



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

***Advanced Meeting Package***

***Regular Meeting***

***Tuesday  
February 24, 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

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

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, February 24, 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](mailto:dmcinnes@vestapropertyservices.com) . We look forward to seeing you at the meeting.

Sincerely,

*David McInnes*

David McInnes  
District Manager

Cc: Attorney  
Engineer  
District Records

# Fleming Island Plantation Community Development District

Meeting Date: Tuesday, February 24, 2026      Call-in Number: +1 (929) 205-6099  
Time: 6:00 PM      Meeting ID: 705 571 4830#  
Location: Splash Park, 1510 Calming Water Drive, Fleming Island, Florida

## *Revised Agenda*

### **I. Roll Call**

### **II. Pledge of Allegiance**

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

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

### **IV. Presentation of Proof of Publication(s)**

[Exhibit 1](#)  
[Pg. 6](#)

### **V. Vendor Reports**

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

[Exhibit 2](#)  
[Pgs. 8-22](#)

B. Lifeguard Services Report – Elite Amenities

C. Landscaping Update – Ruppert Landscape

[Exhibit 3](#)  
[Pgs. 24-38](#)

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

[Exhibit 4](#)  
[Pg. 40](#)

### **VI. Staff Reports**

A. District Engineer

[Exhibit 5](#)  
[Pg. 42](#)

1. Consideration of Prime AE Landscape Revitalization & Repositioning Proposal

[Exhibit 6](#)  
[Pgs. 44-53](#)

2. Consideration of Requisition #170

[Exhibit 7](#)  
[Pgs. 55-57](#)

3. Consideration of Requisition #171

[Exhibit 8](#)  
[Pgs. 59-61](#)

**VI. Staff Reports – continued**

4. **Consideration of Requisition #172**

[Exhibit 9](#)  
[Pgs. 63-68](#)

B. District Counsel

C. **General Manager’s Report**

[Exhibit 10](#)  
[Pg. 70](#)

1. **Survey Question Regarding Village Square Fountain**

[Exhibit 11](#)  
[Pgs. 72-74](#)

D. Amenity Manager’s Report

[Exhibit 12](#)  
[Pgs. 76-78](#)

E. Field Operations Manager’s Report

[Exhibit 13](#)  
[Pgs. 80-82](#)

F. District Manager

1. Action Item Report

[Exhibit 14](#)  
[Pgs. 84-85](#)

2. Meeting Matrix

[Exhibit 15](#)  
[Pgs. 87-91](#)

**VII. Consent Agenda**

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 27, 2026

[Exhibit 16](#)  
[Pgs. 93-96](#)

B. **Consideration for Acceptance – The January 2026 Unaudited Financial Statements**

[Exhibit 17](#)  
[Pgs. 98-126](#)

**VIII. Business Items**

**IX. Discussion Topics**

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

**X. Supervisors’ Requests**

**XI. Action Items Summary**

**XII. Next Regular Meeting Agenda Items**

**XIII. Next Meeting Quorum Check: March 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

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*Thank You!*

## PROOF PREPARED FOR

Fleming Island Plantation CDD  
Notice of BOS Regular Meeting  
February 24, 2026

## RUN DATES

2/12/2026

## COST

\$72.90

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### FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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#### NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District (the "District") will be held on Tuesday, February 24, 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 189109 Published 2/12/2026 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

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legal@claytodayonline.com

# EXHIBIT 2



**Fleming Island Plantation CDD**

**2/17/2026**

2300 Town Center Blvd.  
 Fleming Island, FL 32003

Please see the below summary of treatments completed to date since our January 19th report. The lakes are currently in good condition overall. Our primary focus is currently on a few problem lakes with algae that is persisting even with freezing temperatures. This is due in part to reduce volume from dry, stagnant conditions without any turnover from rainfall. We did receive some rain recently. Hopefully that will help out and we continue to climb out of the drought as we head into Spring. As always, please let us know if there are any questions or concerns and we will make sure they are addressed right away. We greatly appreciate the opportunity to work for you and the homeowners of the Fleming Island Plantation Community.

Zone	Technician	Date	Pond #	Service Provided
2	David Hayes	Jan. 21st	44, 46, 47, 48	Algae
4	Drew Lagenour	Jan. 27th	4, 21, 42, 49	Algae *
6	Troy Weaver	Jan. 27th	19, 22, 23, 26	Algae
12	Jeremy Mashek	Jan. 20th	11, 12, 16, 17	Algae
14	Brandon Ernst	Jan. 29th	29, 35, 36, 37	Algae
--	Eric Walker	Jan. 26th	--	(300) sterile grass carp stocked
1	Kory Kines	Feb. 10th	45, 50, 51, 52	Algae
2	David Hayes	Feb. 12th	44, 46, 47, 48	Inspected *
3	Luis Gallant	Feb. 10th	33, 43, 54, 55	Algae, Emergent, Submersed
5	Alex Kastner	Feb. 12th	38, 39, 40, 41	Algae, Emergent, Terrestrial *
6	Troy Weaver	Feb. 9th	19, 22, 23, 26	Algae
7	Marcus Thigpen	Feb. 9th	1, 2, 3, 30	Algae
8	Eric Walker	Feb. 6th	27, 34	Algae
10	Eric Wood	Feb. 11th	5, 8, 9, 24	Algae
11	Garrett Potter	Feb. 11th	6, 7, 14, 25	Algae
12	Jeremy Mashek	Feb. 17th	11, 12, 16, 17	Algae
13	Nicholaz Zumwalt	Feb. 12th	10, 13, 15	Algae, Emergent, Submersed
14	Brandon Ernst	Feb. 11th	29, 35, 36, 37	Algae
--	Eric Williams	Feb. 11th	27	Additional algae treatment

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\*beneficial bacteria/probiotic applied

**Control Structure Inspection**

<b>Pond #</b>	<b>Inspected On</b>	<b>Condition/Notes</b>
4	Feb. 10	Water freely flowing. Recommend clearing trees away from control structure/draw down
5	Feb. 10	Control structure clear and operating properly.
7	Feb. 10	Outfall structure clear and flowing properly. Some trash removed.
14	Feb. 10	Control structure clear and functioning properly. Trash removed. Depression noted behind control.
21	Feb. 10	Control structure flowing and functioning properly.
27	Feb. 10	Vegetation treated around control. Water flowing freely.
28	Feb. 10	Control structure flowing and functioning properly.
29	Feb. 10	Overflow weir clear and functioning properly.
33	Feb. 10	Draw down pipe remains cracked. Some vegetation/trash was cleared.
35	Feb. 10	Control structure functioning as intended.
36	Feb. 10	Water freely flowing. Accumulation of muck, debris and brush in front of and around control.
49	Feb. 10	Overflow weir clear and functioning properly.
54	Feb. 10	Draw down and control structure clear and functioning properly. Tree down over concrete outlet.
55	Feb. 10	Control structure functioning properly. Some trash removed. Tree down along bank near control.

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**Pond 1**



**Pond 2**



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**Pond 4**



Feb 10, 2026 at 1:06:55 PM  
2300 Town Center Blvd  
Fleming Island FL 32003  
United States

**Pond 5**



Feb 10, 2026 at 2:42:10 PM  
2265-2283 Town Center Blvd  
Fleming Island FL 32003  
United States  
The Golf Club at Fleming Island

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**Pond 7**



**Pond 14**



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**Pond 21**



Feb 10, 2026 at 1:17:18 PM  
2260 Town Center Blvd  
Fleming Island FL 32003  
United States  
The Golf Club at Fleming Island

**Pond 22**



Feb 9, 2026 at 12:01:56 PM  
2260 Town Center Blvd  
Fleming Island FL 32003  
United States  
The Golf Club at Fleming Island

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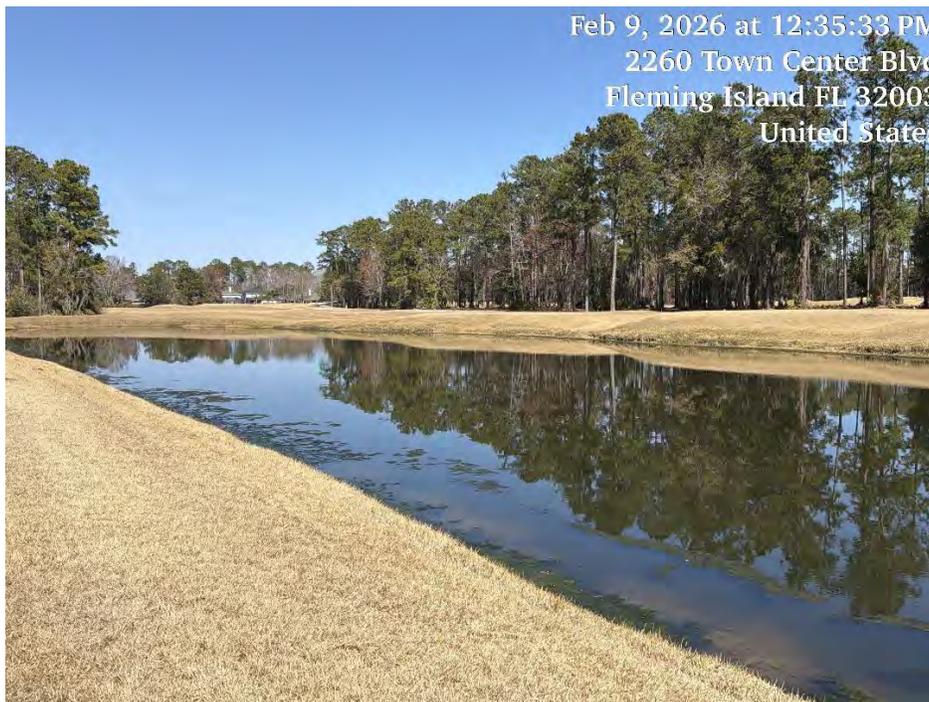
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**Pond 23**



**Pond 25**



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**Pond 27**



**Pond 29**



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**Pond 32**



Feb 9, 2026 at 12:56:01 PM  
291-319 Old Hard Rd  
Fleming Island FL 32003  
United States

**Pond 33**



Feb 10, 2026 at 12:50:15 PM  
1779 Covington Ln  
Fleming Island FL 32003  
United States

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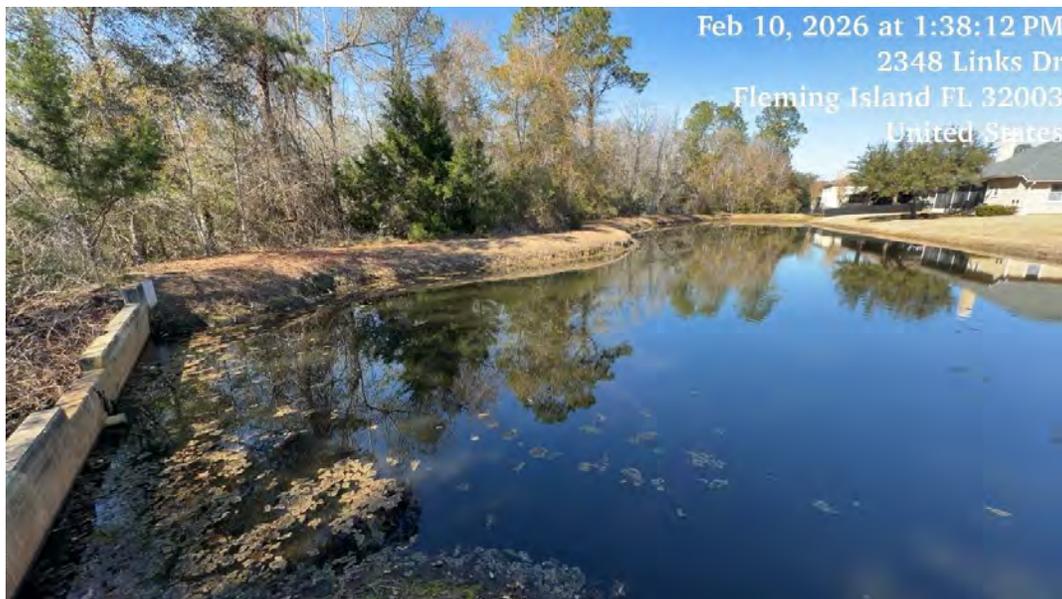
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**Pond 34**



**Pond 35**



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**Pond 36**



**Pond 44**



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**Pond 45**



**Pond 48**



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**Pond 49**



**Pond 52**



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**Pond 53**



**Pond 54**



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**Pond 55**



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# EXHIBIT 3



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

## Monthly Report February

February 13, 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.

**Agrow Pro:** Spring fertilization will begin in the first week of March.

**Annuals:** Flower change out is scheduled for March 3<sup>rd</sup> (Yellow marigolds in front and purple Angelonia in back).

**Bed Weed Control:** All bed weeds and crack weeds were sprayed throughout entire property. (We are on our third rotation with the ability to touch every inch of the property within 4 days while using a minimal amount of chemical due to the introduction of pre-emergent weed control such as stone wall and Prodi amine.)

**Tree work –**

- Large crape myrtle that was destroyed by vehicle accident on town Center Blvd between amber wood and Cypress Glenn was cut up and removed.
- Dead pine tree was removed from berm between splash park and Lake Ridge North.
- Dead wax myrtles and branches were removed from berms in front of Autumn Glenn per request from the H.O.A. board.

**Mulch Installation** – mulch bed prep is completed from town center Blvd. and Hwy 17 to the 4 way stop sign near the high school. (Remaining bed prep will be completed this week.) Mulch blow in begins Monday Feb 23<sup>rd</sup>.

**Winter Cutbacks** – Maintenance crew has completed all winter cutbacks of ornamental grasses and plant material.

**Irrigation –**

- Monthly inspections have been completed and approved repairs are done.
- All zone lines have been reconnected in road construction area.
- Irrigation pricing for new amenities bathroom facility has been provided to Vesta.
- Pricing to convert F.I.P. from traditional irrigation system to 2-wire system with smart controllers has been provided.



# RUPPERT

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## L A N D S C A P E

February 13, 2026

Hello all:

As we move through the month of February, North Florida's landscape remains in a transitional phase between winter dormancy and the early stirrings of spring. This period often brings a mix of cool mornings, mild afternoons, and the lingering effects of recent frosts. The following report outlines what you can expect from your lawn and plant material during this time, along with key maintenance recommendations to ensure a healthy and successful start to the upcoming growing season.

