TOTAL FIELD	2,426,846	172,002	496,885	(1,929,961)	20.47%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2026 Adopted Budget	FY2026 Actual November	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
52 <u>PARKS & RECREATION</u>					
53 Telephone - Field	12,500	-	-	(12,500)	0.00%
54 Internet & WiFi - Gazebo	1,600	139	400	(1,200)	25.03%
55 Electric - General	36,000	2,328	8,150	(27,850)	22.64%
56 Refuse Removal	5,500	-	2,005	(3,495)	36.46%
57 Water & Sewer	28,000	3,143	10,178	(17,822)	36.35%
58 Lease - Copier	10,000	-	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	(11,200)	30.00%
62 Pest Control - R&M	1,000	350	925	(75)	92.47%
63 Tennis Courts - R&M	24,000	1,153	1,303	(22,697)	5.43%
64 Pickleball Courts - R&M	1,000	-	-	-	-
65 Event Expense	40,000	1,400	12,971	(27,029)	32.43%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	1,787	1,832	(3,168)	36.63%
69 Contingency	10,000	-	298	(9,702)	2.98%
70 Office Supplies	4,000	-	220	(3,781)	5.49%
71 Cleaning Supplies	1,000	-	57	(943)	5.69%
72 Operating Supplies - General	7,000	-	705	(6,295)	10.06%
73 Operating Supplies - Pool Chemicals	33,000	26,434	26,484	(6,516)	80.25%
74 Operating Supplies - Pool & Splash Pad	5,000	5,000	7,128	2,128	142.55%
75 Subscriptions & Memberships	2,500	-	320	(2,180)	12.80%
76 <u>TOTAL PARKS & RECREATION</u>	248,750	41,733	78,847	(168,903)	31.70%
77 <u>COMMUNITY CENTER</u>					
78 Telephone	6,500	1,485	4,404	(2,096)	67.75%
79 Electric - General	22,000	1,315	4,192	(17,808)	19.05%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	1,160	5,073	(14,927)	25.37%
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	(7,825)	21.75%
85 Pest Control - R&M	650	-	336	(314)	51.74%
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	1,200	1,336	(7,164)	15.72%
91 Office Supplies	500	-	91	(409)	18.29%
92 Cleaning Supplies	1,000	-	-	(1,000)	0.00%
93 Operating Supplies - General	2,000	205	1,028	(972)	51.42%
94 Operating Supplies - Pool Chemicals	33,000	29,778	36,467	3,467	110.51%
95 Operating Supplies - Pool & Wading Pool	2,500	-	7,883	5,383	315.30%
96 <u>TOTAL COMMUNITY CENTER</u>	118,425	35,143	62,986	(55,439)	53.19%
97 <u>RESERVES</u>					
98 CDD Amenity	325,000	33,450	142,490	(182,510)	43.84%
99 Splash Park	60,000	-	1,168	(58,832)	1.95%
100 <u>TOTAL RESERVES</u>	385,000	33,450	143,658	(241,342)	37.31%
101 <u>TOTAL EXPENDITURES & RESERVES</u>	\$ 3,494,633	\$ 315,694	\$ 923,629	\$ (2,570,005)	26.43%

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

	FY2026 Adopted Budget	FY2026 Actual November	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES	-	1,764,406	2,239,559	\$ (2,570,005)	
103 NET CHANGE IN FUND BALANCE					
104 Fund Balance Beginning	2,267,916		2,330,865	62,949	
105 FUND BALANCE - ENDING	\$ 2,267,916	\$ 1,764,406	\$ 4,570,424	\$ (2,507,055)	
106 FUND BALANCE ANALYSIS					
107 <i>Nonspendable Fund Balance</i>					
108 Prepaid			\$ 19,982		
109 Deposits			10,397		
			<u>30,379</u>		
110 <i>Assigned Fund Balance</i>					
111 Operating Reserves - FY26			\$ 582,439		
112 Entry Features			166,636		
113 Parks			143,744		
114 Recreation Facilities			547,195		
115 Misc. Site Improvement			272,140		
116 Signage			221,332		
			<u>1,933,486</u>		
117 <i>Unassigned Fund Balance</i>			<u>304,051</u>		
118			<u>2,267,916</u>		

