



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

Advanced Meeting Package

Regular Meeting

Tuesday

March 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

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, March 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. 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, March 24, 2026

Call-in +1 (929) 205-6099

Number:

Time: 6:00 PM

Meeting ID: 705 571 4830#

Location: Splash Park, 1510 Calming Water
Drive, Fleming Island, Florida

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. -
Representative

[Exhibit 2](#)

[Pgs. 8-17](#)

B. Lifeguard Services Report – Elite Amenities

[Exhibit 3](#)

[Pg. 19](#)

C. Landscaping Update – Ruppert Landscape

[Exhibit 4](#)

[Pgs. 21-29](#)

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

[Exhibit 5](#)

[Pg. 31](#)

VI. Staff Reports

A. District Engineer

[Exhibit 6](#)

[Pg. 33](#)

1. Change Order – *if available*

B. District Counsel

VI. Staff Reports – continued

C. General Manager’s Report

[Exhibit 7](#)

[Pgs. 35-36](#)

D. Amenity Manager’s Report

[Exhibit 8](#)

[Pgs. 38-39](#)

E. Field Operations Manager’s Report

[Exhibit 9](#)

[Pgs. 41-43](#)

F. District Manager

1. Action Item Report

[Exhibit 10](#)

[Pgs. 45-46](#)

2. Meeting Matrix

[Exhibit 11](#)

[Pgs. 48-52](#)

VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on February 24, 2026

[Exhibit 12](#)

[Pgs. 54-58](#)

B. Consideration for Acceptance – The February Unaudited Financial Statements

[Exhibit 13](#)

[Pgs. 60-91](#)

VIII. Business Items

IX. Discussion Topics

A. Budget Format for FY 2026-2027 and Beyond – DM Team

X. Supervisors’ Requests

XI. Action Items Summary

XII. Next Regular Meeting Agenda Items

XIII. Next Meeting Quorum Check: April 28 at 6:00PM

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

XIV. Adjournment

EXHIBIT 1

CLAY TODAY

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legal@claytodayonline.com

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PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of BOS Meeting
March 24, 2026

RUN DATES

3/12/2026

COST

\$70.20

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District (the "District") will be held on Tuesday, March 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 192691 Published 3/12/2026 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

E-Mail:
legal@claytodayonline.com

EXHIBIT 2



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

Fleming Island Plantation CDD

3/17/2026

2300 Town Center Blvd.
 Fleming Island, FL 32003

RE: March 2026 Lakes Report

Please see the below summary of treatments completed to date since our February 17th report. The lakes are currently in great condition overall with the exception of a few problem ponds. We are expecting an increase in algae and aquatic weed growth as temperatures increase this Spring, but our team will remain diligent with proactive treatments. Unlike cities that dye their river bright green for St. Patrick’s Day, our goal is for your ponds to have a natural or blue aesthetic. Please let us know of any algae growth or any other concerns and we’ll be sure they are addressed promptly. Also, peak pollen now may be mistaken for algae and look unsightly on the surface of some ponds; however, there’s no remedy for this and it will naturally dissipate especially with rainfall. As always, we greatly appreciate the opportunity to work for you and the homeowners of the Fleming Island Plantation Community.

Zone	Technician	Date	Pond #	Service Provided
4	Drew Lagenour	Feb. 23rd	4, 21, 42, 49	Algae, Emergent, Terrestrial *
9	Nicholas Anderson	Feb. 18th	28, 31, 32, 53	Algae
3	Luis Gallant	Mar. 10th	33, 43, 54, 55	Algae, Emergent, Submersed
5	Alex Kastner	Mar. 16th	38, 39, 40, 41	Algae, Emergent, Terrestrial
6	Troy Weaver	Mar. 12th	19, 22, 23, 26	Algae
7	Marcus Thigpen	Mar. 12th	1, 2, 3, 30	Algae, Emergent, Terrestrial
8	Eric Walker	Mar. 10th	27, 34	Algae, Emergent, Submersed
11	Garrett Potter	Mar. 13th	6, 7, 14, 25	Algae, Emergent, Terrestrial
12	Jeremy Mashek	Mar. 17th	11, 12, 16, 17	Inspection *
13	Nicholaz Zumwalt	Mar. 12th	10, 13, 15	Algae, Emergent, Submersed

*beneficial bacteria/probiotic applied



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Pond 10



Pond 11



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Pond 12



Pond 21



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Pond 22



Mar 13, 2026 at 9:56:06 AM
2101 Pond Spring Way
Fleming Island FL 32003
United States

Pond 23



Mar 13, 2026 at 10:02:08 AM
1934 Hickory Trace Dr
Fleming Island FL 32003
United States

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Pond 23 (easement)



Pond 25



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Pond 27



Pond 34



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Pond 35



Mar 13, 2026 at 9:39:40 AM
2340 Links Dr
Fleming Island FL 32003
United States

Pond 44



Mar 13, 2026 at 10:21:41 AM
2465 Tall Cedars Rd
Fleming Island FL 32003
United States

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Pond 45



Pond 48



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Pond 53



Pond 54



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The Lake Doctors, Inc.
Aquatic Management Services®

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

Pond 55



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EXHIBIT 3

FIP Lifeguard Report for March 2026 meeting

Elite Amenities is pleased to return for the 2026 season.

Leadership Team:

Supervisor, Alex Barrett will oversee the on-site staff and work closely with Elite's Management's Team led by Jennifer Haley and Eric Meyer. Elite's Management will continue to work closely with Vesta's Team to keep constant communication.

Current Confirmed Staff:

- 26 lifeguards led by Supervisor, Alex Barrett. This number will continue to increase as needed.

New and returning lifeguard orientation:

- New and returning lifeguard orientations continue to be held on a regular basis. We will continue to work closely with all staff to ensure the residents receive the best service possible.

Lifeguard Certification:

- We continue to hire and are providing lifeguard certifications classes on April 4th, May 2nd, and May 30th. Apply online at www.eliteamenities.com/now-hiring.html

Incidents:

- The pool opened on March 14th and we have not had any incidents.

Swim Tests:

- Every child UNDER 12 MUST take a swim test. If they passed last summer, those 8 years and older are cleared. (Office staff will have the records)
- All those under 8 years old and guests under 12 MUST take or repeat the test.
- If they have already passed, the office staff will give them a swim wristband (green).

Swim Lessons:

Swim instruction begins in early May. Sign-ups will be directly through the Elite Amenities website. 10% of gross revenue will be paid back to the CDD.