Recent cold snaps have left many tropical and subtropical plants showing visible signs of frost damage, including browning, wilted foliage, and dieback on exposed stems. Plants such as hibiscus, firebush, plumbago, and other cold-sensitive varieties are especially affected.

February is an appropriate time to begin cutting back frost-damaged plant material. Removing dead or compromised growth helps prevent disease, improves airflow, and encourages healthy new shoots as temperatures begin to rise. This process also allows us to assess which plants have survived the winter and which may require replacement.

While some homeowners prefer to wait until the final threat of frost has passed, mid- to late February is generally considered a safe window for pruning. Clearing away winter damage now prepares your landscape for a strong spring recovery.

Most North Florida turf grasses including St. Augustine, zoysia, centipede, and Bermuda remain in varying stages of dormancy throughout February. During this period, lawns may appear brown, thin, or patchy. This is a natural response to cooler temperatures and reduced daylight.

It is important to note that dormant turf should not be mowed. Because the grass is not actively growing, mowing can cause unnecessary stress, expose the crown to cold injury, and reduce the plant's stored energy reserves needed for spring green-up. For now, the best practice is to allow the turf to rest undisturbed. Light debris removal is acceptable, but scalping or aggressive lawn work should be avoided until warmer weather returns.

During February, you may also notice:

- The presence of cool season weeds such as chickweed or henbit
- Minimal irrigation needs due to lower evaporation rates
- Early budding on certain shrubs and trees, including azaleas and red maples
- Overall slow growth across the landscape, which is normal for this time of year

This month also provides an excellent opportunity to plan upcoming spring projects, such as bed redesigns, mulch refreshes, or new plantings.

Although February is not the most vibrant month in the North Florida landscape, it is a critical time for maintenance and preparation. By addressing frost-damaged plant material and avoiding mowing dormant turf, you help protect the long-term health of your landscape and set the stage for a vigorous spring resurgence.

If you have any questions or would like assistance with seasonal maintenance, we are always here to help.

Christopher C. Cesaro

Area Manager Fleming Island

Ruppert Landscape



## **Fleming Island Plantation**

### **Weekly Communication**

**February 6, 2026**

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 property.
- Spot Mowing was performed in areas inside communities on islands, roadside turf strips and miscellaneous pads of turf as needed.
- Blowing of all hard surfaces was performed throughout property.
- Variegated ginger on median island outside of splash park was cut back to remove frost damage and promote new growth during the spring flush.
- Shrubs on median islands on T.C. were hand pruned to remove the minor growth that generated after growth regulator application. (New production growth has slowed and is expected to hold with minimal pruning for a minimum of 3 months)
- Random ant beds were treated throughout the property.
- Fallen tree were removed from berm on Town center Blvd.
- Cleanup of area behind white vinyl fence at the entrance to the links was completed.

- Ride through of property was performed with Fred to identify and determine necessity of electrical meters throughout the CDD based on usage and consumption per meter.
- Irrigation Zone lines in road construction area were reconnected, and water was restored in preparation for sod installation to be performed by roadway construction contractor.
- Irrigation leak on Median Island outside of Cypress Glenn that was reported by resident has been repaired.



## **Fleming Island Plantation**

### **Weekly Communication**

**February 13, 2026**

Margaret:

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

- Mulch beds were prepped for mulch from Town center Blvd. and Hwy. 17 to the 4 way stop.
- Spot Mowing was performed in areas inside communities on islands, roadside turf strips and miscellaneous pads of turf as needed.
- Blowing of all hard surfaces was performed throughout property.
- Crape myrtle damaged by vehicle accident on Town Center Blvd. between Cypress Glenn and Amberwood was cut up and removed.
- Weeds were treated in plant beds and concrete joints on Fleming Plantation Blvd and Village square. (second application on Village Square)
- Random ant beds were treated throughout the property.
- Monthly irrigation inspection was performed.
- Fallen tree was removed from splash park.

- Branches, sticks and debris were removed from natural area in front of amenities center.
- Pricing for Irrigation at new amenities bathroom facility was provided to vesta for review.
- Damaged electrical box for light pole at splash park was repaired by Vesta and the invoice has been paid by Ruppert as of 2/12/1016.
- Pricing for smart controllers and two wire systems for Fleming Island Plantation has been completed by Ruppert and will be included in the monthly C.D.D. report package for review by the Board of Directors.



# Monthly Gardening Tips

## February

### What to Plant

**Annuals/Perennials/Wildflowers:** Plants that can take a chill include dianthus, pansy, viola, and dusty miller.

**Bulbs:** Try dahlia, crinum, and agapanthus. Provide adequate water for establishment and protect them from cold with mulch.

**Flowering plants:** Many trees and shrubs will be in bloom, including red maple (*Acer rubrum*) and star magnolia (*Magnolia Kobus* var. *stellata*).

**Vegetables:** Plant potatoes now. Start with healthy seed pieces purchased from a local nursery or online seed catalog. Continue to plant cool-season crops.

## What to Do

**Palms:** Give cold-damaged palms proper care to encourage their recovery.

**Citrus:** Avoid pruning until spring. Cold temperatures may still injure citrus.

**Roses:** Prune roses this month to remove damaged canes and improve the overall form. After pruning, fertilize and apply a fresh layer of mulch. Blooming will begin 8–9 weeks after pruning.

**Shrubs:** Make certain that you know the height and spread of any shrub you plan to install. Not all shrubs are suitable for planting next to homes or under windows.

**Lawn:** Apply a preemergence weed killer (not a "weed and feed" fertilizer) when temperatures rise to 65°F for 4–5 days to prevent warm-season weeds. Timing is important for good control.

**Citrus and other fruit trees:** Fertilize now if not done in January. Frequency and amount of fertilization depend on the age of the tree.



**February 16, 2026**

**2300 Town Center Boulevard  
Fleming Island , FL 32003**

**Attn:**

**Re: 2 wire smart system conversion**

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

### **Scope of Work**

#### **2-wire/smart system upgrade**

After evaluation of your overall irrigation system based on sustainability and what we can do to improve this. Improving the sustainability of your system has a direct impact on the overall plant health, and water saving on the property. After reviewing your system, we found that several key features are not being utilized. By adding the feature below, we can increase the overall performance of the system typically resulting in a 10 to 30% in water savings on top of having the system monitored 24/7 through the cloud.

Several items will help improve water efficiency and reduce water usage. No one item will do this it is a combination of several systems that will provide the best return on investment ROI

#### **Cellular Communication**

The cellular card install is to install the cell card, 4g service, or ethernet card (CAT5/6 cable)in the back of the controller, set up all zones on the cloud platform, and set up all users, alerts, and notifications. Initial setup includes one year of service. Once the system is set up provide access to customers and train them on the use of the system if desired.

Below are some of the benefits of a cell card with flow and master valves. In the list below are examples of how they enhance performance

- Real-time water flow readings (did we put out enough water in that zone or why is zone XX running it should not be)

Ruppert Landscape, Inc.  
2105 Harbor Lake Drive ■ Fleming Island, FL 32003  
Office 904-778-1030 ■ Fax 301-482-0303 ■ [www.ruppertlandscape.com](http://www.ruppertlandscape.com)

- Real-time shutdown of system/water (a line just broke or a valve is stuck on, the system will detect and turn off all water vs. someone)
- Real-time alerts to issue (zone XX is still running and should be off)
- Real-time to environmental conditions on site (it just rained, did it rain enough for the plants)
- Automatic system adjustments (it just rains but we still need more water on the turf or we have been in 90+ heat and we need to increase watering due to evaporation)
- Real-time updates on software upgrades (new historical data to adjust watering time)
- Real-time alerts on sensors not working (zone XX did not run, and the flowers are going to die, or the turf is going to brown out vs. waiting for this to be noticed several days or weeks later)
- Multiple users set up (have all parties receive notification as needed)
- Mapping to controller if mapping option is chosen. Not all manufacturers support this.

Future years' service is \$350.00 per year for a yearly subscription.

First-year service included with the purchase of a cell card

Controller #	Zone #	Description	Qty
		controller upgrade	7
		wire run	1
		ivm decoders	209
		I.Q. cell card	7

**Total price for 2-wire/smart system upgrade:**

**\$303,401\_\_\_\_\_ Initial**

**flow sensor**

Designed if connected to the controller to shut down the main water line if the flow is detected. Must have flow sensor installed. This is strongly recommended due to the size of the system Please note that once we add a flow sensor the system must be 100% operational. Once a sensor is installed the system will have to be calibrated to ensure no leaks and all zones are operating 100% we have included all minor repair allowances below to the system to make these repairs as needed (i.e. clogged nozzles, broken heads, broken drip

line)Excludes, valve, and any lateral or mainline repair. Designed to help manage water flow, and detect a few issue ermine if zones are not working 100%, all based on each zone’s parameters (i.e. Line breaks).

Controller #	Zone #	Description	Qty
		master valve	8
		flow sensor	8
		sensor decoder	8

**Total price for flow sensor :**

**\$43,438 \_\_\_\_\_ Initial**

**valve and valve box upgrade**

During our evaluation of the property, we observed that there are several different types of valves installed throughout the irrigation system, including multiple older valves that have exceeded their recommended service life. Due to their age and inconsistent configuration, we recommend upgrading all existing valves to ensure system reliability, efficiency, and ease of maintenance moving forward.

Because this property operates on a reclaimed water system, we recommend installing Rain Bird PESB Scrubber Valve valves. These valves are specifically designed for reclaimed water applications and are built to handle debris commonly found in reclaim systems. Upgrading to these valves will also ensure full compatibility with the Rain Bird Smart Irrigation System, allowing for improved performance, monitoring, and long-term system management.

Additionally, while the existing valves are excavated for replacement, we propose installing new valve boxes. The current boxes are older, and several are damaged or deteriorating. Replacing them at the same time will improve accessibility, protection, and overall system presentation while eliminating the need for future excavation. This proactive upgrade will provide a more uniform, reliable, and efficient irrigation system built for long-term performance.

Controller #	Zone #	Description	Qty
		valve upgrade	209
		valve boxes	209

**Total price for valve and valve box upgrade:**

**\$144,683 \_\_\_\_\_ Initial**

**directional bore**

We will need to complete directional bores throughout the property to properly run wire to the roadway islands and to cross the property entrances.

These bores are necessary to protect the wiring infrastructure, avoid open trenching across paved areas, and ensure the irrigation system operates correctly and reliably throughout the property.

Controller #	Zone #	Description	Qty
		directional bore	1
		directional bore piping	1

**Total price for directional bore: \$100,847 \_\_\_\_\_ Initial**

This proposal is valid for 90 days from the date issued. If approval is not received within 90 days, we will need to reevaluate the scope of work and pricing at that time.

This proposal includes utility locates through 811 (public utility marking service). Please note that any required **private utility locates** are the responsibility of the client and must be completed prior to the start of work.

**Price to approve all Options : \$592,369 \_\_\_\_\_ Initial**

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion be due, in full, within thirty(30) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal may be withdrawn if not accepted within 30 days.

Ruppert Landscape, Inc.  
 2105 Harbor Lake Drive ■ Fleming Island, FL 32003  
 Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

- Any damages done to private utilities not marked by miss utility will be the sole responsibility of the owner to repair.
- The Acceptance Signature below gives Ruppert Landscape or their authorized subcontractor permission to proceed with the services described.
- Please note that once repairs are made it is not uncommon to have additional repairs identified.

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

Thank you.

**Acceptance of Proposal:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Ruppert Landscape LLC**  
**Christopher C. Cesaro**  
**904-400-1669 cell**  
**CCesaro@ruppertcompanies.com**

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

# 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

January 2026 / February 2026

1. Criminal Offences – No Reports
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 10 Reports
  - A. Ejections: 6
  - B. Disturbance: 1
  - C. Recovered Property: 2
  - D. Juvenile Complaint: 1 (Unattended minors at splash park playground)
5. Maintenance Reports – 6 Reports
6. Other FIP Policy Violations – No Reports

Respectfully Submitted,

*Billy Bonney*

William "Billy" Bonney

Chief

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



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

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

# EXHIBIT 5



## PROJECT MEMORANDUM

**TO:** Fleming Island Plantation CDD Board Members  
**FROM:** PRIME AE Group, Inc. - Ryan Stilwell, PE  
**DATE:** February 20, 2026  
**RE:** February 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 2025. Vallencourt, Prime AE representative and CEI met onsite 12/23/2025 to review current condition of the site and discuss logistics of repair. Vallencourt mobilizing 2/24 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 23<sup>rd</sup>. Please see enclosed proposal for Board review.

### 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



Jacksonville Office

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

P: 1.833.723.4768

February 19, 2026

Mrs. Margaret Alfano  
General Manager  
Fleming Island Plantation CDD  
2300 Town Center Blvd.  
Fleming Island, FL 32003

**RE: Fleming Island Plantation CDD  
Proposal for Landscape Revitalization and Repositioning**

Dear Margaret,

Thank you for the opportunity to provide our professional services for this landscape revitalization and repositioning project for The Fleming Island Plantation CDD, "FIPCDD" (THE CLIENT). Below please find our scope of services and fee schedule for the work outlined below.

**Task 1 – Project Coordination**

PRIME AE will provide overall file management of the project with regards to the base maps and design improvements proposed by the team. These files may include photos, graphics, text-based documentation, and AutoCAD files produced by the team.

**Task 2 – Data Gathering and Analysis**

PRIME AE will compile all relevant data required to advance the processes associated with a landscape revitalization and the repositioning of the FIPCDD to once again be the premier residential location in the area. This task also accommodates regularly scheduled meetings (budgeted 4 meetings with our team) and two (2) site visits to perform data gathering and site inventory.

- Analysis and review of existing conditions throughout the common areas landscape and hardscape elements including the amenity center, play areas, and pickleball/tennis courts.
- Evaluate (3) entrances from US17 into the community and main roundabout in terms of existing signage, landscape planting consistency, and general appeal.
- Evaluate (14) neighborhood entrances for landscape planting consistency and general appeal.

**Task 3 – Goals and Objectives**

PRIME AE will develop a series of project goals and objectives associated with the revitalization of outdated landscape and restoration of existing signage and features. The intention is that FIPCDD can utilize these goals and objectives as a script to revitalize the landscape throughout the entire development providing consistency and appeal. Deliverables will be presented at monthly CDD meetings.

**Deliverables**

- Goals and Objectives written document

#### **Task 4 – Conceptual Framework**

Based on the findings from Task 2 and the identified goals and objectives from Task 3, PRIME AE will develop a conceptual framework aimed at providing direction/vision for targeted improvement projects that align with the repositioning process. The framework will be in an outline format that relies on the following elements to inform the process.