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 1,700,275	\$ 1,478,341	\$ (221,934)	86.95%
3 Interest	-	2,109	2,109	
4 TOTAL REVENUES	1,700,275	1,480,450	(219,825)	87.07%
5 EXPENDITURES				
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%
10 TOTAL EXPENDITURES	1,700,269	83,606	(1,616,663)	4.92%
11 REVENUES OVER (UNDER) EXPENDITURES	6	1,396,844	1,396,838	22349502%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		-	-	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
17 NET CHANGES IN FUND BALANCE	6	1,396,844	1,396,838	
16 Fund Balance - Beginning	-	273,454	273,454	
18 FUND BALANCE, ENDING	\$ 6	\$ 1,670,298	\$ 1,670,292	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget
1 REVENUE			
2 Interest	\$ -	\$ 6,306	6,306
3 TOTAL REVENUE	-	6,306	6,306
4 EXPENDITURES			
5 Construction in Progress	-	293,960	293,960
6 TOTAL EXPENDITURES	-	293,960	293,960
7 REVENUES OVER/(UNDER) EXPENDITURES	-	(287,655)	(287,655)
8 OTHER FINANCING SOURCES/(USES)			
9 Transfers In	-	-	-
10 Transfers Out	-	-	-
11 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-
13 NET CHANGES IN FUND BALANCE	-	(287,655)	(287,655)
12 Fund Balance - Beginning		691,068	
14 FUND BALANCE - ENDING	\$ -	\$ 403,413	\$ (287,655)

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

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

General Fund

► **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

Total Accounts Receivable \$ 1,479

■ **Due From Other Funds \$0**

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

General Fund
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 \$161,137.88**- Invoices that were posted but not paid until January.

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

General Fund

Total Accrued Expenses \$ -

■ **Due To DS2021 \$1,478,340.81** - 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
December 31, 2025

Financial Overview / Highlights

- ▶ Total Non-Ad Valorem assessments are 86.95% collected as of 12/31/2025.
- ▶
- ▶ Other Miscellaneous Revenue -Kutak, Air-Max, Pool & Patio , and PrimeAE refunds for duplicate bills paid in FY25
- ▶
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 26.43% of the annual budget. Significant variances are explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i><u>Administrative</u></i>				
ProfServ-Arbitrage	\$ 600	\$ 600	100%	Paid in Full
ProfServ-Dissemination	\$ 1,200	\$ 1,200	100%	Paid in Full
ProfServ-Special Assessment	\$ 9,360	\$ 2,400	26%	
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	
Legal Advertising	\$ 3,200	\$ 279	9%	
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	\$ 190,060	23%	
Contracts - Lifeguard Services	\$ 276,000	\$ 6,183	2%	
R&M-Common Area	\$ 40,000	\$ 9,462	24%	
R&M-Electrical	\$ 33,000	\$ 4,273	13%	
R&M-Other Landscape	\$ 160,000	\$ 14,996	9%	
R&M-Irrigation	\$ 36,000	\$ 5,184	14%	

FLEMING ISLAND PLANTATION
Community Development District

SOR - General Fund

Holiday Decoration	\$ 12,000	\$ 6,559	55%	
Op Supplies-General	\$ 15,000	\$ 2,028	14%	
<u>Parks and Recreation - General (Amenity Center)</u>				
Internet/Wi-Fi - Gazebo	\$ 1,600	\$ 400	25%	
Utility - Refuse Removal	\$ 5,500	\$ 2,005	36%	
Utility - Water & Sewer	\$ 28,000	\$ 10,178	36%	
R&M-Grounds	\$ 16,000	\$ 4,800	30%	
R&M-Tennis Courts	\$ 24,000	\$ 1,303	5%	
Event Expenses	\$ 40,000	\$ 12,971	32%	
Lease - Copier	\$ 10,000	\$ 1,073	11%	
Misc - Amenity Center Equipment	\$ 5,000	\$ 1,832	37%	
Misc-Contingency	\$ 10,000	\$ 298	3%	
Office Supplies	\$ 4,000	\$ 220	5%	
Cleaning Supplies	\$ 1,000	\$ 57	6%	
Op Supplies - General	\$ 7,000	\$ 705	10%	
Op Supplies - Pool Chemicals	\$ 33,000	\$ 26,484	80%	Poolsure bill paid on annual basis
Subscriptions & Memberships	\$ 2,500	\$ 320	13%	
<u>Community Center</u>				
Refuse Removal	\$ 4,400	\$ -	0%	
Rec Center Equipment	\$ 2,000	\$ -	0%	
Contingency	\$ 8,500	\$ 1,336	16%	
<u>Reserves</u>				
Reserve - CDD Amenity	\$ 325,000	\$ 142,490	44%	
Reserve - Splash Park	\$ 60,000	\$ 1,168	2%	