Questions:

Please reach out to Elite Amenities at (904) 710-0172 or supervisor@eliteamenities.com

EXHIBIT 4



RUPPERT
L A N D S C A P E

Monthly Report March

March 16,2026

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

Irrigation Team: The Irrigation team continues to perform irrigation inspections as scheduled. Techs are adjusting water usage on clocks depending on how much rainfall we receive. Techs have capped identified areas that require deletion and will continue to monitor rain sensors to ensure the system is shutting down properly during rain events to reduce usage. Approved repairs have been completed – New controller was installed at Heritage Oaks

Agrow Pro: Spring turf weed application will take place on the week of April 1st

Annuals: Flower change out took place on Friday March 13th Yellow marigolds and purple Angelonia were installed (existing flowers were pulled for resident selection on Thursday March 12th)

Soil was installed at tip of island on Village square and Hwy 17 entrance where curb was removed during construction. Potting soil was installed to accommodate flower installation

Mulch install – waiting for MOT setup by subcontractor for mulch to be completed. (we have hit a snag with FDOT in some of the single lane areas – we are currently working through it)

Approved enhancements – Spartina grasses have been installed in open beds on Thunderbolt Rd.

Leaf cleanup – Leaf cleanup was performed in beds at amenities center and splash park – We have acquired a new large scale leaf vacuum and dump body truck which will be implemented into the leaf operation beginning next week. Leaves will be blown from beds and curbs into piles on the turf where they will then be vacuumed up and taken away.

Berms and pine straw prep. – Pine straw will be installed immediately after completion of mulch installation. Crews continue to work through prep of those areas before installation begins.



Fleming Island Plantation

Weekly Communication

March 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 areas of turf throughout Fleming Island Plantation were mowed at a height of 4 ½ inches.
- Blowing of all hard surfaces was performed throughout property.
- Mulch Blow in began February 24th at the round-about end of the property and is ongoing.
- Weeds were treated in plant beds, concrete joints, and pine straw areas at amenities center and tennis courts.
- Random ant beds were treated throughout the property.
- Irrigation clock at new bathroom facility has been programmed to run every night for the next two weeks to accommodate new sod per Fred's request.
- Tree was removed from berm and homeowners' fence along Town center Blvd. near River hills reserve per Fred's request.

- Broken irrigation valve box lid was replaced near walking path at splash park per Margarets request.
- Two high speed irrigation rotors were replaced on tennis court # 6 per Margarets request.
- Severely frost damaged Oleander Shrub on entranceway island at Fleming plantation and Hwy 17 was hard pruned to remove frost damage and promote rejuvenation.
- Prep of pine straw areas has begun and will be ongoing for the next two weeks.
- Spartina Grasses were installed along white fence line on Thunderbolt Rd.
- Large area of missing turf in front of Lake Ridge South on town center Blvd. was re-sodded where irrigation valve repair was performed before winter.
- Soil was installed at tip of median island at village square and Hwy 17 where curbing was removed during Wawa construction. (Soil added to accommodate flower installation next week.)



Fleming Island Plantation

Weekly Communication

March 12, 2026

Margaret:

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

- Leaf cleanup was performed at amenities center and along areas of town center Blvd.
- Blowing of all hard surfaces was performed throughout property.
- Weeds were treated in plant beds, concrete joints, and pine straw areas at splash park and town center Blvd.
- Random ant beds were treated throughout the property.
- New Irrigation clock was installed at Heritage Oaks.
- All shrubs were pruned throughout property.
- Trimtect bloom enhancer was applied to all shrubs throughout the site to increase production of new blooms.
- Existing flowers were pulled on Thursday 3/12 and placed at amenities center for resident selection.
- New flowers were installed on Friday 3/13 (yellow marigolds and purple Angelonia).

- Frost damaged oleander on median islands on town center Blvd. at the top of the hill were cutback.
- Prep of pine straw areas has begun and will be ongoing for the next two weeks.
- Potato vines were removed from shrubs on Fleming Plantation Blvd.
- Splash Park was detailed and prepped for spring break opening.



RUPPERT
LANDSCAPE

March 16, 2026

Hello all:

March arrives in Northeast Florida with a quiet but unmistakable shift—one of those seasonal turning points that feels less like a sudden change and more like a gentle nudge from nature reminding us that winter's pause is ending. If you step outside in the early morning, you can almost sense the landscape stretching, yawning, and preparing to wake up.

This is the month when your turf begins its slow emergence from dormancy. The warm-season grasses that spent winter in a muted, straw-colored rest start to blush green again as soil temperatures rise. It's subtle at first patches of color here and there—but by mid-March, the lawn is clearly stirring. It's a good time to observe rather than rush. The grass is rebuilding its energy reserves, and your patience now sets the stage for a healthier growing season ahead.

March also marks the season of rejuvenation pruning. Many shrubs that have grown leggy, woody, or tired over the past year respond beautifully to a thoughtful, restorative cutback. This isn't the light shaping of summer; it's a deeper, intentional reset that encourages fresh, vigorous growth. In Northeast Florida's climate, plants like crape myrtles, viburnum, and certain ornamental grasses benefit from this kind of pruning before the full heat of spring arrives. Done well, it's like giving your landscape a breath of fresh air—removing the old to make room for the new.

And then there are the oaks. If you've lived here long enough, you know that March is their grand finale. Just when the rest of the country is celebrating new leaves, our live oaks are shedding theirs in earnest. It can feel counterintuitive—almost as if the trees missed the memo—but this is their natural rhythm. They drop their tired, weather-worn leaves to make way for a flush of glossy new growth that will carry them through the year. For a few weeks, it may seem like the sky is raining leaves and pollen, but the payoff is worth it: a canopy renewed, vibrant, and ready for the seasons ahead.

Altogether, March in Northeast Florida is a month of transition—messy in moments, beautiful in others, and always full of promise. Your landscape is waking up, recalibrating, and preparing for the burst of life that April will bring. With a little attention and an understanding of these natural cycles, you can help guide it into its next chapter.

Christopher C. Cesaro

Area Manager

Fleming island Plantation



RUPPERT
LANDSCAPE



RUPPERT
LANDSCAPE

Monthly Gardening Tips

March

What to Plant

Annuals/Perennials/Wildflowers: Dianthus and other cool-season annuals continue to flourish. Consider planting warm-season annuals such as Angelonia, wax begonia, vinca, and zinnia at the end of the month.

Bulbs: Plant dahlia, canna, and gloriosa bulbs for spring and summer flowering. Provide stakes as needed to support growth.

Herbs: Consider growing edible ginger. Plant rhizomes in well-drained soil in full to part sun.

Vegetables: Begin planting warm-season crops, such as beans, tomatoes, squash, and corn, early in the month for late spring harvest. Protect from frost.