- Case Studies – Identify and utilize two (2) known successful projects in the area or region which may provide a basis for the repositioning process.
- Diagramming – Development of conceptual level diagrams as a process element to inform the desired look and feel of landscape additions or subtractions needed at the main entrances and neighborhood entrance areas.
- Catalyst Projects – PRIME AE anticipates identifying key potential projects that will help support the repositioning process. This should be a project that will set a standard for the landscape typologies desired in the community.

The conceptual framework should serve as a guide for future enhancement projects or new construction projects. This framework will demonstrate to the CDD what is expected through design and planning by outlining the expectations and methods to create consistent improvements throughout the community. Deliverables will be presented at monthly CDD meetings.

##### Deliverables

- Case Study project sheet
- Conceptual Diagrams of one (1) main entrance and (2) neighborhood entrances
- Detailed proposal of Catalyst project chosen for completion

#### **Task 5 – Strategic Planning and Brand Repositioning**

PRIME AE will develop a comprehensive approach to execute the goals and supporting initiatives that will be identified throughout this proposal. We anticipate creating long-term and short-term strategies aimed at meeting the objectives while being stewards of the communities' resources. Deliverables will be presented at monthly CDD meetings.

- Repositioning, similar to a rebranding strategy, will define a methodology for adjusting the community's position in the marketplace.
- Articulation of long and short-term strategies in terms of 1-, 5-, & 10-year plans.
- Provide budgeting and cost related analysis associated with the development of goal initiatives and relevant life cycle.
- Plant material life cycle and current stages of such.
- Provide a framework for standardization of community elements so that they are consistent throughout the community and align with the master planning strategies.

##### Deliverables

- Strategic planning framework



- o Masterplans for 1-, 5-, & 10-year timeframes.

**Additional Services**

Any services requested outside of the scope of work above will be charged hourly according to the rate schedule attached, but will not commence without written permission. PRIME AE will obtain proposals for other sub-consultant services including surveying, geotechnical investigation, etc., as necessary to complete the proposed work. We will assist with coordinating the work of all sub-consultants by providing site information and data, as and when requested. These sub-consultants will contract with you directly for their services.

Our scope of work for this project does not include the following:

- Civil Engineering
- Final Landscape or Hardscape construction plans
- Clay County Permitting
- Owner changes after permit issuance
- Zoning or Land Use Deviations, Modifications, or Amendments
- JEA Water/Sewer Utility Permitting
- Wetland/Wildlife Identification, Studies, Flagging or Permitting
- Environmental studies/analysis
- Surveys (Topographic, Tree, Utility, Locates, etc.)
- Land or Easement Acquisition Elements
- Structural or Electrical Design of any kind
- Dry Utility Coordination and Planning
- Geotechnical Engineering
- Offsite Transportation Improvements of any kind
- Offsite Stormwater modeling or design
- Offsite Utility design and permitting
- Fire Protection studies, analysis or design
- Flood zone analysis and FEMA permitting
- Stormwater System Maintenance Agreement Assistance
- NPDES Stormwater Permitting
- Architectural Drawings
- Architectural Engineering
- Illustrative Marketing or 3D Graphics
- Construction Engineering Inspection
- Value Engineering
- Bid Administration/Construction Administration
- Record plat coordination
- Permit/application Fees

**Fee Schedule**

PRIME AE proposes to provide the service described in the Scope of Work based on the following fee schedule:

TASK	DESCRIPTION	CONTRACT TYPE	FEE
1	Project Coordination	T&M	\$ 2,500.00
2	Data Gathering and Analysis	Lump Sum	\$ 7,000.00
3	Goals and Objectives	Lump Sum	\$ 5,500.00
4	Conceptual Framework	Lump Sum	\$12,500.00
5	Strategic Planning and Brand Repositioning	Lump Sum	\$ 7,500.00
Total:			\$35,000.00

**OUT-OF-POCKET EXPENSES:**

All job-related travel, reprographic, printing, and plotting costs, and supplies, telefax and long-distance telephone charges, mail and courier delivery services will be billed at cost plus 15%.

This proposal includes our Standard Terms & Conditions and Rate Schedule, which are incorporated herein by reference and made part hereof.

PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement.

It is our pleasure to provide this professional services proposal to you. If you wish to authorize us to proceed, we ask that you sign and return one copy of the signed proposal to our office. If you have any questions regarding our proposal, we remain available to discuss it with you at your convenience.

Thank you again for the opportunity to provide our engineering services for this project.

Sincerely,



David Couch, RLA  
Project Manager



Ryan P. Stilwell, P.E.  
SVP, Land South Region

Enclosures: Standard Terms & Conditions  
Rate Schedule

Accepted By:

---

Signature

---

Typed Name and Title

---

Date



## Standard Terms & Conditions

**1. General Provisions.** These Standard Terms & Conditions ("ST&C"), together with the accompanying proposal, constitute the full and complete Agreement between PRIME AE Group, Inc. ("PRIME AE") and the entity or person to whom the proposal is addressed ("Client") to perform the base services as outlined in the proposal ("Services"). Any services excluded from the proposal shall not be part of the Services unless added per Section 2 of this Agreement. The Client acknowledges receipt of and accepts these ST&C by receiving the proposal. Client agrees that these ST&C shall supersede any Client terms and conditions whenever signed by PRIME AE unless the Client provides written notice to PRIME AE's authorized representative within five days of the proposal date explicitly rejecting these ST&C. Any purported changes or modifications to these ST&C shall be null and void unless they are initialed and dated adjacent to the purported change or modification by an authorized PRIME AE representative. The Client agrees that upon its authorization to proceed to PRIME AE, these ST&C shall supersede any subsequent Client terms and conditions signed by PRIME AE. PRIME AE and Client may be referred to collectively herein as "the Parties," and any of them may be called "a Party." The technical and pricing information in the proposal is confidential and proprietary property of PRIME AE. It shall not be disclosed or made available to third parties without the prior express written consent of PRIME AE. Unless otherwise specified in the proposal, the proposal fees and schedule constitute PRIME AE's best estimate of the charges and time required to complete the project. As the project progresses, site conditions, changes in the law, or other unknown facts or events may necessitate revisions in scope and fee. PRIME AE will inform the Client of such situations so that proposal revisions can be accomplished. The parties agree to negotiate such revisions in good faith in accordance with Section 2 of this Agreement.

**2. Modification or Amendment to this Agreement.** Additional services may be undertaken at PRIME AE's sole discretion. This Agreement may only be changed, amended, supplemented, superseded, or waived if both parties specifically agree in writing to such amendment before the effective date.

**3. Independent Contractor.** PRIME AE is an independent contractor, and nothing in this Agreement shall be construed to create a partnership, joint venture, or establish an employer/employee or principal/agent relationship between PRIME AE and Client or its subcontractors or consultants. Client agrees that PRIME AE has been engaged to provide professional services only, and that PRIME AE does not owe a fiduciary duty or responsibility to Client. There are no intended third-party beneficiaries to this Agreement.

**4. Standard of Care.** PRIME AE's Services will be performed in accordance with generally accepted practices and ordinary skill and care of architects, engineers, scientists, and/or technical professionals providing similar services at the same time, in the same locale, and under like circumstances ("Standard of Care"). Nothing in this Agreement, the Client's terms and conditions or any other document will require a level of performance higher than this Standard of Care. No other warranty of any kind (including but not limited to fit for purpose and free from defect type warranties), whether express or implied, at common law or created by statute, is extended, made, or intended by the performance of PRIME AE's Services under the Agreement for this project.

**5. Invoicing and Payment.** PRIME AE fees are quoted for the present calendar year of the proposal and will be subject to escalation on January 1<sup>st</sup> each year thereafter as determined by PRIME AE in its sole discretion. The Client shall pay PRIME AE according to the rates and charges outlined in the proposal. Invoices are net cash, due and payable upon receipt, but no later than thirty (30) days from the invoice date. Full payment of all invoices will be due before the release of any Work Product. Payment shall not be subject to any withholding or retention except for disputed fees. In writing, the Client shall notify PRIME AE of any disputed fees within seven (7) days from the invoice date, give reasons for the objection, and promptly pay the undisputed fees. If the Client fails to make any payment due to PRIME AE for Services and expenses within thirty (30) days after receipt of PRIME AE's invoice, the fees due PRIME AE will be increased at the rate of 1.5% per month from said thirtieth day. In addition, PRIME AE may suspend Services under this Agreement upon written notice to Client for any breach of this Agreement, including nonpayment of PRIME AE's fees. In the event of a suspension of Services, PRIME AE shall have no liability or responsibility to the Client for delay or damage caused to the Client because of such suspension of Services. Upon suspension, Client shall pay all undisputed fees before PRIME AE continues any performance of Services or delivery of any deliverables. The Client shall pay PRIME AE any fees or expenditures incurred to suspend and restart Services. If PRIME AE employs the services of any attorney or collection agency to collect any sums due hereunder

or to enforce any terms contained herein. In that case, Client agrees to pay PRIME AE for its staff time to collect payment, collection agency fees, reasonable attorney's fees, and court costs incurred by PRIME AE to collect outstanding fees.

**6. Client Scope Changes and Delays.** Singular or aggregate Client scope changes in the design or Client delays to the design may result in additional fees and schedule relief. The Client agrees that changes and modifications to the design after thirty percent (30%) design completion may result in additional fees and schedule relief. Any fee and schedule changes shall be made per Section 2 of this Agreement.

**7. Right of Entry.** The Client shall be responsible for obtaining all legal right-of-entry and associated costs on properties required by the project.

**8. Reliance.** PRIME AE shall be entitled to rely, without limitation or liability, on the accuracy and completeness of any and all information provided by Client, Client's employees, representatives, agents, independent contractors, construction managers, consultants and contractors, and information from public records, without the need for PRIME AE's independent verification unless required by the Standard of Care. Client agrees to indemnify, defend, and hold harmless PRIME AE to the fullest extent permitted by law for any claims, losses, or damages allegedly suffered by PRIME AE or others due to PRIME AE's reliance on such information contemplated under this Section.

**9. Regulatory Permits.** PRIME AE does not represent or guarantee that any permit or approval will be issued by any governmental body, given the complexity and frequent changes in applicable rules, regulations, and interpretations by authorities. The fees and corresponding scope of Services have been formulated based upon existing regulatory codes, ordinances, and procedures known to PRIME AE on the date of proposal preparation. If subsequent regulatory changes require revisions to Services completed or an increased level of effort, compensation for these additional services shall be provided in accordance with Section 2 herein. This Agreement does not include application fees required by any regulatory agency. We ask that the Client furnish the appropriate fee when applications are submitted. Permits may contain a requirement for public noticing. Any publishing and associated fees shall be the responsibility of the permittee (Client). Permits may be conditioned upon the Engineer of Record inspection and certification of construction. If such a condition is imposed, progress and final inspections must be provided by PRIME AE. Compensation for this additional work shall be provided by Section 2 herein.

**10. Insurance.** PRIME AE will maintain workers' compensation insurance as required under the state's laws in which the Services will be performed. PRIME AE agrees to provide at its own expense, Comprehensive General Liability insurance with a combined single limit of \$1,000,000 per occurrence and \$2,000,000 in the aggregate; Professional Liability insurance for \$1,000,000 per claim and \$2,000,000 in the aggregate covering negligent performance of Services; Automobile Liability insurance with a combined single of \$1,000,000 per occurrence; and will, upon request, furnish certificates of insurance to Client reflecting PRIME AE's standard coverages and providing thirty (30) days prior written notice in the event of cancellation in coverage.

**11. Confidentiality.** PRIME AE will hold confidential all business and technical information obtained from Client or generated in performing Services under this Agreement, except to the extent required for: (1) performance of Services under this Agreement; (2) compliance with professional standards of conduct; (3) the preservation of the public safety, health, and welfare; (4) compliance with any court order, statute, law, or governmental directive; and/or (5) protection of PRIME AE against claims or liabilities arising from the performance of Services under this Agreement. PRIME AE's obligations hereunder shall not apply to information in the public domain or lawfully obtained on a non-confidential basis from others.

**12. Work Product.** Upon Client's payment of all fees due and owing PRIME AE, ownership of PRIME AE's final deliverables, drawings, specifications and other documents and electronic data furnished by PRIME AE under this Agreement ("Work Product") shall pass to Client subject to the following limitations: Client acknowledges and agrees that: (i) PRIME AE's Work Product is not intended or represented to be suitable for use on the Project unless completed and signed by PRIME AE's authorized representative; (ii) Work Product marked with words such as not for construction, permitting plans, or marked with any similar statement is not suitable for construction and Client may not rely on this Work Product for construction purposes and does so at its own risk; (iii) regardless of any state

or local law or regulation, Client agrees that PRIME AE shall no longer be the Engineer or Architect of Record, and shall have no liability whatsoever, for PRIME AE's Work Product, obtained without PRIME AE's permission, from any public record, or by the Client in accordance with this section, provided to a third party for use on the Project or any other project; (iv) PRIME AE's Work Product is not intended for use or reuse by Client or others for additions or alterations to the Project or any other project without prior written authorization (including completion, verification and adaptation) by PRIME AE; (v) any such use, reuse or modification of PRIME AE's Work Product will be at Client's and others sole risk and without liability or legal exposure to PRIME AE; (vi) Client shall indemnify, defend and hold harmless PRIME AE and its owners and employees from all claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting from any such use, reuse or modification of PRIME AE's Work Product; and (vii) Client shall grant to PRIME AE an irrevocable, perpetual, fully paid-up right and license to use, exploit, manufacture, distribute, copy, adapt and display the Work Product, including any enhancements thereof. Any opinions rendered by PRIME AE pursuant to this Agreement or in Work Product are for the sole and exclusive use of Client, and are not intended for the use of, or reliance upon, by any third parties without the prior written approval of PRIME AE.

**13. Termination of Services and Agreement.** Either Party may terminate this Agreement upon ten (10) days' written notice to the other Party. Whether Client or PRIME AE terminates this Agreement, the Client agrees to compensate PRIME AE for all Service fees and additional services agreed hereunder, performed, and commitments made before the termination, together with reimbursable expenses, including those of subcontractors, subconsultants, and vendors.

**14. Indemnification.** Subject to Section 19 of this Agreement, PRIME AE shall indemnify and hold the Client harmless from any loss or damage to the proportionate extent caused by PRIME AE's negligent performance of services under this Agreement. The Client shall indemnify and hold PRIME AE harmless from any loss or damage caused by the Client's acts or omissions.