Fleming Island Plantation CDD
Check Register
December 31, 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

Fleming Island Plantation CDD
Check Register
December 31, 2025

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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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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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
10/31/2025		End of Month		22,647.44	379,800.54	793,308.39
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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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	Rupper 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

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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

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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

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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
11/30/2025	End of Month			1,532,471.48	159,059.24	2,166,720.63
12/01/2025			Deposit	57.36		2,166,777.99
12/02/2025	200148	Poolsure	Invoice: 131295633164 (Reference: Water Management.)		3,344.37	2,163,433.62
12/02/2025	200149	The Lake Doctors, Inc.	Invoice: 328845B (Reference: Water Management Dec 25.)		5,125.00	2,158,308.62
12/03/2025	200150	Ruppert Landscape LLC	Invoice: 780434 (Reference: Landscape Management Nov 25.)		49,935.59	2,108,373.03
12/03/2025	200151	Vesta Property Services, Inc.	Invoice: 429584 (Reference: Replacing 280 feet of railing.)		2,138.75	2,106,234.28
12/03/2025	100260	Tropical Pressure & Painting, Inc.			5,400.00	2,100,834.28
12/03/2025			Deposit	43.39		2,100,877.67
12/04/2025	200152	City Wide Facility Solutions	Invoice: 32013034081 (Reference: Janitorial Service Dec 25.)		2,660.85	2,098,216.82
12/04/2025	200153	Xerox Financial Services	Invoice: 41256043 (Reference: Copier Lease 11/15/25 - 12/14/25.)		1,073.26	2,097,143.56
12/04/2025	200154	Tri-County Public Safety and Training	Invoice: B-1597 (Reference: Security 11/16/25 - 11/30/25.)		2,490.00	2,094,653.56
12/04/2025	200155	Ruppert Landscape LLC	Invoice: 783031 (Reference: Irrigation Repairs.) Invoice: 783033 (Reference: Irrigation Repai..)		5,563.00	2,089,090.56
12/04/2025	120425ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		130.80	2,088,959.76
12/04/2025			Deposit	32.11		2,088,991.87
12/05/2025			Deposit	20.76		2,089,012.63
12/08/2025	200156	Osteen Media Group	Invoice: 2025-307155 (Reference: Legal Advertising.)		72.90	2,088,939.73
12/08/2025	200157	Neon Entertainment	Invoice: 127753 (Reference: Stuffa Squishie.)		1,400.00	2,087,539.73
12/08/2025	200158	The Lake Doctors, Inc.	Invoice: 2108025 (Reference: Debris Removal.)		900.00	2,086,639.73
12/08/2025	200159	Vesta Property Services, Inc.	Invoice: 429806 (Reference: Amenity Management Nov 25.)		58,579.60	2,028,060.13
12/08/2025	200160	Unicorn Web Development	Invoice: 3191 (Reference: Website Services.)		200.00	2,027,860.13
12/08/2025	120825ACH1	Comcast Business	1510 Calming Water Drive		542.43	2,027,317.70
12/08/2025			Deposit	2,523,065.24		4,550,382.94
12/08/2025			Deposit	55.72		4,550,438.66
12/09/2025			Deposit	57.36		4,550,496.02
12/10/2025	200161	Kutak Rock LLP	Invoice: 3669589 (Reference: General Counsel Oct 25.)		4,995.50	4,545,500.52
12/10/2025	200162	Vesta Property Services, Inc.	Invoice: 429955 (Reference: Billable Expenses - Nov 25.)		760.97	4,544,739.55
12/10/2025			Deposit	150.58		4,544,890.13
12/11/2025	200163	Vesta Property Services, Inc.	Invoice: 429957 (Reference: Billable mileage Nov..)		85.80	4,544,804.33
12/11/2025			Deposit	53.47		4,544,857.80
12/12/2025	121225ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 10/19/25 - 11/18/25		43.00	4,544,814.80
12/12/2025	121225ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 10/19/25 - 11/18/25		76.00	4,544,738.80
12/12/2025	121225ACH3	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	4,544,511.90
12/12/2025	121225ACH4	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 10/19/25 - 11/18/25		276.00	4,544,235.90
12/12/2025			Deposit	471.44		4,544,707.34
12/13/2025			Deposit	34.05		4,544,741.39