What to Do

Azaleas: Prune azaleas when they have finished blooming to reduce their size and improve their form.

Shrubs and trees: Prune when the dormant season ends and new growth begins.

Palms and shrubs: Fertilize palms, azaleas, camellias, and other ornamental shrubs if needed. Choose a fertilizer in which at least 30% of its nitrogen is slow release.

Irrigation: Check your sprinkler system for problems such as broken or misaligned spray heads.

EXHIBIT 5



Tri-County Public Safety and Training

Tri-County Safety and Security

Multi Agency Private Enforcement Radio Network



Fleming Island Plantation CDD Security Report

February / March 2026

1. Criminal Offences – No Reports
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 10 Reports
 - A. Ejections
 1. General Grounds -5
 2. Pickleball-2
 3. Basketball-3
 4. Tot Lot-1
 5. Splash Park/Playground and Lot-3
 - B. Disturbance: 1 – Juveniles Lighting fires in parking lot
 - C. Recovered Property: 2
 - D. Juvenile Complaint: 1 Basketball Court
 - E. E-Bike Issues – 3
 - F. Animal Complaint – 1 Pit Bull Unleashed by owner at Splash Park Playground Lot
5. Maintenance Reports – 4 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 6



PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: PRIME AE Group, Inc. - Ryan Stilwell, PE
DATE: March 12, 2026
RE: March 2026 Engineer's Update

Capital Projects

- Tennis Restroom final walk through and punch list scheduled for March 18 with staff and contractor.

Cypress Glen

- Cypress Glen Pond #45 – CEI for third party construction observation proposal approved in November 2025. Repair is complete and awaiting final reports from CEI to close out the project.

Landscape Architect Review of FIPCDD Grounds

- Landscape architect moving forward with Data Gathering portion of the work and we anticipate further update next month.

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 7



General Manager's Report

Meeting date: **3-24-2026**

Submitted by: **Margaret Alfano**

***Highlighted items require Board action.**

TENNIS PAVILION UPDATES & ITEMS / Board review required and policy approval:

As stated under the Field Ops report, the punch list walk-thru is currently scheduled for March 18th. However, there are a couple of operational items to discuss.

VENDING MACHINES:

We are currently in the process of replacing the existing vending machine vendor at the Amenity Center with a more responsive and trusted Vesta partner. As part of this transition, the vendor will provide a replacement beverage machine for the pool deck and install an additional beverage machine in the tennis pavilion vending room. These installations will be performed with no charges to the District.

Additionally, a snack machine offering items such as candy, crackers, and chips can be added at the tennis pavilion, should the Board wish to proceed. This machine would also allow us a chance to add some smaller tennis merchandise for sale. Please note that access to this room requires a valid credential. We also have the option to implement a six-month trial period over the summer to evaluate usage and performance, which would provide valuable insight during peak season. All machines will accept cash, credit, and debit payments.

HOURS OF OPERATION:

We would like to discuss and establish standard hours of access for the restroom facilities. Currently, the Amenity Center restrooms are accessible from 7:00am to 10:00pm. This schedule is extended for individuals with Before and After Swim access, whose credentials allow entry from 5:00am to 10:30pm.

Given the proximity of the restrooms to Town Center Boulevard and the presence of early morning foot traffic, we may consider adjusting the standard opening time to 5:00am, while maintaining a 10:00pm closing. As a reminder, access credentials are required for entry, and the area is monitored by video surveillance. Please advise on your preferred direction.

GRAND OPENING CEREMONY:

This outstanding addition to the community deserves a memorable Grand Opening. To celebrate the debut of *The Courts at Fleming Island Plantation pavilion*, we have ordered FIP-branded tennis balls, pickleballs, and mini basketballs for distribution during the event.

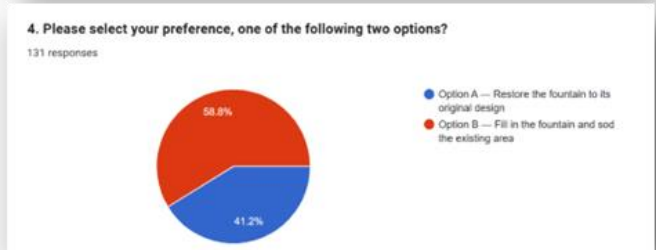
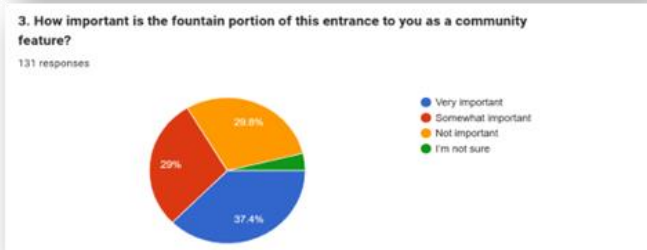
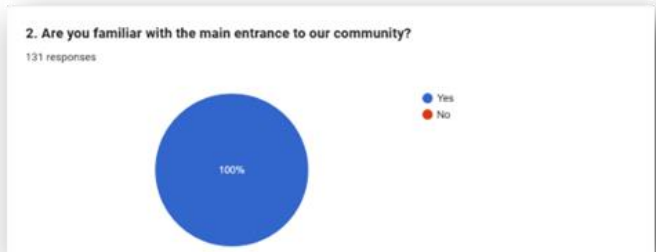
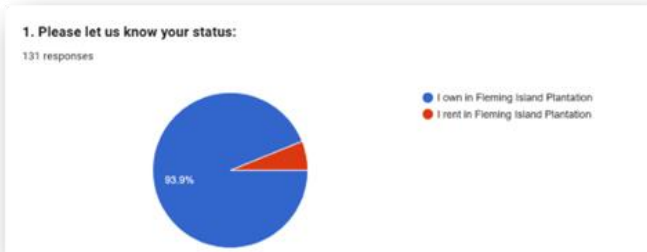
Preparations are underway, including ceremonial elements, and we are ready to proceed once final timelines are confirmed. Tentative opening dates will be established following the completion and review of the punch list items.