**15. Mutual Waiver of Consequential Damages.** In no event shall either Party be liable to the other, whether in contract, tort, or any other cause whatsoever, for any consequential, liquidated damages, special, incidental, indirect, punitive, or exemplary damages, and the Parties release each other from any such liability.

**16. Design Services During Construction (DSDC).** If PRIME AE provides DSDC during the construction phase of the project, it is understood that the purpose of such Services, including project site visits, will be to determine, in general, if construction is proceeding in a manner indicating that the completed work of others will generally conform to the contract documents. PRIME AE shall not, during such visits or as a result of observations of construction, supervise, direct, or have control over others' work nor shall PRIME AE have authority over, or responsibility for, the means, methods, sequences or procedures of construction selected by others or safety precautions and programs incidental to the work of others or for any failure of others to comply with laws, rules, regulations, ordinances, codes or orders applicable to others furnishing and performing their work. PRIME AE does not guarantee the performance of the construction work or contract by others and does not assume responsibility for others' failure to furnish and perform their work. If PRIME AE's DSDC includes shop drawing review or requests for information as outlined in PRIME AE's Services, PRIME AE will review (or take other appropriate action concerning) shop drawings, samples, and other data which PRIME AE's Services require PRIME AE to review, but only for conformance with PRIME AE's design concept of the project and compliance with the information outlined in contract documents. Such review or other actions shall not extend to means, methods, techniques, sequences, or procedures of manufacture (including the design of manufactured products), construction, or safety precautions and programs incident thereto. PRIME AE's review or other actions shall not constitute approval of construction, an assembly or product of which an item is a component, nor shall it relieve others of (a) their obligations regarding review and approval of any such submittals, and (b) their exclusive responsibility for the means, methods, sequences and procedures of constructions, including safety of construction. If DSDC is not included in the Services, and the Client requests DSDC from PRIME AE, Client and PRIME AE shall execute a written amendment per Section 2 of this Agreement.

**17. Certifications.** PRIME AE shall not be required to sign any documents, no matter by whom requested, including for the Client to obtain financing, that would result in PRIME AE's having to exceed the Standard of Care, or provide

certification, a guarantee, or a warranty that a contractor or third party's work on the project conforms to the contract documents, or agree to terms that conflict with these ST&C.

**18. Opinion of Possible Costs.** When required as part of its scope of Services outlined in its proposal, PRIME AE will furnish opinions of probable cost, but does not guarantee the accuracy of such estimates. Opinions of possible cost, financial evaluations, feasibility studies, economic analyses of alternate solutions, and utilitarian considerations of operations and maintenance costs prepared by PRIME AE hereunder will be made based on PRIME AE's experience and qualifications. They will represent PRIME AE's judgment per the Standard of Care. Except to the extent directly caused by a breach of the Standard of Care, PRIME AE is not responsible for and has no liability for quantity variances. The Client will not seek reimbursement from PRIME AE for costs arising from or related to such variances. Client acknowledges and agrees that: (i) the interim Work Product prepared and delivered by PRIME AE for the project are preliminary, not fully detailed, subject to change, and not ready for construction; (ii) Client is responsible for pricing assumptions and quantity take-offs; and (iii) PRIME AE does not guarantee or warrant that its designs can be constructed within a lump sum price, GMP, contract budget, or other estimated or bid value.

**19. Risk Allocations.** Client and PRIME AE have discussed the project's risks, rewards, anticipated outcome, and an estimated total fee for PRIME AE's scope of Services and fully agree to the following risk allocations. To the fullest extent permitted by law, PRIME AE's total liability to Client (including anyone claiming by or through Client) for damages of any nature shall not exceed, in the aggregate, fifty thousand dollars, whether in contract, tort, or any other cause.

**20. Force Majeure.** If either party is prevented, hindered, or delayed in performing any of its obligations hereunder because of a Force Majeure occurrence, such party shall notify the other party, in writing, of the occurrence of such an event and the circumstances thereof within five (5) days after the occurrence of such an event. The civil code or common law in the jurisdiction where the project is located shall define Force Majeure. To the extent that a party's performance of its obligations hereunder is prevented, hindered or delayed by an event of Force Majeure and to the extent that notice has been given to the other party, such party shall be excused as of the date of occurrence of the event of Force Majeure from the performance or punctual performance of its obligations hereunder for so long as the relevant event of Force Majeure continues.

**21. Certificate of Merit:** Client shall make no claim (whether directly or in the form of a third-party claim) against PRIME AE unless Client shall have first provided PRIME AE with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such a certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to PRIME AE thirty (30) days before the institution of such judicial proceedings.

**22. Dispute Resolution.** If a dispute arises out of this Agreement or a breach thereof, the parties will attempt in good faith to resolve the dispute through negotiation. If the dispute is not resolved by negotiation, before initiating legal proceedings, Client and PRIME AE agree to submit to non-binding mediation with a mutually agreed upon mediator. The parties agree that they will share equally in their costs, and neither party will commence a civil action until after the completion of the initial mediation session. This provision shall survive completion or termination of this Agreement; however, neither party shall seek mediation of any claim or dispute arising out of this Agreement beyond the period that would bar the initiation of legal proceedings to litigate such claim or dispute under the applicable law. The Client agrees that any claim against PRIME AE shall be brought within one (1) year from the date of PRIME AE's final invoice, regardless of any applicable statute of repose or statute of limitation.

**23. Precedence.** These ST&C shall take precedence over and supersede any Client counterproposal, contract, purchase order, requisition, notice to proceed, or similar or like document.

**24. Severability.** If any of these ST&C are finally determined to be invalid or unenforceable in whole or in part, the remaining provisions shall remain in full force and effect and be binding upon the parties. The parties agree to reform these ST&C to replace any such invalid or unenforceable provision with a valid and enforceable provision that comes as close as possible to the intention of the stricken provision.

**25. Survival.** These ST&C shall survive the completion of PRIME AE's Services on the project, the suspension or termination of Services for any cause, and shall remain in full force and effect until PRIME AE is paid in full for all fees due hereunder.

**26. Governing Law.** This Agreement will be governed by and construed in accordance with the substantive laws of the State of Florida, without regard to conflict of laws. All disputes arising under or relating to this Agreement shall be brought and resolved solely and exclusively in the State Court located in Florida. If Client commences any legal action in connection with this Agreement, and PRIME AE prevails in such action, PRIME AE shall be entitled to recover, in addition to court costs, the amount of its attorneys' fees arising out of or related to the legal action, including consultant and expert's fees.

**27. Assignment.** This Agreement is not assignable by Client to any third party without the express prior written consent of PRIME AE. PRIME AE may assign this contract to any affiliate, subsidiary, or, in case of an acquisition or merger, the buyer.

**28. No AI Training.** The client may not use PRIME AE's Work Product, related documents, or data to train any artificial intelligence, machine learning, large language models, or other similar networks, algorithms, or systems.

**29. No Individual Liability.** PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OF PRIME AE GROUP, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ANY CLAIMS, DAMAGES, OR DISPUTES ARISING OUT OF AND SUBJECT TO THIS CONTRACT.

**30. Construction Means, Methods, and Safety.** PRIME AE is not responsible for selecting, supervising, directing, controlling, or otherwise being in charge of the construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs, or for the failure of Client, its contractor, engineers, architect, subcontractors, or other materialmen or service providers not engaged by PRIME AE to perform and complete construction of the project per the contract documents.

**31. Compliance with Laws.** In the event that standards of practice or legal requirements change during the project, PRIME shall promptly notify the Client of such changes and any additional costs that this may create, both in the Project cost itself and the compensation due to PRIME AE.

**32. Headings.** Section or paragraph headings included herein are for convenience of reference only and shall not modify, define, expand, or limit any of the terms or provisions hereof.



# Hourly Rate Schedule

Effective January 1, 2026

## Planning & Engineering

Senior Vice President	\$325
Vice President	\$285
Project Director/Chief	\$245
Senior Project Manager	\$215
Project Manager	\$205
Senior Engineer	\$195
Engineer	\$160
Senior Planner & Senior Landscape Architect	\$190
Planner & Landscape Architect	\$160
Senior Graphic Arts Director	\$180
Graphic Art Designer	\$140
Senior Designer	\$160
Designer	\$130
CADD Technician	\$115
Clerical/Administrative Support	\$100

## Project & Business Services

Project Administrator	\$175
Sr. Project Researcher	\$160
Project Researcher	\$155
Sr. Public Relations Liaison	\$170
Technical Writer	\$125

## Geospatial Services

GIS Programmer	\$175
GIS Analyst	\$150
GIS Technician	\$130
GIS Field Technician	\$115

## CEI/Construction Management Services

Construction Project Manager	\$205
Resident Construction Engineer	\$195
Sr. Construction Inspector	\$140
Construction Inspector	\$115

**All Reimbursable Expenses Shall Be Cost Times A Factor Of 1.15**

# EXHIBIT 7

**REQUISITION**

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

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

(A) Requisition Number: 170

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

(C) Amount Payable: \$4,388.32

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Invoice #55528

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

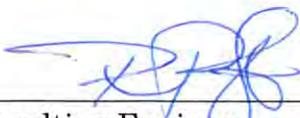
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

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



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

January 22, 2026  
 Project No: P0109064.12  
 Invoice No: 55528

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

Project P0109064.12 FIPCDD Tennis Restroom Pavilion

**Professional Services from November 01, 2025 to December 31, 2025**

Fee and Expense Billing

**Fee**

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

**Reimbursable Expenses**

Printing - Reimbursable				64.98	
Travel - Reimbursable - Mileage				171.77	
Travel - Reimbursable- Mileage Client OV				96.57	
<b>Total Reimbursables</b>			<b>1.15 times</b>	<b>333.32</b>	<b>383.32</b>
<b>Total this Task</b>					<b>\$383.32</b>

Task 5: Architectural, Structural & MEP

**Reimbursable Expenses**

Other Reimbursable Expenses				4,005.00	
<b>Total Reimbursables</b>			<b>1.0 times</b>	<b>4,005.00</b>	<b>4,005.00</b>
<b>Total this Task</b>					<b>\$4,005.00</b>
<b>Total this Invoice</b>					<b>\$4,388.32</b>

# EXHIBIT 8

## REQUISITION

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

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

(A) Requisition Number: 171

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

(C) Amount Payable: \$4,208.75

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Invoice #55616

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

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



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

February 17, 2026  
 Project No: P0109064.12  
 Invoice No: 55616

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

Project P0109064.12 FIPCDD Tennis Restroom Pavilion

**Professional Services from January 01, 2026 to January 30, 2026**

Fee and Expense Billing

Fee

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

Task 4.2: Services During Construction

Professional Personnel

	Hours	Rate	Amount
CADD Technician	2.00	105.00	210.00
Clerical/Admin Asst/Technician	.25	95.00	23.75
Engineer	4.00	150.00	600.00
Vice President	10.00	250.00	2,500.00
Sr. Construction Inspector	7.00	125.00	875.00
Totals	23.25		4,208.75
<b>Total Labor</b>			<b>4,208.75</b>
<b>Total this Task</b>			<b>\$4,208.75</b>
<b>Total this Invoice</b>			<b>\$4,208.75</b>

Outstanding Invoices

Number	Date	Balance
55528	1/22/2026	4,388.32
<b>Total</b>		<b>4,388.32</b>

# EXHIBIT 9

**REQUISITION**

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

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

(A) Requisition Number: 172

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

(C) Amount Payable: \$22,872.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Pay Application #6

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

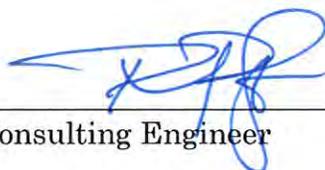
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

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

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF THREE

PAGES

TO OWNER: Fleming Island CDD 11555 Heron Bay Blvd, Suite 201 Coral Springs, FL 33076	PROJECT: Fleming Island Tennis Pavilion Resi 2312 Town Center Blvd Fleming Island, FL 32003	APPLICATION NO: 2501 6	Distribution to: <input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> ARCHITECT <input checked="" type="checkbox"/> CONTRACTOR
FROM CONTRACTOR: Hoffman Commercial Construction, LLC 6919 Distribution Ave S - Unit #5 Jacksonville, FL 32256	ARCHITECT: Prosser Inc 13901 Sutton Park S. Suite 200 Jacksonville, FL	PERIOD TO: 2/23/2026	

CONTRACT FOR: Construction

CONTRACT DATE: 6/10/2025

**CONTRACTOR'S APPLICATION FOR PAYMENT**

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

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

1. ORIGINAL CONTRACT SUM	\$ 421,639
2. Net change by Change Orders	\$ 17,593
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 439,232
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 434,173
5. RETAINAGE:	
a. 5% % of Completed Work (Column D + E on G703)	\$ 21,709
b. 5% % of Stored Material (Column F on G703)	\$ -
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 21,709
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 412,464
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 389,592
8. CURRENT PAYMENT DUE	\$ 22,872
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 26,768

CONTRACTOR: Paul Hoffman Date: 2/23/2026

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

Notary Public: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED ..... \$ 22,872.00

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

ARCHITECT: [Signature] Date: 2/23/26

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

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 17,593	\$ -
Total approved this Month	\$ -	\$ -
<b>TOTALS</b>	\$ 17,593	\$ -
NET CHANGES by Change Order	\$ 17,593	

SOV  
 Fleming Island Tennis Pavilion Restroom  
 Schedule of Values

2501 6  
 2/23/2026

DESCRIPTION	SCHEDULE OF VALUES	PREVIOUS APPL	WORK IN PLACE	STORED MATERIAL	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH
1 MOBILIZE AND START UP	\$ 9,000	9,000	0	0	9,000	100%	0
2 SITE PREPARATION	\$ 40,670	39,857	813	0	40,670	100%	0
3 EROSION AND SEDIMENT	\$ 1,000	1,000	0	0	1,000	100%	0
4 SWPPP	\$ 500	500	0	0	500	100%	0
5 CLEARING	\$ 10,000	10,000	0	0	10,000	100%	0
6 BUILDING PERMIT	\$ 3,500	3,500	0	0	3,500	100%	0
7 TENNIS RESTROOM PAVILION	\$ 305,869	281,399	21,411	0	302,810	99%	3,059
8 LIGHTING	\$ 40,400	40,400	0	0	40,400	100%	0
9 TESTING	\$ 500	500	0	0	500	100%	0
10 SEEDING & MULCHING	\$ 2,000	0	0	0	0	0%	2,000
11 COP 3 ELECTRIC ADDITIONS	\$ 8,645	8,645	0	0	8,645	100%	0
12 COP 4 HANDRAIL AND SIDEWALK CHANG	\$ 6,175	4,323	1,852	0	6,175	100%	0
13 COP 5 REPLACE EXISTING SIDEWALK	\$ 2,773	2,773	0	0	2,773	100%	0
14 BONDING	\$ 8,200	8,200	0	0	8,200	100%	0
<b>TOTAL</b>	<b>\$ 439,232</b>	<b>410,097</b>	<b>24,076</b>	<b>0</b>	<b>434,173</b>	<b>99%</b>	<b>5,059</b>

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

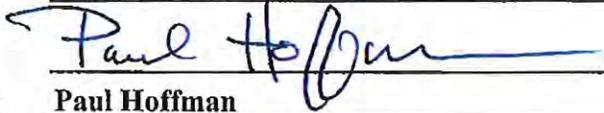
The undersigned lienor, in consideration of the progress payment in the amount of \$ 22,872 and conditioned upon payment of check number \_\_\_\_\_ issued to the undersigned by: Fleming Island CDD in said amount, waives and releases its lien right to claim a lien for labor, services, or materials furnished to Fleming Island CDD on the job of Fleming Island Tennis Pavilion Restroom to the following described property:

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

HCC Project # 2501  
Owner's Project # \_\_\_\_\_

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

Dated On: 2/23/2026

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

STATE OF FLORIDA, COUNTY OF Duval.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/20/2026  
BY: Paul Hoffman  
( X ) WHO IS PERSONALLY KNOWN TO ME OR  
( ) WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND  
WHO ( ) DID ( X ) DID NOT TAKE AN OATH.