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Date	Number	Name	Memo	Deposits	Payments	Balance
12/15/2025	121525ACH1	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 10/19/25 - 11/18/25		43.00	4,544,698.39
12/15/2025	121525ACH2	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 10/19/25 - 11/18/25		43.00	4,544,655.39
12/15/2025	121525ACH3	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 10/19/25 - 11/18/25		43.00	4,544,612.39
12/15/2025	121525ACH4	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 10/19/25 - 11/18/25		43.00	4,544,569.39
12/15/2025	121525ACH5	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 10/19/25 - 11/18/25		43.00	4,544,526.39
12/15/2025	121525ACH6	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 10/19/25 - 11/18/25		43.00	4,544,483.39
12/15/2025	121525ACH7	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 10/19/25 - 11/18/25		46.00	4,544,437.39
12/15/2025	121525ACH8	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 10/19/25 - 11/18/25		46.00	4,544,391.39
12/15/2025	121525ACH9	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 10/19/25 - 11/18/25		48.00	4,544,343.39
12/15/2025	121525ACH10	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 10/19/25 - 11/18/25		48.00	4,544,295.39
12/15/2025	121525ACH11	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 10/19/25 - 11/18/25		48.00	4,544,247.39
12/15/2025	121525ACH12	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 10/19/25 - 11/18/25		48.00	4,544,199.39
12/15/2025	121525ACH13	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 10/19/25 - 11/18/25		49.00	4,544,150.39
12/15/2025	121525ACH14	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 10/19/25 - 11/18/25		49.00	4,544,101.39
12/15/2025	121525ACH15	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 10/19/25 - 11/18/25		49.00	4,544,052.39
12/15/2025	121525ACH16	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 10/19/25 - 11/18/25		51.00	4,544,001.39
12/15/2025	121525ACH17	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 10/19/25 - 11/18/25		55.00	4,543,946.39
12/15/2025	121525ACH18	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 10/19/25 - 11/18/25		56.00	4,543,890.39
12/15/2025	121525ACH19	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 10/19/25 - 11/18/25		56.00	4,543,834.39
12/15/2025	121525ACH20	Clay Electric Cooperative, Inc.	2204 LINKS DR 10/19/25 - 11/18/25		75.00	4,543,759.39
12/15/2025	121525ACH21	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 10/19/25 - 11/18/25		198.00	4,543,561.39
12/15/2025	121525ACH22	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 10/19/25 - 11/18/25		215.00	4,543,346.39
12/15/2025	121525ACH23	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 10/19/25 - 11/18/25		317.00	4,543,029.39
12/15/2025	121525ACH24	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 10/19/25 - 11/18/25		1,309.00	4,541,720.39
12/15/2025	121525ACH25	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 10/19/25 - 11/18/25		2,092.00	4,539,628.39
12/16/2025	121625ACH1	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 10/19/25 - 11/18/25		46.00	4,539,582.39
12/16/2025	121625ACH2	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 10/19/25 - 11/18/25		48.00	4,539,534.39
12/16/2025	121625ACH3	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 10/20/25 - 11/19/25		50.00	4,539,484.39
12/16/2025	121625ACH4	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 10/19/25 - 11/18/25		59.00	4,539,425.39
12/16/2025	121625ACH5	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 10/19/25 - 11/18/25		792.00	4,538,633.39
12/16/2025	121625ACH6	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 10/19/25 - 11/18/25		3,160.00	4,535,473.39
12/16/2025	121625ACH7	GFL	Trash Service		394.69	4,535,078.70
12/16/2025	121625ACH8	GFL	Trash Service		607.97	4,534,470.73
12/16/2025			Deposit	7.47		4,534,478.20
12/17/2025	121725ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 10/19/25 - 11/18/25		630.00	4,533,848.20
12/17/2025			Deposit	23.97		4,533,872.17
12/18/2025	200164	Vesta District Services	Invoice: 429987 (Reference: Management Fees Dec 25.)		5,974.92	4,527,897.25