VILLAGE SQUARE FOUNTAIN SURVEY / Board review and discussion required:

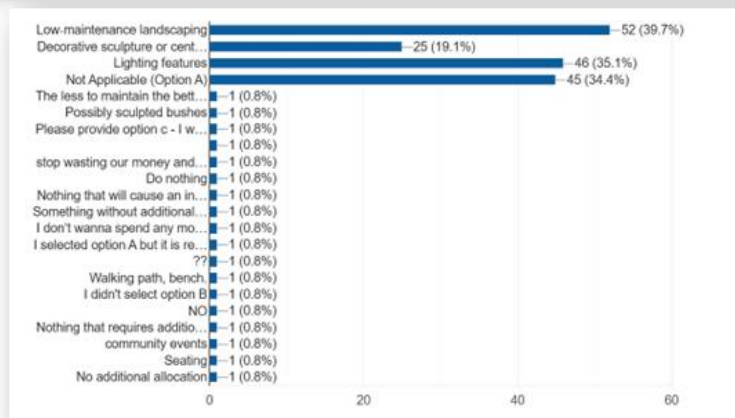
The community survey has officially been released and will remain open through April 10. We will continue to actively promote participation to ensure we gather a broad and representative range of feedback from residents.

As we begin preparing our reports, we have received a total of 131 responses to date. We appreciate the strong level of engagement so far, as resident input is an essential component in guiding future planning and decision-making.

A summary of the current survey results is provided below for your review. We encourage all residents who have not yet participated to do so prior to the closing date, as every response contributes to a more comprehensive understanding of community priorities.



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?



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



JBE/NG

EXHIBIT 8



Amenity Manager's Report

Meeting date: 3-24-2026

Submitted by: Jennifer Meadows

SPLASH PARK POOL OPENING / No Board action required:

It was a great start to the pool season! Even though the weather wasn't perfect, the few days we had sun the residents were happily soaking up the rays!

COMMUNICATION / No Board action required:

Our communication with residents continues to grow as technology advances. What used to be a newsletter, one marquee sign, and two bulletin boards is now an easy-to-access website, an FIP community phone app, three marquee signs, five bulletin boards, e-blasts, monthly e-newsletter, bandit signs, Facebook, and an Instagram account. Next year, we are investing in carrier pigeons. Either way, it's never been easier to find out information about your CDD and will continue to expand with the current trends.

EVENT UPDATES / No Board action required:

CONCERT ON THE GREEN: The big return of our concerts at the gazebo was a huge hit! On Saturday, March 7 from 6pm-9pm at the beautiful Village Square Gazebo, we held a concert with the incredible band, Top Shelf. For three hours, they played a variety of hit music that ranged from Journey to Amy Winehouse to Billy Joel and more! Spectators couldn't help singing and dancing along. To top off the beautiful night, we also had the food truck Yum Yum Come Getcha Sum as well as complimentary blue raspberry ices from Jeremiah's. We couldn't have asked for a better evening!! We look forward to hosting more concerts this year. We would also like to thank all the residents for their excitement, feedback, and desire for more! Stay tuned!

SPRING BREAK ACTIVITY WEEK: Spring Break week is upon us, and we are prepared with a week full of fun activities and games! Starting on Tuesday, March 17, Jeremiah's will be at the Splash Park pool handing out complimentary St. Patrick's Day inspired treats – vanilla ice cream mixed with green apple flavored ice. On Wednesday, March 18, we are getting into the spirit of March Madness with our own basketball tournament for kids at the Splash Park pool. Participants will receive a Fleming Island Plantation squishy basketball. On Friday, March 20, kids are invited to create their own tie-dyed t-shirts! With a special blend of coloring and alcohol spray, these shirts are easy to make, mostly mess free, and incredibly cool to wear when finished! We can't wait to see all the different designs! Finally, to top off an incredible week, we will have an inflatable water slide from Friday, March 20 through Sunday, March 22 for the kids to enjoy. We will have an update at the meeting regarding all of these awesome events.

BUNNY HOPS AND LOLLIPOPS EGG HUNT: On Saturday, April 4 our annual Egg Hunt will be held at the Amenity Center from 11am-1pm. The event will include two kids' craft stations, a petting zoo, and an always-favorite egg hunt! Families will have the opportunity to take photos with the Easter Bunny. Additional activities will include yard games for a little family-friendly competition. We are also excited to have Pelican Sno-balls, Life Lemonade, and Backwood Meat Smokerz on hand selling delicious food and treats for our residents to enjoy. All we need is Mother Nature to cooperate and this could be our best Egg Hunt yet!

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Hop Day with Jeremiah's returns April 6 and will be held every Monday
- Resident Appreciation Day – April 21
- Mother's Day Painting Lunch – May 11
- Hop into Summer – May 29

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



EXHIBIT 9



Field Operations Report

Meeting date: **3-24-2026**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

AMENITY CENTER PARKING LOT RENOVATIONS / No Board action required:

It is officially scheduled. The seal coating and striping of the parking lot will take place from Tuesday, April 21 through Friday, April 24, weather permitting. Residents will be notified as the project date approaches.

SPLASH PARK SLIDE REPAIRS / No Board action required:

We are awaiting permit approval to move forward.

VILLAGE SQUARE FOUNTAIN / No Board action required:

Currently awaiting survey results and further direction.

LAKE RIDGE SOUTH DRAINAGE / No Board action required:

As requested by the District Engineer, the depression next to the drain has been filled. Project Completed.

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

The punch list meeting is currently scheduled for March 18, and we will provide an update to the Board at our upcoming meeting. The access control system is in the process of being installed, and additional security components are also being implemented.

As previously discussed, the cement surface has a polished finish that may be slippery. We have met with Co-Chair Szafranski and have selected a coating color that will help improve traction, simplify cleaning, and enhance the overall aesthetic.

SPLASH PARK FURNITURE REFINISHING / No Board action required:

This project is underway!

LAP POOL MOTOR REPLACEMENT / Project Completed:

Project completed.

AMENITY CENTER SIDEWALK MAINTENANCE / No Board action required:

The agreement has been fully executed. We are currently awaiting confirmation of scheduling following the conclusion of Spring Break.

SPLASH PARK FENCING UPDATE / Board action required to approve this improvement:

We propose adding a fence to screen the maintenance areas and enhance the overall appearance near the snack bar window. The plan is to install a solid-panel vinyl fence in a cream color to match the existing trim.

This addition will also allow us to expand the gate access and better utilize the area for storage. We will have updated amounts to review at our meeting.