\_\_\_\_\_  
NOTARY PUBLIC

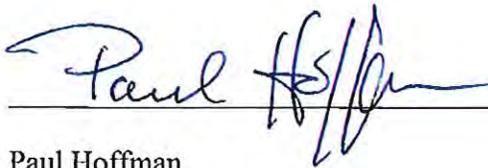
\_\_\_\_\_  
COMMISSION NO.

\_\_\_\_\_  
Notary Name Typed or Printed

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

## CONTRACTORS PREVIOUS PAYMENT AFFIDAVIT

This affidavit is to certify that all previous progress payments received by Hoffman Commercial Construction, LLC from Fleming Island Plantation CDD for the FIPCDD Tennis Restroom Pavilion have been applied to discharge Hoffman Commercial Construction LLC legitimate obligation associated with the prior Application of Payment #5 dated January 23, 2025.

  
\_\_\_\_\_

Paul Hoffman  
President

Dated: 2/20/26

# EXHIBIT 10



## General Manager's Report

Meeting date: **2-24-2026**

Submitted by: **Margaret Alfano**

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

**TENNIS PAVILION FURNITURE OPTIONS / Project completed:**

The furniture will be delivered upon completion of the tennis building. This item will be removed from future agendas.

**NOTARY NOTES... COMPLETED / Project completed:**

As discussed at our last meeting, notary services will be provided exclusively for District-related matters at this time.

**LANDSCAPE WORKSHOP / No Board action required:**

This item has been moved to the District Engineer's report. Thank you.

**VILLAGE SQUARE FOUNTAIN SURVEY / Board review and discussion required:**

We would like to begin by extending our sincere thanks to Supervisor Glickman for his time and effort in collaborating with us on this draft survey being presented to the Board.

As discussed during our previous meeting, one of the more challenging aspects of this process was recognizing that residents' memories and experiences of the fountain vary depending on when they moved into FIP. In fact, some may never have seen the area fully functioning.

Our goal throughout this effort has been to strike a careful balance: providing historical context, sharing relevant financial information, and ensuring the survey remains objective and neutral, no pressure! At the same time, we were mindful that if the survey is too long, some participants might not complete it. Achieving all these objectives in a concise, "fun-size" format was a challenging but important task.

The results of this collaboration will be distributed under separate cover for the Board's review and consideration at our upcoming meeting.

**GOLF CLUB OF FLEMING ISLAND SIGNAGE REQUEST / Board discussion and decision to allow the addition of their name on existing slats, where applicable, at their cost:**

We were approached by the Golf Club of Fleming Island regarding our FIP white directional signage boards. There are a few of them throughout the community that have blank spaces available. The Golf Club would like to add their name to those blank spaces, applicable to their location, at their own cost. This would ensure that the design would match the existing slats. Please advise.

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



JBE/NG

# EXHIBIT 11



FIP RESIDENT SURVEY 2026

In our continued commitment to maintaining Fleming Island Plantation as a premier, high-end community, your CDD Board of Supervisors has an important task ahead, and they're asking for your input on our main entrance feature at the intersection of State Road 17 and Village Square Parkway.

We understand that busy schedules don't always allow for attendance at CDD meetings. This survey is a simple and convenient way to make your voice heard and help shape the future of our community.

Also serving as the entrance to Baptist Hospital and the future site of Wawa further emphasizing the importance of its appearance and functionality. The north side of the intersection includes a substantial entrance wall with illuminated *Fleming Island Plantation* signage, extensive landscaping, and a fountain element.

Over the years, the fountain area in particular has proven to be a costly maintenance item and is now in need of significant and expensive refurbishment. Both options present distinct financial and aesthetic considerations, and the Board is carefully weighing the long-term implications of each.

Should you choose to participate in this survey, please note that due to the current condition of the entrance feature, action is required. Maintaining the current status is not a viable option, and one of the proposed solutions will need to be implemented.

**1. Please let us know your status:**

- I rent in Fleming Island Plantation
- I own in Fleming Island Plantation

**2. Are you familiar with this main entrance to our community?**

- YES
- NO

**3. How important is the fountain portion of this entrance to you as a community feature?**

- Very important
- Somewhat important
- Not important
- I'm not sure

**4. Please select your preference, on of the following two options?**

Option A is to restore the area to its original design, incorporating improved planning and updated infrastructure to significantly reduce long-term maintenance costs. Under this option, the pumps and motors (that create the fountain jets) and lighting would be more easily accessible; relocating this equipment would be a substantial improvement and a long-term cost-saving measure. It is also important to note that this feature is not a retention pond with a spray fountain, but rather was designed similarly to a pool. As such, this option would require resurfacing the pool, replacing the filtration equipment, and replacing and relocating the pumps and motors.

- Option A — Restore the fountain to its original design**

- Estimated cost: \$580,000
  - Please note this option would increase the 2026-27 FY budget with a one-time fee that impacts your annual CDD fees as listed below:
    - Single family homes: \$208.80 for the year which is equal to \$17.40 per month
    - Multi-family homes: \$156.60 for the year which is equal to \$13.05 per month
- Restores historic look and water features
- Higher long-term maintenance costs

What led you to choose this option: *There would be a text box for a reply here.*

**Option B — Fill in the fountain and sod the existing area**

Option B is to eliminate the entire body of water by collapsing the pool portion of the entrance feature. This option is less expensive upfront and eliminates future repair and maintenance costs associated with the water feature. Under this plan, the pool area would be filled and covered with sod, while the upper landscaped areas would remain unchanged.

- Estimated cost: \$107,000
  - Please note this option would increase the 2026-27 FY budget with a one-time fee that impacts your annual CDD fees as listed below:
    - Single family homes: \$38.52 for the year which is equal to \$3.21 per month
    - Multi-family homes: \$28.89 for the year which is equal to \$2.41 per month
- Removes the water feature portion of the entrance and replaces it with sod
- Creates an attractive, low-maintenance landscaped feature
- Lower long-term upkeep costs

What led you to choose this option: *There would be a text box for a reply here.*

**5. If you selected Option B would you like to see us allocate funds to further enhance this area, at an additional cost not mentioned above, with one of the suggestions below or add your own?**

(Select all that apply)

- Low-maintenance landscaping
- Decorative sculpture or centerpiece
- Lighting features
- Other: \_\_\_\_\_

6. Additional comments or suggestions: *There would be a text box for a reply here.*

Thank you for your continued support and assistance as we assess the best path forward for this important community asset.

**\* Please note that the purpose of this survey is to gauge resident interest only. The Board will take this information into consideration, but results are not binding.**

**\* Please note that this survey and your response are public records and *could* be subject to a public records request.**

***Optional: INCLUDE PICS OF EACH OPTION IF POSSIBLE and label them as artist renderings***

# EXHIBIT 12



## Amenity Manager's Report

Meeting date: **2-24-2026**

Submitted by: **Jennifer Meadows**

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### **HIRING POOL OFFICE STAFF / No Board action required:**

We are pleased to share that the recruitment process for this year's pool office staff is going great. We are excited to welcome back several returning team members and look forward to adding new staff to the team. Their training is scheduled to begin in early March.

### **PREPARATIONS FOR POOLS OPENING / No Board action required:**

We are currently preparing both pool offices for the upcoming season. All necessary supplies are being inventoried and restocked to ensure full readiness. In addition, all electronic equipment will be tested and upgraded as needed to confirm proper functionality and help ensure a smooth and seamless opening.

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

#### **DIAMONDS AND DENIM:**

We were thrilled to bring back a winter favorite this year, the Daddy/Daughter Dance, held on Saturday, February 7. The theme, *Diamonds and Denim*, set the stage for a memorable evening filled with sparkle and fun. As residents checked in, each young lady was presented with a sparkling tiara to complement her already dazzling attire. Upon entering the beautifully decorated dance hall, guests were welcomed with a delicious spread featuring Chick-fil-A nuggets, chocolate chip cookies, assorted chips, and refreshing punch for all to enjoy.

Once everyone had arrived, the celebration officially began. Our DJ kept the energy high with music that had everyone on their feet - yes, even the dads! The evening included a lively dance contest, a "Who's Most Likely To" game, limbo, and a hula hoop competition. A special highlight of the night was the dedicated Daddy/Daughter dance, during which each young lady presented her dad with a chocolate rose, a sweet and memorable moment for all.

Adding to the fun, Jennifer and Joy led the crowd in a line-dancing lesson to "Cotton Eyed Joe," bringing even more laughter and excitement to the dance floor. The evening concluded with goodie bags for our little cowgirl princesses, sending everyone home with smiles. It was truly a wonderful night filled with fun, laughter, and cherished memories for our families.

**MIXOLOGY:** Our Mixology class is just around the corner. On Saturday, February 28 from 6pm-8pm there will be a fun mixology experience held at the Splash Park. The cost 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. At this point, we have 14 participants, which leaves room for more!

**COMMUNITY YARD SALE:** The Community Yard Sale will be held on Saturday, March 7. We have already begun the process of informing all HOA gated communities, placed the ad with Clay Today, and getting the signs ready for placement.

CONCERT ON THE GREEN: We are so excited for the return of our Concerts on the Green! Our first for the year will be held on Saturday, March 7 from 6pm-9pm at the Village Square Gazebo. Our musical guest, Top Shelf, will be performing a mixture of genres from Rock to Country to Pop Hits! We will also have food trucks on hand for those that want to enjoy dinner and a show! Fingers crossed for a beautiful night!

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- 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.*



# DIAMONDS

&

# DENIM

## FATHER & DAUGHTER DANCE

Tiaras, Tulle, and Tough Denim.

A huge thank you to all the dads, daughters, and father figures who joined us for Diamonds and Denim!



# EXHIBIT 13



## Field Operations Report

Meeting date: **2-24-2026**

Submitted by: **Fred Atwood**

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

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

With spring approaching and warmer weather on the horizon, we will be finalizing this project schedule in the coming weeks.

### **SPLASH PARK SLIDE INSPECTION / Board review and action required:**

We are pleased to share that, after several months of diligently seeking a qualified vendor capable of managing a project of this scope and complexity, we have received one proposal and anticipate receiving an additional bid shortly. As expected, the cost associated with these repairs is significant.

The proposal currently under review totals \$231,537.00 and includes comprehensive sandblasting, repair and/or replacement of damaged metal components, rust treatment, and repainting with an epoxy coating system designed for durability and long-term protection.

### **REPAIR LOCATIONS**

- Water slide support beam
- Horizontal braces along the staircase
- Replacement of guardrail posts on the staircase with solid posts in lieu of the existing two-piece construction, which has allowed water intrusion and corrosion
- Connections at the top of the support posts
- Structural beams supporting the deck and landing
- Replacement of all pipe hangers
- Installation of new stainless-steel bolts for all stair treads

### **PROJECT PROCESS**

- Install protective covering over the paver pool deck
- Construct temporary containment with windscreen protection around the slide to prevent debris from entering the pool
- Sandblast the entire steel structure
- Repair all damaged steel components
- Prepare and coat the entire steel structure with Sherwin-Williams epoxy paint

### **VENDOR-SUPPLIED EQUIPMENT AND MATERIALS (INCLUDED)**

- All required steel replacement components
- Man lifts
- Tow-behind 185 PSI air compressor
- Sandblasting equipment
- Welding equipment and certified welders
- Paint and all necessary related materials

There is a possibility of additional expenses associated with this project. All metal surfaces will be sandblasted, fully exposed, and carefully evaluated for damage. If any deterioration or deficiencies are identified that were not visible during the initial inspection, a change order may be required.

Additionally, a post-project engineer inspection will be necessary at an estimated cost of approximately \$4,500.

Please note that electrical, mechanical, and plumbing services are not included in the current scope. Of these, the anticipated additional cost would primarily relate to plumbing work required to reconnect the slide plume to the tower.

Furthermore, landscape replacement in the raised bed and behind the slide will likely be necessary, as it is highly unlikely that existing vegetation will withstand the construction process.

At this time, pending receipt of the remaining bids, we are seeking Board approval for a not-to-exceed (NTE) amount of \$250,000.00, along with authorization for the Supervisors to approve the final vendor selection.

**VILLAGE SQUARE FOUNTAIN / No Board action required:**

Currently awaiting survey results and further direction.

**LAKE RIDGE SOUTH IRRIGATION / Project completed:**

Project completed.

**LAKE RIDGE SOUTH DRAINAGE / No Board action required:**

We met with an Engineer from the Prime group regarding the void next to one of their drain boxes. We are awaiting the results of their inspection.

**TENNIS BUILDING UPDATE / Board action required / Nominate a Supervisor to assist:**

We are excited to announce that this project is approaching the final stages. We would like to request the assistance of a Board member in preparing a final punch list when applicable.

**ELECTRICITY AT VILLAGE SQUARE / Project Completed:**

Thank you to District Counsel for their assistance in this matter, project completed.