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Date	Number	Name	Memo	Deposits	Payments	Balance
12/18/2025	200165	Baker Pools Inc.	Invoice: 1023 (Reference: Pool Repairs.)		5,000.00	4,522,897.25
12/18/2025			Deposit	57.14		4,522,954.39
12/19/2025			Deposit	2,075.00		4,525,029.39
12/19/2025			Deposit	552.50		4,525,581.89
12/19/2025			Deposit	499,303.16		5,024,885.05
12/19/2025			Deposit	47.94		5,024,932.99
12/22/2025	200166	Poolsure	Invoice: 131295633574 (Reference: Annual Pool Service.)		52,867.84	4,972,065.15
12/22/2025	200167	Tropical Pressure & Painting, Inc.	Invoice: 012-2025 (Reference: Paint Dumpster Gates.)		1,200.00	4,970,865.15
12/22/2025	200168	Pickett Electric, Inc.	Invoice: 611 (Reference: Replace GFCI receptacles.) Invoice: 609 (Reference: Replace LED Floo...		885.00	4,969,980.15
12/22/2025	200169	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 171989 (Reference: Material for Irrigated Courts.)		1,153.08	4,968,827.07
12/23/2025	200170	Terra Grade LLC	Invoice: 1076 (Reference: Road Repairs.)		28,450.00	4,940,377.07
12/23/2025	200171	The Pool and Patio Shop	Invoice: 100047 (Reference: Deposit Pool Furniture Repair.)		5,000.00	4,935,377.07
12/23/2025	200172	Prime AE	Invoice: 54675 (Reference: Professional Services April 25.) Invoice: 54778 (Reference: Profes...		28,917.80	4,906,459.27
12/23/2025	200173	All Pro Asphalt	Invoice: 14-2-9400 (Reference: Asphalt Milling & Paving.)		108,250.00	4,798,209.27
12/24/2025	122425BOS1	Michael Glickman	BOS Meeting 12/16/25		200.00	4,798,009.27
12/24/2025	122425BOS2	Michelle Szafranski	BOS Meeting 12/16/25		200.00	4,797,809.27
12/24/2025	122425BOS3	Mike Cella	BOS Meeting 12/16/25		200.00	4,797,609.27
12/24/2025	122425BOS4	Rick Nelson	BOS Meeting 12/16/25		200.00	4,797,409.27
12/24/2025	122425BOS5	Rodney Ashford	BOS Meeting 12/16/25		200.00	4,797,209.27
12/26/2025	122625ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		715.67	4,796,493.60
12/26/2025	122625CC1	Valley Bank Credit Card	Various Purchases		9,206.90	4,787,286.70
12/27/2025			Deposit	9.41		4,787,296.11
12/29/2025	122925ACH1	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,786,967.64
12/29/2025	122925ACH2	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,786,639.17
12/29/2025	122925ACH4	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		105.66	4,786,533.51
12/29/2025	122925ACH5	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		164.24	4,786,369.27
12/29/2025	122925ACH6	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	4,786,317.94
12/29/2025	122925ACH7	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		23.89	4,786,294.05
12/29/2025	122925ACH8	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		63.36	4,786,230.69
12/29/2025	122925ACH9	Clay County Utility Authority	Spine Road Reclaimed Irrigation		336.42	4,785,894.27
12/29/2025	122925ACH10	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		333.84	4,785,560.43
12/29/2025	122925ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		557.82	4,785,002.61
12/29/2025	122925ACH12	Clay County Utility Authority	Spine Road Reclaimed Irrigation		707.96	4,784,294.65
12/29/2025	122925ACH13	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		826.04	4,783,468.61
12/29/2025	122925ACH14	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.55	4,783,446.06
12/29/2025	122925ACH15	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		487.97	4,782,958.09
12/29/2025	122925ACH16	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.61	4,782,845.48

Fleming Island Plantation CDD
Check Register
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Date	Number	Name	Memo	Deposits	Payments	Balance
12/29/2025	122925ACH17	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	4,782,810.20
12/29/2025	122925ACH18	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		184.94	4,782,625.26
12/29/2025	122925ACH19	Clay County Utility Authority	426 -2 Old Hard Road Restroom		357.56	4,782,267.70
12/29/2025	122925ACH20	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,781,939.23
12/29/2025	122925ACH21	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		126.30	4,781,812.93
12/29/2025	122925ACH22	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		602.05	4,781,210.88
12/29/2025	122925ACH23	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		114.76	4,781,096.12
12/29/2025	122925ACH24	Clay County Utility Authority	2300 Town Center Blvd Irrigation		1,465.87	4,779,630.25
12/29/2025	122925ACH25	Clay County Utility Authority	2300 Town Center Blvd Info Center		112.61	4,779,517.64
12/29/2025	122925ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,343.01	4,778,174.63
12/29/2025	122925ACH27	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		51.41	4,778,123.22
12/29/2025	122925ACH28	Clay County Utility Authority	2300 Town Center Blvd Pool		963.57	4,777,159.65
12/29/2025	122925ACH29	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		20.53	4,777,139.12
12/29/2025	122925ACH3	Clay County Utility Authority	Spine Road Reclaimed Irrigation		333.85	4,776,805.27
12/29/2025			Deposit	9.34		4,776,814.61
12/31/2025			Deposit	48.25		4,776,862.86
12/31/2025			Interest	13,506.26		4,790,369.12
12/31/2025		End of Month		3,039,681.92	416,033.43	4,790,369.12