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

MAINTENANCE DONE SINCE LAST CDD MEETING – February 2026 to March 2026

- Soft washed all White fencing and Stone columns
- Soft washed all entry monuments
- Soft washed stone areas at Amenity Center
- Repaired broken light at Amenity Center flag pole
- Repaired broken lights at The Woodlands entry monument
- Replaced bad fountain pump at Margaret’s Walk park
- Set all timers for DST and adjusted time for season
- Found shower valve at Splash Park was sticking again. Valve not covered by warranty due to hard freeze. Vendor came and repaired.
- Repaired fence post at Fairway Village
- Replaced burned out bulbs in 2 bollards at Gazebo
- Deep cleaned and applied rust treatment to fountains at Margaret’s Walk Park
- Found “tree house” built in preserve area off Brookgreen Way. Posted notice to remove with no results. FIP staff removed
- Took Easter décor out of storage
- Pressure washed pool deck at Splash Park and applied sealer to pavers under covered area
- Removed all bandit signs from all areas, including golf course entry
- Picked up trash from pond bank at end of Splash Park Field
- Found leaking irrigation heads on Tennis court 6. Instructed Ruppert to replace with Stainless steel heads to prevent from happening in future.
- Repeatedly blew leaves off walkways at Amenity Center due to Oaks dropping for the season
- Placed and removed Yard Sale Banner at Corner of Fleming Plantation Blvd and 17
- Placed and removed Yard sale signs throughout the community

- Repaired crosswalk sign on Majestic View
- Removed trash from pond closest to The Courts
- Repaired pedestrian gate between tennis and River Hills – Latch mechanism was mis-aligned.
- Pressure washed Amenity Center pool deck
- Replaced bad bulb in globe light on walkway to pool at Amenity Center
- Cleaned tiles in Splash Park pool
- Treated returns in Splash Park pool with acid to clean rust build up
- Cleaned rust streaks on Thunder Bucket structure
- Placed deck furniture at Splash Park pool deck
- Cleaned deck furniture at Splash Park pool deck

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



EXHIBIT 10



Last updated on:
3/12/2026
By: Dana Harden

Date	Action Item	Status
Field Operations Section		
10/28/2025	FOM to determine where water meters are located and that they are CDD owned	In progress
10/25/2025	FOM to follow up with DE regarding survey issue (Lake Ridge N & S)	Completed
10/25/2025	FOM provide drain scope report to Richardson when received & reviewed	Completed
12/4/2025	FOM working on repairs for slide tower	In progress
12/4/2025	FOM Fountain at Village Square	On Hold
2/24/2026	FOM Ruppert to send proposal for Spartina Grass near Thunderbolt	Completed
2/24/2026	FOM to provide irrigation numbers for consideration to calculate savings opportunities	In progress
General Manager Section		
1/27/2026	GM to work with landscape architect for Village Fountain ideas	In Progress
1/27/2026	AM & GM to create survey language regarding Village Fountain (Glickman)	Completed
District Manager Section		
8/16/2025	DM to confirm receipt from Comcast for \$128,152	In Progress
12/4/2025	Budget line items update	In Progress
District Engineer Section		
12/4/2025	DE to follow up with Landscape Architect to meet with F&M	Completed
12/4/2025	Cypress Glen Pond - schedule update	Completed
12/4/2025	Tennis restroom building completion follow up scheduled 3/18	In Progress
1/27/2026	DE to send FOM written statement regarding Lake Ridge South	Completed
District Counsel Section		
10/28/3025	DC to work with Comcast on indemnity language	In Progress

EXHIBIT 11

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

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

May, 2026

**Regular Meeting:
5/19**

Presentations

Vendor Reports

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

Staff Reports

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

Consent Agenda Items

- 1. Minutes--Regular Meeting on 4/28/2026
- 2. Unaudited Financials—April 2026

Business Items

Discussion Topics/Items

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

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

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

<u>ISSUE</u>	<u>SUPERVISOR</u>
Main Fountain at Entrance from US 17 & Village Square Parkway	Nelson
Monument at end of Town Center Boulevard and US 17 (across from Margaret's Walk)	Nelson
Opportunities for smart irrigation improvements	Ashford

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 12

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, February 24, 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 Davison	Regional General Manager, Vesta Property Services
22 Katie Buchanan (<i>via phone</i>)	District Counsel, Kutak Rock
23 Ryan Stilwell	District Engineer, Prosser, Inc.
24 Chris Cessera	Ruppert Landscape
25 Joe Miletello	Irrigation Manager, Ruppert Landscape
26 Billy Bonney	Tri-County Safety & Security, Inc.
27 David Couch	Prime AE
28 Charles Willmore	Resident
29 Ernest Hamm	Resident
30 Suzanne Bradley	Resident

31
32 *The following is a summary of the discussions and actions taken at the February 24, 2026 Fleming Island*
33 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*
34 *records request by emailing PublicRecords@vestapropertyservices.com.*

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

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

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

43 Charles Willmore noted the algae problem on Pond 27.

44 Ernest Hamm also noted the algae problem on Pond 27.

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

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

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

48 Ms. Alfano discussed the residents' concerns regarding Pond 27. Discussion ensued.

49 B. Lifeguard Services Report – Elite Amenities

50 Ms. Alfano provided updates to the Board.

51 C. Exhibit 3: Landscaping Update – Ruppert Landscape

52 Mr. Cessera presented the report for the month and introduced Joe as the new irrigation manager.
53 Discussion ensued.

54 Mr. Militello presented the irrigation timer proposal. Discussion ensued.

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

56 Mr. Bonney presented the report for the month.

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

58 A. Exhibit 5: District Engineer

59 Mr. Stilwell provided construction updates.

60 **The meeting skipped Exhibit 7 through 9, at this time.**

61 1. Exhibit 6: Consideration of Prime AE Landscape Revitalization & Repositioning Proposal

62 Mr. Couch presented the proposal and Mr. Stilwell provided further recommendations
63 regarding the proposal. Discussion ensued.

64 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
65 approved the Prime AE Landscape Revitalization & Repositioning proposal, at a not-to-exceed of
66 \$35,000.00, for the Fleming Island Plantation Community Development District.

67 2. Exhibit 7: Consideration of Requisition #170

68 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
69 approved Requisition #170, in the amount of \$4,388.32, for the Fleming Island Plantation Community
70 Development District.

71 3. Exhibit 8: Consideration of Requisition #171

72 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
73 approved Requisition #171, in the amount of \$4,208.75, for the Fleming Island Plantation Community
74 Development District.

75 4. Exhibit 9: Consideration of Requisition #172

76 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
77 approved Requisition #172, in the amount of \$22,872.00, for the Fleming Island Plantation Community
78 Development District.

79 **The meeting moved back to Exhibit 6, at this time before resuming the regularly scheduled**
80 **items.**

81 Mr. Stilwell provided an update on discussions with Clay County regarding the installation of a
82 crosswalk, which would cost roughly \$10,000.00.

83 Supervisor Nelson provided an update regarding the Town Center Blvd. repair, and Mr. Stilwell
84 provided further input based on the information provided.

85 B. District Counsel

86 Ms. Buchanan noted that Comcast had made no further movements on their end, and that Wawa
87 had completed the repairs.