**SPLASH PARK FURNITURE REFINISHING / No Board action required:**

This project is underway!

**LAP POOL MOTOR REPLACEMENT / No Board action required:**

The parts have arrived and we are currently awaiting installation. This should be completed and the lap pool up and running by our upcoming meeting.

**AMENITY CENTER SIDEWALK MAINTENANCE / Board review required:**

We have met with Precision Sidewalk and Safety, who is also Clay County's approved vendor, to inspect and evaluate the sidewalk conditions at the Amenity Center.

Please note that correcting the differences in height between concrete panels involves more than simply grinding the joint at the point of intersection. The repair must also maintain the proper 1:12 pitch and slope leading up to the joint to ensure compliance. Their process and specialized equipment are designed to address

both requirements effectively and efficiently, without damaging any surrounding surfaces. We will have the final numbers for the Board at our upcoming meeting.

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

**MAINTENANCE DONE SINCE LAST CDD MEETING – January 2026 to February 2026**

- Found fresh broken areas of Splash Park Fence where kids were getting onto pool deck. Maintenance wrapped area with caution tape. It was then decided to remove windscreen from Kidde Pool pit and attach that at the damaged fence section. Temporary fence section ordered from Home Depot while waiting on exact match custom fence section to be made.
- Nutria trap was unsuccessful. Wildlife vendor believes the Nutria were not actually living at the pond, but had been visiting. The trap has been removed. We will continue to monitor the area.

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

- Vendor painted pergolas at Woodlands and Thornhill Parks – project completed.
- Vendor replaced broken, in-ground, electrical box near pole light on north side of Splash Park parking lot. Box was damaged by mowers from Ruppert and brought to our attention by Chris from Ruppert. Ruppert to pay for repairs.
- Added 1,550 lbs. of clay as topping to tennis courts 3, 4, and 5
- Added 1,800 lbs. of clay to tennis court 2. Also removed bad clay and serviced lines.
- Quarterly maintenance performed on all maintenance vehicles
- Soft washed walkways at Amenity Center
- Replaced water filters for ice machine in snack bar to ready for season
- Replaced bad bulbs in globe lights Amenity Center parking lot and around pool deck
- Received report of “dead tree” on berm behind 1642 Calming Water. It was just a large limb of a wax myrtle. Ruppert took care of the dead limb
- Prepared the Amenity Center and Splash Park for hard freeze
- Found 4 cracked sprinkler heads on tennis courts due to the freeze. Contacted Ruppert to replace and we restored the clay after their repairs were completed. We have asked Ruppert to look for stronger alternatives and/or something that can insulate the heads.
- Helped with decorating for Demin and Diamonds event
- Repaired two broken sections of white split rail fence near Village Square entry
- Repaired missing bolt in stop sign in Autumn Glen
- Found many sign poles in Autumn Glen were leaning over. All were dug up and repaired.
- Repaired leaning sign pole on Town Center near Fairway Village
- Found small tree near wood line on Town Center, near Cypress Glen that was broken, Ruppert removed.
- Cleaned ceiling vents in all restrooms at Amenity Center and Splash Park
- Cleaned ceiling fans on Amenity Center and Splash Park pool decks
- Cleaned high windows in Amenity Center restroom
- Cleaned Ceiling fans in Gathering Room and inside of the Amenity Center
- Cleaned all globe lights on Amenity Center grounds

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



# EXHIBIT 14



Last updated on:  
2/17/2026  
By: Dana Harden

Date	Action Item	Status
<b>Field Operations Section</b>		
10/28/2025	<b>FOM</b> to determine where water meters are located and that they are CDD owned	In progress
10/25/2025	<b>FOM</b> to follow up with <b>DE</b> regarding survey issue (Lake Ridge N & S)	In progress
10/25/2025	<b>FOM</b> provide drain scope report to Richardson when received & reviewed	In progress
12/4/2025	<b>FOM</b> working on repairs for slide tower	In progress
12/4/2025	<b>FOM</b> Fountain at Village Square	In progress
12/4/2025	<b>FOM/GM</b> request Wawa repair broken electrical at Village Square	Completed
<b>General Manager Section</b>		
10/28/2025	<b>GM</b> to bring furniture proposals to January meeting	Completed
10/25/2025	<b>GM</b> to work with Elite (almost complete)	Completed
1/27/2026	<b>GM</b> to work with landscape architect for Village Fountain ideas	In Progress
1/27/2026	<b>AM &amp; GM</b> to create survey language regarding Village Fountain (Glickman)	In Progress
<b>District Manager Section</b>		
8/16/2025	<b>DM</b> to confirm receipt from Comcast for \$128,152	In Progress
12/4/2025	Budget line items update	In Progress
<b>District Engineer Section</b>		
12/4/2025	<b>DE</b> 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
1/27/2026	<b>DE</b> to send <b>FOM</b> written statement regarding Lake Ridge South	In Progress
<b>District Counsel Section</b>		
10/28/3025	<b>DC</b> to work with Comcast on indemnity language	In Progress



# EXHIBIT 15

**FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX**

<p><i>March, 2026</i></p>	<p><i>Regular Meeting: 3/24</i></p>	<p><i><b>Presentations</b></i></p> <p><i><b>Vendor Reports</b></i></p> <ul style="list-style-type: none"> <li>• 1. Lake Doctors</li> <li>• 2. Elite Amenities</li> <li>• 3. Ruppert Landscape</li> <li>• 4. Tri-County Safety &amp; Security Inc.</li> </ul> <p><i><b>Staff Reports</b></i></p> <ul style="list-style-type: none"> <li>• 1. District Engineer</li> <li>• 2. District Counsel</li> <li>• 3. General Manager</li> <li>• 4. Amenity Manager</li> <li>• 5. Field Operations Manager</li> <li>• 6. District Manager             <ul style="list-style-type: none"> <li>○ 6a. Action Item Report</li> <li>○ 6b. Meeting Matrix</li> </ul> </li> </ul> <p><i><b>Consent Agenda Items</b></i></p> <ul style="list-style-type: none"> <li>• 1. Minutes--Regular Meeting on 2/24/2026</li> <li>• 2. Unaudited Financials—February 2026</li> </ul> <p><i><b>Business Items</b></i></p> <p><i><b>Discussion Topics/Items</b></i></p> <ul style="list-style-type: none"> <li>• 1. Budget Format for FY 2027 and Beyond—DM Team</li> </ul>	
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**FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX**

<p><i>April, 2026</i></p>	<p><i>Regular Meeting: 4/28</i></p>	<p><b><i>Presentations</i></b></p> <p><b><i>Vendor Reports</i></b></p> <ul style="list-style-type: none"> <li>• 1. Lake Doctors</li> <li>• 2. Elite Amenities</li> <li>• 3. Ruppert Landscape</li> <li>• 4. Tri-County Safety &amp; Security Inc.</li> </ul> <p><b><i>Staff Reports</i></b></p> <ul style="list-style-type: none"> <li>• 1. District Engineer</li> <li>• 2. District Counsel</li> <li>• 3. General Manager</li> <li>• 4. Amenity Manager</li> <li>• 5. Field Operations Manager</li> <li>• 6. District Manager             <ul style="list-style-type: none"> <li>○ 6a. Action Item Report</li> <li>○ 6b. Meeting Matrix</li> </ul> </li> </ul> <p><b><i>Consent Agenda Items</i></b></p> <ul style="list-style-type: none"> <li>• 1. Minutes--Regular Meeting on 3/24/2026</li> <li>• 2. Unaudited Financials—March 2026</li> </ul> <p><b><i>Business Items</i></b></p> <p><b><i>Discussion Topics/Items</i></b></p> <ul style="list-style-type: none"> <li>• 1. Budget Format for FY 2027 and Beyond—DM Team</li> </ul>	
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**FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX**

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

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
City Wide Solutions/Janitorial Services	Auto renews for 12 month periods
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) (current through 10/12/2026)
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 (current through 9/30/2026)
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 16

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, January 27, 2026 at 6:00 p.m., at The Splash Park, 1510  
6 Calming Water Dr., Fleming Island, FL 32003.

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

8 Supervisor Cella called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

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

15 Also, present were:

16	David McInnes	District Manager, Vesta District Services
17	Dana Harden	Assistant District Manager, Vesta District Services
18	Margaret Alfano	General Manager, Vesta Property Services
19	Fred Atwood	Field Operations Manager, Vesta Property Services
20	Jennifer Meadows	Amenity Manager, Vesta Property Services
21	Jason Davidson	Regional General Manager, Vesta Property Services
22	Katie Buchanan	District Counsel, Kutak Rock
23	Ryan Stilwell	District Engineer, Prosser, Inc.
24	Chris Cessera	Ruppert Landscape
25	Jerrine Hamm	Resident
26	Suzie Bradley	Resident
27	Clara Sipis	Resident

28 *The following is a summary of the discussions and actions taken at the January 27, 2026 Fleming Island*  
29 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*  
30 *records request by emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

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

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

33 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board 34 amended the agenda to include the consideration of Requisition #169 – Hoffman Commercial LLC, in the 35 amount of \$114,620.00, for the Fleming Island Plantation Community Development District.
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36 **THIRD ORDER OF BUSINESS – Audience Comments** – *(The Audience Comment portion of the*  
37 *agenda is where individuals who are present may make remarks on matters that concern the District. Each*  
38 *individual is limited to three (3) minutes for such remarks. The Board of Supervisors or Staff are not*  
39 *obligated to provide an immediate response as some issues require research, discussion and deliberation.*  
40 *If the comment concerns a maintenance related item, it will need to be addressed with the General Manager*  
41 *outside of the context of the meeting.)*

42 Jerrine Hamm thanked the amenity staff for all of their hard work.

43 Suzie Bradley noted that Autumn Glen wanted to know if there were any plans for the berm and  
44 ask if it was possible to get a flashing crosswalk light like the one on Town Center. Supervisor  
45 Cella addressed the second question first and requested that District Counsel contact the county.  
46 Ms. Alfano addressed the first question.

47 Clara Sipis noted that the pickleball gate's magnetic lock needed to be repaired and asked about  
48 having a crosswalk sign installed to notify drivers of people crossing the street.

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

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

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

52 B. Lifeguard Services Report – Elite Amenities

53 Ms. Alfano noted that the updated contract had been executed.

54 C. Exhibit 3: Landscaping Update – Ruppert Landscape

55 Mr. Cessera presented the report for the month. Discussion ensued regarding cutbacks, treating ants  
56 and moss.

57 D. Exhibit 4: Security Report – Tri-County Safety & Security, Inc.

58 Discussion ensued regarding a stolen cell phone and the differences in severity of a crime in  
59 reporting.

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

61 A. Exhibit 5: District Engineer

62 Mr. Stilwell presented his report for the month and further updates, as well as Requisitions #168  
63 and #169. Discussion ensued.

64 1. Consideration of Requisition 168 – *if available*

65 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board  
66 approved Requisition #168 – Prosser, in the amount of \$267.50, for the Fleming Island Plantation  
67 Community Development District.

68

69 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
70 approved Requisition #169 – Hoffman Commercial LLC, in the amount of \$114,620.00, for the Fleming  
71 Island Plantation Community Development District.

72 B. District Counsel

73 Ms. Buchanan provided updates regarding the situation with Wawa and the Comcast dispute.  
74 Discussion ensued.

75 C. Exhibit 6: General Manager's Report

76 Ms. Alfano presented her report for the month. Discussion ensued.

77 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
78 approved the quartz countertop and other restroom improvements for the Splash Park restrooms, at a not-  
79 to-exceed of \$9,000.00 from the Capital Improvement Projects, for the Fleming Island Plantation  
80 Community Development District.

81 D. Exhibit 7: Amenity Manager's Report

82 Ms. Meadows presented her report for the month.

83 E. Exhibit 8: Field Operations Manager's Report

84 Mr. Atwood presented his report for the month. Discussion ensued regarding the front entrance  
85 fountain and possible solutions to the problem, as well as how to fund a solution.

86 1. Pool Pump Replacement – *if available*

87 Mr. Atwood provided a brief explanation for why the pool pump needed to be replaced.  
88 Discussion ensued.

89 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board  
90 approved the C-Buss (Enterprises) lap pool motor replacement proposal, at a not-to-exceed of \$19,000.00,  
91 for the Fleming Island Plantation Community Development District.

92 Discussion ensued regarding the replacement of a sign.

93 2. Shade Sail Replacement – *if available*

94 This item was not available.

95 3. Pool Furniture Refurbishing – *if available*

96 This item was not available.

97 F. District Manager

98 1. Exhibit 9: Action Item Report

99 2. Exhibit 10: Meeting Matrix

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

101 A. Exhibit 11: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting  
102 Held on December 16, 2025

103 B. Exhibit 12: Consideration for Acceptance – The December 2026 Unaudited Financial Statements

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

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

108 A. Exhibit 13: Elite Amenities Contract – *To Be Distributed*

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

110 A. Exhibit 14: Budget Format for FY 2027 & Beyond – DM Team

111 Mr. McInnes walked the Board members and staff through the recommended budget format  
112 changes. Discussion ensued regarding whether to combine lines or not and how the reserve study  
113 ties into the overall budget.

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

115 There being none, the next item followed.

116

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

- 118 • GM to work with Supervisor Glickman to create verbiage for survey.
- 119 • FM/GM to request landscape architect review Village Fountain and make suggestions
- 120 • DC to draft a letter to the commissioner to request flashing crosswalk lights on Town
- 121 Center in front of Autumn Glenn
- 122 • DC to draft a letter to send to Wawa requesting the CDD damage to be repaired.
- 123 • DE to provide FM written statement regarding piping in Lakeridge South

124  
125 **TWELFTH ORDER OF BUSINESS – Next Regular Meeting Agenda Items**

126 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: February 24 at 6:00PM**

127 All five Board members stated that they would be attending the next Board meeting on February  
128 24<sup>th</sup> at 6:00 p.m.

129 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

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

132 On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board  
133 adjourned the meeting at 9:33 p.m. for the Fleming Island Plantation Community Development District.