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

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Bank	Checking Account - 3330	n/a	0.00%	\$ 17,169
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	4,790,369 (1)
Subtotal					\$ 4,807,538
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.06%	\$ 1,390,489
Total GF					\$ 6,198,026

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%	\$ 34
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%	170,543
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	170
Total DS					\$ 191,956

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%	\$ 403,413
Total CP					\$ 403,413
Total All Funds					\$ 6,793,397

(1)

Fleming Island Plantation CDD
Bank Reconciliation
December 31, 2025

Balance per Bank Statement	\$	4,874,205.97
Plus: Deposits		48.25
Less: Outstanding Checks		83,885.10
Adjusted Bank Balance	\$	<u>4,790,369.12</u>
Beginning Cash Balance Per Books	\$	2,166,720.63
Cash Receipts		3,039,681.92
Cash Disbursements		416,033.43
Balance per Books	\$	<u>4,790,369.12</u>

EXHIBIT 13

EXHIBIT 14

EXHIBIT 15

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

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD	FY 2027 PROPOSED	VARIANCE FY26-FY27	% VARIANCE FY26-FY27
REVENUES							
SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 3,236,564	\$ 3,330,993	\$ 3,533,212				
SPECIAL ASSESSMENTS - DISCOUNTS	\$ (118,086)	\$ (123,341)	\$ (141,328)				
INTEREST - INVESTMENTS	\$ 169,618	\$ 160,338	\$ 75,000				
ROOM RENTALS	\$ 8,163	\$ 11,098	\$ 8,000				
SWIMMING PROGRAM FEES	\$ 751	\$ 362	\$ 1,000				
TENNIS MEMBERSHIP	\$ 2,400	\$ 3,108	\$ 2,500				
COURT PROGRAM FEES	\$ -	\$ 648	\$ 500				
SPECIAL EVENTS	\$ 3,797	\$ 7,141	\$ 6,500				
OTHER MISCELLANEOUS REVENUES	\$ 1,788	\$ 10,994	\$ 2,250				
ACCESS CARDS	\$ 6,085	\$ 3,358	\$ 7,000				
INSURANCE REIMBURSEMENTS	\$ 6,000	\$ 6,438	\$ -				
TOTAL REVENUES	\$ 3,317,080	\$ 3,411,137	\$ 3,494,633				
EXPENDITURES							
ADMINISTRATIVE							
P/R-BOARD OF SUPERVISORS	\$ 13,000	\$ 13,400	\$ 16,000				
FICA TAXES	\$ 995	\$ 658	\$ 1,224				
PROFSERV-ARBITRAGE REBATE	\$ 600	\$ -	\$ 600				
PROFSERV-DISSEMINATION AGENT	\$ 1,200	\$ -	\$ 1,200				
PROFSERV-ENGINEERING	\$ 42,949	\$ 27,621	\$ 30,000				
PROFSERV-LEGAL SERVICES	\$ 46,253	\$ 49,777	\$ 45,000				
PROFSERV-MGMT CONSULTING SERVICES	\$ 62,339	\$ 61,694	\$ 62,339				
PROFSERV-OTHER LEGAL SETTLEMENTS	\$ 37,000	\$ -	\$ -				
PROFSERV-SPECIAL-ASSESSMENT ADMINISTRATION	\$ 9,360	\$ 8,940	\$ 9,360				
PROFSERV-TRUSTEE FEES	\$ 4,000	\$ 4,000	\$ 4,000				
AUDITING SERVICES	\$ 4,000	\$ 4,100	\$ 4,100				
POSTAGE AND FREIGHT	\$ 2,078	\$ 3,684	\$ 3,600				
INSURANCE-GENERAL LIABILITY	\$ 50,752	\$ 52,925	\$ 58,000				
PRINTING AND BINDING (Moved to OFFICE SUPPLIES)	\$ 1,204	\$ 47	\$ 250				
LEGAL ADVERTISING	\$ 1,748	\$ 2,161	\$ 3,200				
MISC-ASSESSMENT COLLECTION COST	\$ 62,370	\$ 64,153	\$ 70,664				
MISC-CREDIT CARD FEES (moved to MISC-CONTINGENCY)	\$ 615	\$ 831	\$ 600				
MISC-CONTINGENCY	\$ 3,102	\$ 7,331	\$ 5,000				
ADMIN-SCHOLARSHIPS-- (line item not used in 3 years)	\$ -	\$ -	\$ -				
OFFICE SUPPLIES	\$ 141	\$ 972	\$ 300				
ANNUAL DISTRICT FILING FEE	\$ 175	\$ 175	\$ 175				
TOTAL ADMINISTRATIVE	\$ 343,881	\$ 302,469	\$ 315,612				
FIELD							
PROFSERV-FIELD MANAGEMENT (VESTA)	\$ 759,922	\$ 786,908	\$ 831,769				