88 C. Exhibit 10: General Manager's Report

89 Ms. Alfano presented her report for the month and requested signage for the golf course.

90 1. Exhibit 11: Survey Question Regarding Village Square Fountain

91 Supervisor Glickman presented the proposed survey. Discussion ensued regarding
92 recommended changes.

93 *Supervisor Ashford left the meeting at approximately 7:36 p.m. and returned at approximately 7:39*
94 *p.m.*

95 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
96 approved the Survey Questions, as amended, and directed staff to move forward with the amended survey
97 with results ready for the April Board meeting, for the Fleming Island Plantation Community Development
98 District.

99 D. Exhibit 12: Amenity Manager's Report

100 Ms. Meadows presented her report for the month.

101 E. Exhibit 13: Field Operations Manager's Report

102 Mr. Atwood presented his report for the month and discussed the need for the repairs on the splash
103 park slide and what that entailed, and the two possible proposals. Discussion ensued, which
104 included where the funds would come from.

105 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
106 approved the repair of the splash park slide, at a not-to-exceed of \$204,000.00 for the identified work, for
107 the Fleming Island Plantation Community Development District.

108 Mr. Atwood continued his report and presented a proposal for sidewalk repairs in front of the
109 amenity center. Discussion ensued.

110 **This item was not originally presented on the agenda.**

111 On a MOTION by Mr. Cella, SECONDED by Mr. Glickman, WITH Mr. Ashford and Ms. Szafranski
112 voting 'yay' and Mr. Nelson voting 'nay', the Board approved the repair of the sidewalks by the amenity
113 center, at a not-to-exceed of \$26,535.00, for the Fleming Island Plantation Community Development
114 District.

115 Suzanne Bradley noted that the HOA in her community also needed to do the same work.
116 Discussion continued.

117 Mr. Atwood provided further updates.

- 118 F. District Manager
- 119 1. Exhibit 14: Action Item Report
- 120 2. Exhibit 15: Meeting Matrix

121 The Board agreed to schedule a budget workshop for April 6th at 6 p.m. to be held at the
122 Amenity Center.

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

- 124 A. Exhibit 16: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
125 Held on January 27, 2026
- 126 B. Exhibit 17: Consideration for Acceptance – The January 2026 Unaudited Financial Statements

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

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

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

- 132 A. Budget Form for FY 2027 & Beyond – DM Team
- 133 Mr. McInnes provided an overview of the proposed budget and the CRF formats. Discussion
134 ensued.

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

136 There being no Supervisors’ Requests, the next item followed.

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

- 138 **DC** to create Agreement for Blue Solutions Pools and Spas and Precision Sidewalk
- 139 **FOM** to provide irrigation numbers for consideration to calculate savings opportunities for budget
- 140 **FOM** Ruppert to send proposal for Spartina Grass near Thunderbolt
- 141 **DM** to notice budget WS for March 6, 2026 @ 6:00PM at Amenity Center
- 142 **DM** to send the budget and CRF PDF’s to Board

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

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

145 All five Board members present stated that they would be attending the next Board meeting on
146 March 24th at 6:00 p.m.

147 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

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

150 On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
151 adjourned the meeting at 9:51 p.m. for the Fleming Island Plantation Community Development District.

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

155 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
156 **meeting held on March 24, 2026.**

157

158

159

160

Signature

Signature

Printed Name

Printed Name

161 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 13

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

FEBRUARY 28, 2026



Fleming Island Plantation CDD
Balance Sheet
February 28, 2026

	General Fund	Debt Service 2021	A & C 2021	Total
1 ASSETS				
2 Operating Account - VNB	4,610,732	-	-	4,610,732
3 Money Markey - BU	1,398,024	-	-	1,398,024
4 Cash - HW	14,915	-	-	14,915
5 Investments:				
6 Revenue Trust Fund	-	171,534	-	171,534
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	-	-	259,584	259,584
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	234,283	170,701	-	404,985
15 Due from Other Funds	-	1,529,574	-	1,529,574
16 Prepaid Items	-	-	-	-
17 Deposits	10,397	-	-	10,396.99
18 TOTAL ASSETS	\$ 6,269,831	\$ 1,893,225	\$ 259,584	\$ 8,422,640
19 LIABILITIES				
20 Accounts Payable	\$ 99,648	\$ -	\$ -	\$ 99,647.61
21 Accrued Expenses	-	-	-	-
22 Due to Other Funds	1,529,574	-	-	1,529,573.91
23 Deferred Revenue - On Roll	234,283	170,701	-	404,984.57
24 TOTAL LIABILITIES	1,863,505	170,701	-	2,034,206
25 Fund Balance:				
26 Nonspendable	10,397			10,397
27 Assigned	1,942,418			1,942,418
28 Restricted		1,722,524	259,584	1,982,108
29 Unassigned	2,453,511			2,453,511
30 TOTAL FUND BALANCE	4,406,326	1,722,524	259,584	6,388,434
31 TOTAL LIABILITIES & FUND BALANCE	\$ 6,269,831	\$ 1,893,225	\$ 259,584	\$ 8,422,640