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

137 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
138 **meeting held on February 24, 2026.**

139  
140  
141  
142

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

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

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

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

143 **Title:**     **Secretary**     **Assistant Secretary**

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

# EXHIBIT 17

FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

JANUARY 31, 2026



**Fleming Island Plantation CDD**  
**Balance Sheet**  
**January 31, 2026**

	<b>General Fund</b>	<b>Debt Service 2021</b>	<b>A &amp; C 2021</b>	<b>Total</b>
<b>1 ASSETS</b>				
2 Operating Account - VNB	4,708,065	-	-	4,708,065
3 Money Markey - BU	1,394,443	-	-	1,394,443
4 Cash - HW	15,737	-	-	15,737
5 Investments:				
6 Revenue Trust Fund	-	171,045	-	171,045
7 Interest Fund	-	34	-	34
8 Prepayment	-	17	-	17
9 Rebate	-	21,193	-	21,193
10 Sinking Fund	-	171	-	171
11 Reserve Fund	-	-	-	-
12 Construction Fund	-	-	404,783	404,783
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	273,283	189,093	-	462,376
15 Due from Other Funds	-	1,511,182	-	1,511,182
16 Prepaid Items	-	-	-	-
17 Deposits	10,397	-	-	10,396.99
<b>18 TOTAL ASSETS</b>	<b>\$ 6,403,404</b>	<b>\$ 1,892,736</b>	<b>\$ 404,783</b>	<b>\$ 8,700,923</b>
<b>19 LIABILITIES</b>				
20 Accounts Payable	\$ 111,184	\$ -	\$ -	\$ 111,183.70
21 Accrued Expenses	-	-	-	-
22 Due to Other Funds	1,511,182	-	-	1,511,182.24
23 Deferred Revenue - On Roll	273,283	189,093	-	462,375.55
<b>24 TOTAL LIABILITIES</b>	<b>1,895,649</b>	<b>189,093</b>	<b>-</b>	<b>2,084,741</b>
<b>25 Fund Balance:</b>				
26 Nonspendable	10,397			10,397
27 Assigned	1,942,418			1,942,418
28 Restricted		1,703,643	404,783	2,108,426
29 Unassigned	2,554,941			2,554,941
<b>30 TOTAL FUND BALANCE</b>	<b>4,507,756</b>	<b>1,703,643</b>	<b>404,783</b>	<b>6,616,182</b>
<b>31 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 6,403,404</b>	<b>\$ 1,892,736</b>	<b>\$ 404,783</b>	<b>\$ 8,700,923</b>

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through January 31, 2026

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Actual January</b>	<b>FY2026 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>	<b>% of Budget</b>
<b>1 REVENUES</b>					
2 Special Assessments - Tax Collector	\$ 3,533,212	\$ 69,638	\$ 3,259,930	\$ (273,282)	92.27%
3 Special Assessments - Discounts	(141,328)	(929)	(80,234)	61,094	56.77%
4 Interest	75,000	18,281	51,592	(23,408)	68.79%
5 Room Rentals	8,000	1,189	1,652	(6,348)	20.65%
6 Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
7 Tennis Membership	2,500	-	-	(2,500)	0.00%
8 Court Program Fees	500	480	768	268	153.68%
9 Special Events	6,500	1,178	3,027	(3,473)	46.57%
10 Access Cards	7,000	98	212	(6,788)	3.02%
11 Other Miscellaneous Revenues	2,250	115	16,292	14,042	724.10%
<b>12 TOTAL REVENUES</b>	<b>\$ 3,494,633</b>	<b>\$ 90,051</b>	<b>\$ 3,253,238</b>	<b>\$ (241,395)</b>	<b>93.09%</b>
<b>13 EXPENDITURES</b>					
<b>14 ADMINSTRATIVE</b>					
15 Supervisor Compensation	16,000	-	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	3,999	9,970	(20,030)	33.23%
20 Legal Services	45,000	6,636	11,632	(33,368)	25.85%
21 Management Fees	62,339	5,195	20,780	(41,559)	33.33%
22 Assessment Administration	9,360	780	3,180	(6,180)	33.97%
23 Trustee Fees	4,000	-	-	(4,000)	0.00%
24 Auditing Services	4,100	-	-	(4,100)	0.00%
25 Postage & Freight	3,600	14	87	(3,513)	2.41%
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	352	(2,848)	11.01%
29 Misc- Assessment Collection Cost	70,664	464	39,423	(31,241)	55.79%
30 Misc - Credit Card Fees	600	-	26	(574)	4.31%
31 Misc - Contingency	5,000	600	1,053	(3,947)	21.07%
32 Office Supplies	300	-	60	(240)	20.00%
33 Regulatory & Permit Fees	175	-	175	-	100.00%
<b>34 TOTAL ADMINSTRATIVE</b>	<b>315,612</b>	<b>17,762</b>	<b>136,044</b>	<b>(179,568)</b>	<b>43.10%</b>
<b>35 FIELD</b>					
36 Field Management	831,769	60,226	250,286	(581,483)	30.09%
37 Web Site Development	2,000	-	2,000	-	100.00%
38 Lifeguard Services - Contract	276,000	102	6,285	(269,715)	2.28%
39 Janitorial Services - Contract	35,000	2,661	10,617	(24,383)	30.33%
40 Security Services - Contract	60,000	2,439	15,600	(44,400)	26.00%
41 Landscape - Contracts	688,577	-	175,073	(513,504)	25.43%
42 Electric	85,000	6,122	24,490	(60,510)	28.81%
43 Water	86,000	6,401	31,509	(54,491)	36.64%
44 Aquascaping - R&M	66,500	8,525	25,000	(41,500)	37.59%
45 Common Area - R&M	40,000	6,889	16,661	(23,339)	41.65%
46 Electrical - R&M	33,000	-	4,273	(28,727)	12.95%
47 Other Landscape - R&M	160,000	-	14,996	(145,004)	9.37%
48 Irrigation - R&M	36,000	-	5,184	(30,816)	14.40%
49 Misc - Holiday Décor	12,000	136	6,702	(5,298)	55.85%
50 Operating Supplies - General	15,000	1,365	5,316	(9,684)	35.44%
<b>51 TOTAL FIELD</b>	<b>2,426,846</b>	<b>94,865</b>	<b>593,991</b>	<b>(1,832,855)</b>	<b>24.48%</b>

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through January 31, 2026

	FY2026 Adopted Budget	FY2026 Actual January	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>52 <u>PARKS &amp; RECREATION</u></b>					
53 Telephone - Field	12,500	-	-	(12,500)	0.00%
54 Internet & WiFi - Gazebo	1,600	139	539	(1,061)	33.70%
55 Electric - General	36,000	2,258	10,405	(25,595)	28.90%
56 Refuse Removal	5,500	397	2,797	(2,703)	50.86%
57 Water & Sewer	28,000	3,186	13,364	(14,636)	47.73%
58 Lease - Copier	10,000	744	1,817	(8,183)	18.17%
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	-	925	(75)	92.47%
63 Tennis Courts - R&M	24,000	1,153	2,456	(21,544)	10.23%
64 Pickleball Courts - R&M	1,000	-	-		
65 Event Expense	40,000	4,350	19,168	(20,832)	47.92%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	440	2,271	(2,729)	45.43%
69 Contingency	10,000	176	872	(9,128)	8.72%
70 Office Supplies	4,000	125	549	(3,451)	13.73%
71 Cleaning Supplies	1,000	75	132	(868)	13.15%
72 Operating Supplies - General	7,000	125	974	(6,026)	13.92%
73 Operating Supplies - Pool Chemicals	33,000	-	26,484	(6,516)	80.25%
74 Operating Supplies - Pool & Splash Pad	5,000	-	7,553	2,553	151.06%
75 Subscriptions & Memberships	2,500	187	551	(1,949)	22.03%
<b>76 <u>TOTAL PARKS &amp; RECREATION</u></b>	<b>248,750</b>	<b>13,354</b>	<b>95,658</b>	<b>(152,092)</b>	<b>38.46%</b>
<b>77 <u>COMMUNITY CENTER</u></b>					
78 Telephone	6,500	1,513	5,917	(583)	91.03%
79 Electric - General	22,000	1,334	5,526	(16,474)	25.12%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	1,869	6,942	(13,058)	34.71%
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	5,620	7,795	(2,205)	77.95%
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	2,610	4,357	(4,143)	51.26%
91 Office Supplies	500	34	34	(466)	6.78%
92 Cleaning Supplies	1,000	-	91	(909)	9.14%
93 Operating Supplies - General	2,000	234	1,456	(544)	72.78%
94 Operating Supplies - Pool Chemicals	33,000	-	36,467	3,467	110.51%
95 Operating Supplies - Pool & Wading Pool	2,500	-	7,883	5,383	315.30%
<b>96 <u>TOTAL COMMUNITY CENTER</u></b>	<b>118,425</b>	<b>13,213</b>	<b>76,804</b>	<b>(41,621)</b>	<b>64.85%</b>
<b>97 <u>RESERVES</u></b>					
98 CDD Amenity	325,000	-	147,640	(177,360)	45.43%
99 Splash Park	60,000	2,096	3,264	(56,736)	5.44%
<b>100 <u>TOTAL RESERVES</u></b>	<b>385,000</b>	<b>2,096</b>	<b>150,904</b>	<b>(234,096)</b>	<b>39.20%</b>
<b>101 <u>TOTAL EXPENDITURES &amp; RESERVES</u></b>	<b>\$ 3,494,633</b>	<b>\$ 141,291</b>	<b>\$ 1,053,401</b>	<b>\$ (2,440,232)</b>	<b>30.14%</b>

**Fleming Island Plantation CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2025 through January 31, 2026**

	FY2026 Adopted Budget	FY2026 Actual January	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 <b>EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES</b>	-	(51,240)	2,199,837	\$ (2,440,232)	
103 <b>NET CHANGE IN FUND BALANCE</b>					
104 Fund Balance Beginning	2,267,916		2,307,918	40,002	
105 <b>FUND BALANCE - ENDING</b>	<b>\$ 2,267,916</b>	<b>\$ (51,240)</b>	<b>\$ 4,507,756</b>	<b>\$ (2,400,230)</b>	
106 <b>FUND BALANCE ANALYSIS</b>					
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 January 31, 2026**

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>	<b>% of Budget</b>
<b>1 REVENUES</b>				
2 Special Assessments	\$ 1,700,275	\$ 1,511,182	\$ (189,093)	88.88%
3 Interest	-	2,613	2,613	
<b>4 TOTAL REVENUES</b>	<b>1,700,275</b>	<b>1,513,795</b>	<b>(186,480)</b>	<b>89.03%</b>
<b>5 EXPENDITURES</b>				
6 Interest Expense				
7     May 1, 2026	84,394	-	(84,394)	0.00%
8     November 1, 2026	70,875	83,606	12,731	
9 Prinicpal Payment May 1, 2026	1,545,000	-	(1,545,000)	0.00%
<b>10 TOTAL EXPENDITURES</b>	<b>1,700,269</b>	<b>83,606</b>	<b>(1,616,663)</b>	<b>4.92%</b>
<b>11 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>6</b>	<b>1,430,189</b>	<b>1,430,182</b>	<b>22883019%</b>
<b>12 OTHER FINANCING SOURCES/(USES)</b>				
13 Transfers In		-	-	
14 Transfers Out		-	-	
<b>15 TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>17 NET CHANGES IN FUND BALANCE</b>	<b>6</b>	<b>1,430,189</b>	<b>1,430,182</b>	
16 Fund Balance - Beginning	-	273,454	273,454	
<b>18 FUND BALANCE, ENDING</b>	<b>\$ 6</b>	<b>\$ 1,703,643</b>	<b>\$ 1,703,637</b>	

**Fleming Island Plantation CDD**  
**Acquisition & Construction 2021**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2025 through January 31, 2026**

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>
1 <b>REVENUE</b>			
2 Interest	\$ -	\$ 7,676	7,676
3 <b>TOTAL REVENUE</b>	<b>-</b>	<b>7,676</b>	<b>7,676</b>
4 <b>EXPENDITURES</b>			
5 Construction in Progress	-	293,960	293,960
6 <b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>293,960</b>	<b>293,960</b>
7 <b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-</b>	<b>(286,284)</b>	<b>(286,284)</b>
8 <b>OTHER FINANCING SOURCES/(USES)</b>			
9 Transfers In	-	-	-
10 Transfers Out	-	-	-
11 <b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
13 <b>NET CHANGES IN FUND BALANCE</b>	<b>-</b>	<b>(286,284)</b>	<b>(286,284)</b>
12 Fund Balance - Beginning		691,068	
14 <b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 404,783</b>	<b>\$ (286,284)</b>

**FLEMING ISLAND PLANTATION**

Community Development District

*Balance Sheet - All Funds*

**Fleming Island Plantation CDD  
Notes to the Financial Statements  
January 31, 2026**

**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

	\$ 1,479
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■ **Due From Other Funds \$0**

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

	General Fund
	\$ -

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

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

	\$ 10,397
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► **Liabilities**

■ **Accounts Payable \$111,183.70**- Invoices that were posted but not paid until January.