PROFSERV-WEB SITE DEVELOPMENT	\$ 1,800	\$ 1,800	\$ 2,000
CONTRACTS-LIFEGUARD SERVICES	\$ 247,855	\$ 286,448	\$ 276,000
CONTRACTS-JANITORIAL SERVICES	\$ 30,742	\$ 30,161	\$ 35,000
CONTRACTS-SECURITY SERVICES	\$ 56,897	\$ 52,504	\$ 60,000
CONTRACTS-LANDSCAPE	\$ 658,400	\$ 658,400	\$ 688,577
ELECTRICITY - GENERAL	\$ 73,318	\$ 71,916	\$ 85,000
UTILITY - WATER	\$ 114,327	\$ 78,966	\$ 86,000
R&M - AQUASCAPING	\$ 68,475	\$ 62,025	\$ 66,500
R&M - COMMON AREA	\$ 40,134	\$ 30,696	\$ 40,000
R&M - ELECTRICAL	\$ 31,996	\$ 19,902	\$ 33,000
R&M - OTHER LANDSCAPE	\$ 122,196	\$ 70,132	\$ 160,000
R&M - IRRIGATION	\$ 28,058	\$ 14,598	\$ 36,000
MISC - HOLIDAY DÉCOR	\$ 4,621	\$ 11,661	\$ 12,000
OP SUPPLIES - GENERAL	\$ 16,972	\$ 15,751	\$ 15,000
TOTAL FIELD	\$ 2,270,211	\$ 2,191,868	\$ 2,426,846
PARKS & RECREATION - AMENITIES Y-CENTER			
COMMUNICATION - TELEPH - FIELD	\$ 12,050	\$ 8,362	\$ 12,500
POSTAGE AND FREIGHT	\$ 57	\$ -	\$ -
INTERNET & WIFI - GAZEBO	\$ 1,479	\$ 2,146	\$ 1,600
ELECTRICITY - GENERAL	\$ 32,094	\$ 31,061	\$ 36,000
UTILITY - REFUSE REMOVAL	\$ 5,840	\$ 7,389	\$ 5,500
UTILITY - WATER & SEWER	\$ 38,712	\$ 26,710	\$ 28,000
LEASE - COPIER	\$ 8,312	\$ 10,904	\$ 10,000
R&M - AIR CONDITIONING	\$ 3,247	\$ 3,733	\$ 3,500
R&M - FIRE SUPPRESSION SYSTEM	\$ 508	\$ 1,016	\$ 700
R&M - GROUNDS	\$ 11,787	\$ 20,255	\$ 16,000
R&M - PEST CONTROL	\$ 758	\$ 1,177	\$ 1,000
R&M - TENNIS COURTS	\$ 5,567	\$ 11,054	\$ 24,000
R&M - PICKLEBALL COURT	\$ -	\$ -	\$ 1,000
MISC - EVENT EXPENSE	\$ 45,276	\$ 54,290	\$ 40,000
MISC - TERMITE BOND	\$ 784	\$ 519	\$ 750
MISC - LICENSES & PERMITS	\$ 775	\$ 1,525	\$ 700
MISC - AMENITY CENTER EQUIPMENT	\$ 7,120	\$ 6,223	\$ 5,000
MISC - CONTINGENCY	\$ 17,297	\$ 24,447	\$ 10,000
OFFICE SUPPLIES - Combine with Operating Supplies	\$ 5,124	\$ 4,969	\$ 4,000
CLEANING SUPPLIES - Combine with Operating Supplies	\$ 559	\$ 334	\$ 1,000
OPERATING SUPPLIES - GENERAL	\$ 5,692	\$ 12,583	\$ 7,000
OP SUPPLIES - POOL CHEMICALS	\$ 27,013	\$ 19,420	\$ 33,000
OP SUPPLIES - POOL & SPLASH PAD	\$ 2,905	\$ 5,118	\$ 5,000
SUBSCRIPTIONS & MEMBERSHIPS	\$ 6,026	\$ 3,509	\$ 2,500
CAPITAL OUTLAY	\$ -	\$ -	\$ -
TOTAL PARKS & RECREATION - AMENITY CENTER	\$ 238,982	\$ 256,744	\$ 248,750
COMMUNITY CENTER - SPLASH PARK			
COMMUNICATION - TELEPH - FIELD (moved to P&R - Amenities)	\$ 6,377	\$ 9,502	\$ 6,500
ELECTRICITY - GENERAL (moved to P&R - Amenities)	\$ 20,484	\$ 19,067	\$ 22,000