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual February	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 Special Assessments - Tax Collector	\$ 3,533,212	\$ 38,998	\$ 3,298,928	\$ (234,283)	93.37%
3 Special Assessments - Discounts	(141,328)	(520)	(80,754)	60,574	57.14%
4 Interest	75,000	16,201	67,793	(7,207)	90.39%
5 Room Rentals	8,000	712	2,364	(5,636)	29.54%
6 Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
7 Tennis Membership	2,500	-	-	(2,500)	0.00%
8 Court Program Fees	500	-	768	268	153.68%
9 Special Events	6,500	247	3,274	(3,226)	50.37%
10 Access Cards	7,000	47	259	(6,741)	3.70%
11 Other Miscellaneous Revenues	2,250	(9)	16,284	14,034	723.71%
12 TOTAL REVENUES	\$ 3,494,633	\$ 55,677	\$ 3,308,915	\$ (185,718)	94.69%
13 EXPENDITURES					
14 ADMINSTRATIVE					
15 Supervisor Compensation	16,000	2,000	5,000	(11,000)	31.25%
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	3,348	13,317	(16,683)	44.39%
20 Legal Services	45,000	-	11,632	(33,368)	25.85%
21 Management Fees	62,339	5,195	25,975	(36,364)	41.67%
22 Assessment Administration	9,360	780	3,960	(5,400)	42.31%
23 Trustee Fees	4,000	-	-	(4,000)	0.00%
24 Auditing Services	4,100	-	-	(4,100)	0.00%
25 Postage & Freight	3,600	-	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	425	(2,775)	13.29%
29 Misc- Assessment Collection Cost	70,664	260	39,683	(30,981)	56.16%
30 Misc - Credit Card Fees	600	-	26	(574)	4.31%
31 Misc - Contingency	5,000	177	1,231	(3,769)	24.62%
32 Office Supplies	300	-	60	(240)	20.00%
33 Regulatory & Permit Fees	175	-	175	-	100.00%
34 TOTAL ADMINSTRATIVE	315,612	11,833	147,877	(167,736)	46.85%
35 FIELD					
36 Field Management	831,769	64,258	314,543	(517,226)	37.82%
37 Web Site Development	2,000	-	2,000	-	100.00%
38 Lifeguard Services - Contract	276,000	-	6,285	(269,715)	2.28%
39 Janitorial Services - Contract	35,000	2,661	13,278	(21,722)	37.94%
40 Security Services - Contract	60,000	5,056	22,994	(37,006)	38.32%
41 Landscape - Contracts	688,577	-	175,073	(513,504)	25.43%
42 Electric	85,000	6,176	30,623	(54,377)	36.03%
43 Water	86,000	5,935	38,028	(47,972)	44.22%
44 Aquascaping - R&M	66,500	5,125	30,125	(36,375)	45.30%
45 Common Area - R&M	40,000	288	17,155	(22,845)	42.89%
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	35	5,219	(30,781)	14.50%
49 Misc - Holiday Décor	12,000	25	6,727	(5,273)	56.06%
50 Operating Supplies - General	15,000	1,076	6,392	(8,608)	42.61%
51 TOTAL FIELD	2,426,846	90,634	687,711	(1,739,135)	28.34%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual February	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
52 PARKS & RECREATION					
53 Telephone - Field	12,500	-	-	(12,500)	0.00%
54 Internet & WiFi - Gazebo	1,600	139	678	(922)	42.38%
55 Electric - General	36,000	2,524	12,929	(23,071)	35.91%
56 Refuse Removal	5,500	392	3,189	(2,311)	57.99%
57 Water & Sewer	28,000	1,643	15,007	(12,993)	53.60%
58 Lease - Copier	10,000	-	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	-	1,314	314	131.41%
63 Tennis Courts - R&M	24,000	245	2,701	(21,299)	11.25%
64 Pickleball Courts - R&M	1,000	500	500	(500)	50.00%
65 Event Expense	40,000	1,404	21,458	(18,542)	53.64%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	137	2,408	(2,592)	48.16%
69 Contingency	10,000	1,325	2,197	(7,803)	21.97%
70 Office Supplies	4,000	306	855	(3,145)	21.39%
71 Cleaning Supplies	1,000	85	217	(783)	21.70%
72 Operating Supplies - General	7,000	31	919	(6,081)	13.13%
73 Operating Supplies - Pool Chemicals	33,000	-	26,484	(6,516)	80.25%
74 Operating Supplies - Pool & Splash Pad	5,000	39	7,592	2,592	151.84%
75 Subscriptions & Memberships	2,500	491	1,042	(1,458)	41.69%
76 TOTAL PARKS & RECREATION	248,750	9,262	106,108	(142,642)	42.66%
77 COMMUNITY CENTER					
78 Telephone	6,500	1,509	7,426	926	114.25%
79 Electric - General	22,000	1,483	7,009	(14,991)	31.86%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	3,510	10,451	(9,549)	52.26%
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	682	8,477	(1,523)	84.77%
85 Pest Control - R&M	650	-	579	(71)	89.09%
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	619	4,976	(3,524)	58.54%
91 Office Supplies	500	34	34	(466)	6.78%
92 Cleaning Supplies	1,000	-	125	(875)	12.54%
93 Operating Supplies - General	2,000	-	1,336	(664)	66.81%
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%
96 TOTAL COMMUNITY CENTER	118,425	7,836	84,763	(33,662)	71.58%
97 RESERVES					
98 CDD Amenity	325,000	3,885	180,785	(144,215)	55.63%
99 Splash Park	60,000	5,307	3,264	(56,736)	5.44%
100 TOTAL RESERVES	385,000	9,192	184,049	(200,951)	47.80%
101 TOTAL EXPENDITURES & RESERVES	\$ 3,494,633	\$ 128,757	\$ 1,210,508	\$ (2,284,126)	34.64%

Fleming Island Plantation CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual February	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES	-	(73,080)	2,098,408	\$ (2,284,126)	
103 NET CHANGE IN FUND BALANCE					
104 Fund Balance Beginning	2,267,916		2,307,918	40,002	
105 FUND BALANCE - ENDING	\$ 2,267,916	\$ (73,080)	\$ 4,406,326	\$ (2,244,123)	
106 FUND BALANCE ANALYSIS					
107 <i>Nonspendable Fund Balance</i>					
108 Prepaid			\$ 19,982		
109 Deposits			10,397		
			<u>30,379</u>		
110 <i>Assigned Fund Balance</i>					
111 Operating Reserves - FY26			\$ 582,439		
112 Entry Features			166,636		
113 Parks			143,744		
114 Recreation Facilities			547,195		
115 Misc. Site Improvement			272,140		
116 Signage			221,332		
			<u>1,933,486</u>		
117 <i>Unassigned Fund Balance</i>			<u>304,051</u>		
118			<u>2,267,916</u>		

Fleming Island Plantation CDD
Debt Service 2021
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 1,700,275	\$ 1,529,574	\$ (170,701)	89.96%
3 Interest	-	3,102	3,102	
4 TOTAL REVENUES	1,700,275	1,532,676	(167,599)	90.14%
5 EXPENDITURES				
6 Interest Expense				
*November 1, 2025		83,606		
7 May 1, 2026	84,394	-	(84,394)	0.00%
8 November 1, 2026	70,875	-	(70,875)	
9 Prinicpal Payment				
May 1, 2026	1,545,000	-	(1,545,000)	0.00%
10 TOTAL EXPENDITURES	1,700,269	83,606	(1,700,269)	4.92%
11 REVENUES OVER (UNDER) EXPENDITURES	6	1,449,070	1,532,670	23185120%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		-	-	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
17 NET CHANGES IN FUND BALANCE	6	1,449,070	1,449,064	
16 Fund Balance - Beginning	-	273,454	273,454	
18 FUND BALANCE, ENDING	\$ 6	\$ 1,722,524	\$ 1,722,518	