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

	General Fund
	\$ -

■ **Due To DS2021 \$1,511,182.24** - 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**  
**January 31, 2026**

**Financial Overview / Highlights**

- ▶ Total Non-Ad Valorem assessments are 88.88% collected as of 01/31/2026.
- ▶
- ▶ Other Miscellaneous Revenue -Kutak, Air-Max, Pool & Patio, and PrimeAE refunds for duplicate bills paid in FY25 and Polar Plunge Shirts
- ▶
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 30.14% of the annual budget. Significant variances are explained below.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<i><u>Administrative</u></i>				
ProfServ-Arbitrage	\$ 600	\$ 600	100%	Paid in Full
ProfServ-Dissemination	\$ 1,200	\$ 1,200	100%	Paid in Full
ProfServ-Engineering	\$ 30,000	\$ 9,970	33%	
ProfServ-Legal Services	\$ 45,000	\$ 11,632	26%	
ProfServ-Special Assessment	\$ 9,360	\$ 3,180	34%	
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	Paid in Full
Legal Advertising	\$ 3,200	\$ 352	11%	
Misc-Credit Card Fees	\$ 600	\$ 26	4%	
Office Supplies	\$ 300	\$ 60	20%	
Annual District Filing Fee	\$ 175	\$ 175	100%	Paid in Full
<i><u>Field</u></i>				
ProfServ-Field Management	\$ 831,769	\$ 250,286	30%	
Contracts - Lifeguard Services	\$ 276,000	\$ 6,285	2%	
R&M-Common Area	\$ 40,000	\$ 16,661	42%	

**FLEMING ISLAND PLANTATION**  
Community Development District

**SOR - General Fund**

R&M-Other Landscape	\$ 160,000	\$ 14,996	9%
R&M-Irrigation	\$ 36,000	\$ 5,184	14%
Holiday Decoration	\$ 12,000	\$ 6,702	56%
Op Supplies-General	\$ 15,000	\$ 5,316	35%

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

Internet/Wi-Fi - Gazebo	\$ 1,600	\$ 539	34%	
Utility - Refuse Removal	\$ 5,500	\$ 2,797	51%	
Utility - Water & Sewer	\$ 28,000	\$ 13,364	48%	
R&M-Air Conditioning	\$ 3,500	\$ -	0%	
R&M-Grounds	\$ 16,000	\$ 4,800	30%	
R&M-Fire Supression	\$ 700	\$ -	0%	
R&M-Tennis Courts	\$ 24,000	\$ 2,456	10%	
Event Expenses	\$ 40,000	\$ 19,168	48%	
Lease - Copier	\$ 10,000	\$ 1,817	18%	
Misc - Amenity Center Equipment	\$ 5,000	\$ 2,271	45%	
Misc-Contingency	\$ 10,000	\$ 872	9%	
Office Supplies	\$ 4,000	\$ 549	14%	
Cleaning Supplies	\$ 1,000	\$ 132	13%	
Op Supplies - General	\$ 7,000	\$ 974	14%	
Op Supplies - Pool Chemicals	\$ 33,000	\$ 26,484	80%	Poolsure bill paid on annual basis
Subscriptions & Memberships	\$ 2,500	\$ 551	22%	

**Community Center**

Refuse Removal	\$ 4,400	\$ -	0%
Rec Center Equipment	\$ 2,000	\$ -	0%
Contingency	\$ 8,500	\$ 4,357	51%

**Reserves**

**FLEMING ISLAND PLANTATION**  
Community Development District

***SOR - General Fund***

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Reserve - CDD Amenity	\$ 325,000	\$ 147,640	45%
Reserve - Splash Park	\$ 60,000	\$ 3,264	5%

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**Fleming Island Plantation CDD**  
**Check Register**  
**January 31, 2026**

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 Enterprises, 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**  
**January 31, 2026**

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

**Fleming Island Plantation CDD**  
**Check Register**  
**January 31, 2026**

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

**Fleming Island Plantation CDD**  
**Check Register**  
**January 31, 2026**

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

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

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

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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
<b>12/31/2025</b>	<b>End of Month</b>			<b>3,039,681.92</b>	<b>416,033.43</b>	<b>4,790,369.12</b>
01/02/2026			Deposit	357.02		4,790,726.14
01/03/2026			Deposit	105.00		4,790,831.14
01/04/2026			Deposit	14.26		4,790,845.40
01/05/2026	010526ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	4,790,706.60
01/05/2026			Deposit	67.36		4,790,773.96
01/06/2026			Deposit	20.09		4,790,794.05
01/07/2026	200174	The Lake Doctors, Inc.	Invoice: 336533B (Reference: Water Management Jan 26. )		5,125.00	4,785,669.05
01/07/2026	200175	Ruppert Landscape LLC	Invoice: 792386 (Reference: Mainline Repair. ) Invoice: 792388 (Reference: Irrigation Repairs ...		25,818.99	4,759,850.06
01/07/2026	010726ACH1	Comcast Business	1510 Calming Water Drive		542.43	4,759,307.63
01/07/2026			Deposit	57.44		4,759,365.07
01/07/2026			Deposit	0.78		4,759,365.85
01/08/2026	200176	Tri-County Public Safety and Training	Invoice: B-1643 (Reference: Safety Service 12/16/25 - 12/31/25. )		2,871.25	4,756,494.60
01/08/2026	200177	City Wide Facility Solutions	Invoice: 32013034725 (Reference: Janitorial Service & Supplies Jan 26. )		2,660.85	4,753,833.75
01/08/2026	200178	Vesta District Services	Invoice: 430304 (Reference: Management Fees Jan 26. )		5,974.92	4,747,858.83
01/08/2026	200179	Baker Pools Inc.	Invoice: 1025 (Reference: Paver Repair. )		4,200.00	4,743,658.83
01/08/2026	200180	Vesta Property Services, Inc.	Invoice: 430398 (Reference: Amenity Management Dec 25. ) Invoice: 430392 (Reference: Billable ...		66,007.42	4,677,651.41
01/08/2026	200181	HomeTeam Pest Defense	Invoice: 113413690 (Reference: Pest Control. ) Invoice: 113414238 (Reference: Pest Control. )		354.00	4,677,297.41
01/08/2026	200182	Kutak Rock LLP	Invoice: 3686201 (Reference: General Counsel Nov 25. )		3,041.00	4,674,256.41
01/08/2026	200183	Ruppert Landscape LLC	Invoice: 791418 (Reference: Landscape Maintenance Dec 25. )		49,935.59	4,624,320.82

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01/08/2026	200184	Edwards Ornamental Iron Inc.	Invoice: 10705 (Reference: Exterior Railing 50% Deposit. )		1,787.00	4,622,533.82
01/08/2026	200185	Integrated Access Solutions, LLC	Invoice: 5287 (Reference: PDK Licensing. )		53.00	4,622,480.82
01/08/2026			Deposit	71.25		4,622,552.07
01/09/2026	010926ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 11/17/25 - 12/17/25		43.00	4,622,509.07
01/09/2026	010926ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 11/17/25 - 12/17/25		75.00	4,622,434.07
01/09/2026	010926ACH3	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 11/17/25 - 12/17/25		302.00	4,622,132.07
01/09/2026			Deposit	62.51		4,622,194.58
01/10/2026			Deposit	257.66		4,622,452.24
01/11/2026			Deposit	56.14		4,622,508.38
01/12/2026	011226ACH1	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 11/18/25 - 12/18/25		43.00	4,622,465.38
01/12/2026	011226ACH2	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 11/18/25 - 12/18/25		56.00	4,622,409.38
01/12/2026	011226ACH3	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 11/18/25 - 12/18/25		210.00	4,622,199.38
01/12/2026	011226ACH4	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 11/18/25 - 12/18/25		272.00	4,621,927.38
01/12/2026	011226ACH5	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 11/18/25 - 12/18/25		346.00	4,621,581.38
01/12/2026	011226ACH6	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 11/18/25 - 12/18/25		1,449.00	4,620,132.38
01/12/2026	011226ACH7	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 11/18/25 - 12/18/25		43.00	4,620,089.38
01/12/2026	011226ACH8	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 11/18/25 - 12/18/25		43.00	4,620,046.38
01/12/2026	011226ACH9	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 11/18/25 - 12/18/25		43.00	4,620,003.38
01/12/2026	011226ACH10	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 11/18/25 - 12/18/25		43.00	4,619,960.38
01/12/2026	011226ACH11	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 11/18/25 - 12/18/25		43.00	4,619,917.38
01/12/2026	011226ACH12	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 11/18/25 - 12/18/25		48.00	4,619,869.38
01/12/2026	011226ACH13	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 11/18/25 - 12/18/25		48.00	4,619,821.38
01/12/2026	011226ACH14	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 11/18/25 - 12/18/25		48.00	4,619,773.38
01/12/2026	011226ACH15	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 11/18/25 - 12/18/25		51.00	4,619,722.38
01/12/2026	011226ACH16	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 11/18/25 - 12/18/25		55.00	4,619,667.38
01/12/2026	011226ACH19	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 11/18/25 - 12/18/25		49.00	4,619,618.38
01/12/2026	011226ACH20	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 11/18/25 - 12/18/25		49.00	4,619,569.38
01/12/2026	011226ACH21	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 11/18/25 - 12/18/25		49.00	4,619,520.38
01/12/2026	011226ACH22	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 11/18/25 - 12/18/25		50.00	4,619,470.38
01/12/2026	011226ACH23	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 11/18/25 - 12/18/25		56.00	4,619,414.38
01/12/2026	011226ACH24	Clay Electric Cooperative, Inc.	2204 LINKS DR 11/18/25 - 12/18/25		75.00	4,619,339.38
01/12/2026	011226ACH25	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	4,619,112.48
01/12/2026	011226ACH26	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 11/18/25 - 12/18/25		1,315.00	4,617,797.48
01/12/2026	011226ACH18	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 11/18/25 - 12/18/25		47.00	4,617,750.48
01/12/2026	011226ACH17	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 11/18/25 - 12/18/25		46.00	4,617,704.48
01/12/2026			Deposit	18.82		4,617,723.30
01/13/2026	011326ACH2	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 11/19/25 - 12/19/25		49.00	4,617,674.30

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01/13/2026	011326ACH3	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 11/19/25 - 12/19/25		51.00	4,617,623.30
01/13/2026	011326ACH4	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 11/19/25 - 12/19/25		59.00	4,617,564.30
01/13/2026	011326ACH5	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 11/19/25 - 12/19/25		797.00	4,616,767.30
01/13/2026	011326ACH6	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 11/19/25 - 12/19/25		3,160.00	4,613,607.30
01/13/2026	011326ACH1	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 11/18/25 - 12/18/25		48.00	4,613,559.30
01/13/2026			Deposit	37.93		4,613,597.23
01/14/2026	200186	Osteen Media Group	Invoice: 2025-301336 (Reference: Legal Advertising. )		60.75	4,613,536.48
01/14/2026	200187	Turner Pest Control	Invoice: 621560420 (Reference: Pest Control. )		350.00	4,613,186.48
01/14/2026	200188	Vesta District Services	Invoice: 430422 (Reference: Billable Expenses - Dec 2025. )		22.57	4,613,163.91
01/14/2026	200189	Girly-Girl Partea's, Inc.	Invoice: 1869 (Reference: Easter Bunny April 4th. )		342.50	4,612,821.41
01/14/2026	200190	Pickett Electric, Inc.	Invoice: 805 (Reference: Ballast replacement. )		205.00	4,612,616.41
01/14/2026	011426ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 11/22/25 - 12/2/25		630.00	4,611,986.41
01/14/2026	011426ACH2	GFL	Trash Service		395.60	4,611,590.81
01/14/2026			Deposit	4.55		4,611,595.36
01/14/2026			Deposit	390.00		4,611,985.36
01/15/2026			Deposit	101,086.70		4,713,072.06
01/15/2026			Deposit	76.88		4,713,148.94
01/16/2026	200191	The Lake Doctors, Inc.	Invoice: 2097398 (Reference: Fountain Cleaning Service - Quarterly. )		200.00	4,712,948.94
01/16/2026	200192	Tropical Pressure & Painting, Inc.	Invoice: 0112025 (Reference: Sanded & recleared coat Tongue & Groove Ceiling. )		2,300.00	4,710,648.94
01/16/2026	200193	Progressive Entertainment, Inc.	Invoice: 12950755 (Reference: Mobile DJ Sat Feb 7, 2026. )		640.00	4,710,008.94
01/16/2026			Deposit	99.72		4,710,108.66
01/17/2026			Deposit	14.46		4,710,123.12
01/19/2026			Deposit	67.83		4,710,190.95
01/20/2026	200194	Osteen Media Group	Invoice: 2026-311169 (Reference: Legal Advertising. )		72.90	4,710,118.05
01/20/2026	200195	Optima Security Inc.	Invoice: 51161 (Reference: Lock Installation. )		2,333.00	4,707,785.05
01/21/2026			Deposit	13.29		4,707,798.34
01/22/2026			Deposit	13.29		4,707,811.63
01/23/2026	200196	Elite Amenities NE FL, LLC	Invoice: 1970 (Reference: Lifeguard Services. )		102.12	4,707,709.51
01/23/2026	200197	Tri-County Public Safety and Training	Invoice: B-1662 (Reference: Security 1/1/26 - 1/15/26. )		2,438.75	4,705,270.76
01/23/2026	200198	Pickett Electric, Inc.	Invoice: 649 (Reference: Splash pad - Light repairs. )		987.00	4,704,283.76
01/23/2026			Deposit	295.97		4,704,579.73
01/24/2026			Deposit	47.23		4,704,626.96
01/25/2026			Deposit	71.25		4,704,698.21
01/26/2026	012626ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		729.73	4,703,968.48
01/26/2026			Deposit	84.54		4,704,053.02
01/27/2026	012726CC1	Valley Bank Credit Card	Various Purchases		4,371.04	4,699,681.98
01/27/2026			Deposit	113.67		4,699,795.65

**Fleming Island Plantation CDD**  
**Check Register**  
**January 31, 2026**

<b>Date</b>	<b>Number</b>	<b>Name</b>	<b>Memo</b>	<b>Deposits</b>	<b>Payments</b>	<b>Balance</b>
01/28/2026			Deposit	28.83		4,699,824.48
01/29/2026	200199	The Lake Doctors, Inc.	Invoice: 2135387 (Reference: Pond Stocking. )		3,200.00	4,696,624.48
01/29/2026	200200	Vak Pak	Invoice: SO26-00062 (Reference: Installation of WhisperFlo Pump. )		2,599.40	4,694,025.08
01/29/2026			Deposit	14.83		4,694,039.91
01/30/2026	200201	Lisa M. Dardis	Invoice: 126 (Reference: Musical Service for March 7, 2026. )		900.00	4,693,139.91
01/30/2026			Deposit	496.59		4,693,636.50
01/31/2026			Deposit	101.41		4,693,737.91
01/31/2026			Interest	14,327.57		4,708,065.48
<b>01/31/2026</b>	<b>End of Month</b>			<b>118,474.87</b>	<b>200,778.51</b>	<b>4,708,065.48</b>



**Fleming Island Plantation CDD  
Cash and Investment Report  
January 31, 2026**

**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%	\$ 15,737
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	4.33%	4,708,065 (1)
<b>Subtotal</b>					<b>\$ 4,723,803</b>
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	4.06%	\$ 1,394,443
<b>Total GF</b>					<b>\$ 6,118,244</b>

**DEBT SERVICE FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Interest Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 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%	171,045
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	171
<b>Total DS</b>					<b>\$ 192,460</b>

**CONSTRUCTION FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.97%	\$ 404,783
<b>Total CP</b>					<b>\$ 404,783</b>
<b>Total All Funds</b>					<b>\$ 6,715,489</b>

(1)

**Fleming Island Plantation CDD**  
**Bank Reconciliation**  
**January 31, 2026**

Balance per Bank Statement	\$	4,729,439.40
Plus: Deposits		598.00
Less: Outstanding Checks		21,971.92
<b>Adjusted Bank Balance</b>	<b>\$</b>	<b><u>4,708,065.48</u></b>
Beginning Cash Balance Per Books	\$	4,790,369.12
Cash Receipts		118,474.87
Cash Disbursements		200,778.51
<b>Balance per Books</b>	<b>\$</b>	<b><u>4,708,065.48</u></b>