UTILITY - REFUSE REMOVAL (moved to P&R - Amenities)	\$ 3,575	\$ 5,007	\$ 4,400
UTILITY - WATER & SEWER (moved to P&R - Amenities)	\$ 19,004	\$ 15,590	\$ 20,000
R&M- AIR CONDITIONING (moved to P&R - Amenities)	\$ 108	\$ 867	\$ 1,000
R&M- FIRE SUPPRESSION SYSTEM (moved to P&R - Amenities)	\$ 1,447	\$ 1,526	\$ 1,500
R&M - GROUNDS (moved to P&R - Amenities)	\$ 16,144	\$ 9,093	\$ 10,000
R&M- PEST CONTROL (moved to P&R - Amenities)	\$ 500	\$ 550	\$ 650
R&M- OUTDOOR/FITNESS (moved to P&R - Amenities)	\$ -	\$ -	\$ 2,000
MISC - REC CENTER EQUIPMENT (moved to P&R - Amenities)	\$ 1,103	\$ 6,444	\$ 2,000
MISC - TERMITE BOND (moved to P&R - Amenities)	\$ 292	\$ 300	\$ 375
MISC - LICENSES & PERMITS (moved to P&R - Amenities)	\$ 475	\$ 2,475	\$ 500
MISC - CONTINGENCY (moved to P&R - Amenities)	\$ 4,119	\$ 29,879	\$ 8,500
OFFICE SUPPLIES (moved to P&R - Amenities)	\$ 420	\$ 423	\$ 500
CLEANING SUPPLIES (moved to P&R - Amenities)	\$ 279	\$ 110	\$ 1,000
OP SUPPLIES - GENERAL (moved to P&R - Amenities)	\$ 2,148	\$ 2,823	\$ 2,000
OP SUPPLIES - POOL CHEMICALS (moved to P&R - Amenities)	\$ 25,854	\$ 36,491	\$ 33,000
OP SUPPLIES - POOL & WADING POOL (moved to P&R - Amenities)	\$ 1,545	\$ 1,921	\$ 2,500
TOTAL COMMUNITY CENTER - SPLASH PARK	\$ 103,874	\$ 142,068	\$ 118,425
RESERVES			
RESERVE - CDD AMENITY	\$ 41,599	\$ 431,569	\$ 325,000
RESERVE - SPLASH PARK	\$ 36,990	\$ 2,737	\$ 60,000
RESERVE -OTHER	\$ -	\$ 14,319	\$ -
TOTAL RESERVES	\$ 78,589	\$ 448,625	\$ 385,000
TOTAL EXPENDITURES & RESERVES	\$ 3,035,537	\$ 3,341,774	\$ 3,494,633
EXCESS OF REVENUE OVER (UNDER) EXPEND.	\$ 284,793	\$ 69,363	\$ -
FUND BALANCE			
FUND BALANCE - BEGINNING - (2024, 2025 AUDITED; OTHERS PROJECTED)	\$ 1,983,123	\$ 2,267,916	\$ 2,337,279
NET CHANGE IN FUND BALANCE	\$ 284,793	\$ 69,363	\$ -
FUND BALANCE - ENDING - (2024 AUDITED; OTHERS PROJECTED)	\$ 2,267,916	\$ 2,337,279	\$ 2,337,279
COMMITTED			
NON SPENDABLE PREPAIDS		\$	19,982
NON SPENDABLE DEPOSITS		\$	10,367
TRANSFER OUT TO CAPITAL RESERVE FUND--to be discussed later		\$	-
ASSIGNED			
2 MONTHS WORKING CAPITAL		\$	582,439
ENTRY FEATURES		\$	166,636
PARKS		\$	143,744
RECREATION FACILITIES		\$	547,195
MISCELLANEOUS SITE IMPROVEMENT		\$	272,140
SIGNAGE		\$	221,332
UNASSIGNED		\$	373,444

**FUND BALANCE - ENDING - (2024 AUDITED; OTHERS
PROJECTED)**

\$ 2,337,279