Fleming Island Plantation CDD
Acquisition & Construction 2021
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget
1 REVENUE			
2 Interest	\$ -	\$ 8,833	8,833
3 TOTAL REVENUE	-	8,833	8,833
4 EXPENDITURES			
5 Construction in Progress	-	440,317	440,317
6 TOTAL EXPENDITURES	-	440,317	440,317
7 REVENUES OVER/(UNDER) EXPENDITURES	-	(431,484)	(431,484)
8 OTHER FINANCING SOURCES/(USES)			
9 Transfers In	-	-	-
10 Transfers Out	-	-	-
11 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-
13 NET CHANGES IN FUND BALANCE	-	(431,484)	(431,484)
12 Fund Balance - Beginning		691,068	
14 FUND BALANCE - ENDING	\$ -	\$ 259,584	\$ (431,484)

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

**Fleming Island Plantation CDD
Notes to the Financial Statements
February 28, 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

Total Accounts Receivable \$ 1,479

■ **Due From Other Funds \$0**

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

General Fund

Total Prepaid Items \$ -

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

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

Total Deposits \$ 10,397

► **Liabilities**

■ **Accounts Payable \$99,647.61**- Invoices that were posted but not paid until March.

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

General Fund

Total Accrued Expenses \$ -

■ **Due To DS2021 \$1,529,573.91** - 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
February 28, 2026

Financial Overview / Highlights

- ▶ Total Non-Ad Valorem assessments are 89.96% collected as of 02/28/2026.
- ▶
- ▶ 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 34.64% of the annual budget. Significant variances are explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i><u>Administrative</u></i>				
ProfServ-Arbitrage	\$ 600	\$ 600	100%	Paid in Full
ProfServ-Dissemination	\$ 1,200	\$ 1,200	100%	Paid in Full
ProfServ-Engineering	\$ 30,000	\$ 13,317	44%	Monthly Engineering
ProfServ-Legal Services	\$ 45,000	\$ 11,632	26%	Monthly Legal
ProfServ-Special Assessment	\$ 9,360	\$ 3,960	42%	Monthly Assessment Preparation
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	Paid in Full
Legal Advertising	\$ 3,200	\$ 425	13%	
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	\$ 314,543	38%	
Contracts - Lifeguard Services	\$ 276,000	\$ 6,285	2%	Only have bills for Oct. 2025
R&M-Common Area	\$ 40,000	\$ 17,155	43%	

FLEMING ISLAND PLANTATION
Community Development District

SOR - General Fund

R&M-Other Landscape	\$ 160,000	\$ 14,996	9%	
R&M-Irrigation	\$ 36,000	\$ 5,219	14%	
Holiday Decoration	\$ 12,000	\$ 6,727	56%	Various Amazon Purchases
Op Supplies-General	\$ 15,000	\$ 6,392	43%	Various Amazon Purchases, Home Depot Card

Parks and Recreation - General (Amenity Center)

Internet/Wi-Fi - Gazebo	\$ 1,600	\$ 678	42%	
Utility - Refuse Removal	\$ 5,500	\$ 3,189	58%	Monthly Trash
Utility - Water & Sewer	\$ 28,000	\$ 15,007	54%	Monthly Water for Pool, Pavilion, Tennis Courts, Info Center & Irrigation
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	\$ 2,701	11%	
Event Expenses	\$ 40,000	\$ 21,458	54%	Amazon Orders, Entertainment for Events
Lease - Copier	\$ 10,000	\$ 1,817	18%	
Misc - Amenity Center Equipment	\$ 5,000	\$ 2,408	48%	Exterior Railing(50%), Amazon Orders
Misc-Contingency	\$ 10,000	\$ 2,197	22%	
Office Supplies	\$ 4,000	\$ 855	21%	
Cleaning Supplies	\$ 1,000	\$ 217	22%	
Op Supplies - General	\$ 7,000	\$ 919	13%	
Op Supplies - Pool Chemicals	\$ 33,000	\$ 26,484	80%	Poolsure bill paid on annual basis
Subscriptions & Memberships	\$ 2,500	\$ 1,042	42%	Adobe, Canva, Sam's Club, Music License

Community Center

Refuse Removal	\$ 4,400	\$ -	0%	
Rec Center Equipment	\$ 2,000	\$ -	0%	
Contingency	\$ 8,500	\$ 4,976	59%	WhisperFlo Pump Install, Misc. Items

FLEMING ISLAND PLANTATION
Community Development District

SOR - General Fund

Reserve - CDD Amenity	\$ 325,000	\$ 180,785	56%
Reserve - Splash Park	\$ 60,000	\$ 3,264	5%

Fleming Island Plantation CDD
Check Register
February 28, 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 Enterprisees, 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
February 28, 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

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

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

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11/05/2025	200128	LLS Tax Solutions Inc.	Invoice: 003937 (Reference: Arbitrage Services.)		600.00	759,228.49
11/05/2025	110525PR1	Michael Glickman	BOS Meeting 10/28/25		200.00	759,028.49
11/05/2025	110525PR2	Michelle Szafranski	BOS Meeting 10/28/25		200.00	758,828.49
11/05/2025	110525PR3	Mike Cella	BOS Meeting 10/28/25		200.00	758,628.49
11/05/2025	110525PR4	Rick Nelson	BOS Meeting 10/28/25		200.00	758,428.49
11/05/2025	110525PR5	Rodney Ashford	BOS Meeting 10/28/25		200.00	758,228.49
11/05/2025			Deposit	56.79		758,285.28
11/06/2025			Deposit	33.68		758,318.96
11/06/2025			Deposit	51,238.41		809,557.37
11/07/2025			Deposit	92.00		809,649.37
11/07/2025	110725ACH1	Comcast Business	1510 Calming Water Drive		542.43	809,106.94
11/08/2025			Deposit	28.83		809,135.77
11/09/2025			Deposit	71.61		809,207.38
11/10/2025	200129	Osteen Media Group	Invoice: 2025-306288 (Reference: Legal Advertising.)		72.90	809,134.48
11/10/2025	200130	Tri-County Public Safety and Training	Invoice: B-1553 (Reference: Public Safety Service 10/16/25 - 10/31/25.)		2,820.00	806,314.48
11/10/2025	200131	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
11/30/2025	End of Month			1,532,471.48	159,059.24	2,166,720.63
12/01/2025			Deposit	57.36		2,166,777.99
12/02/2025	200148	Poolsure	Invoice: 131295633164 (Reference: Water Management.)		3,344.37	2,163,433.62
12/02/2025	200149	The Lake Doctors, Inc.	Invoice: 328845B (Reference: Water Management Dec 25.)		5,125.00	2,158,308.62
12/03/2025	200150	Ruppert Landscape LLC	Invoice: 780434 (Reference: Landscape Management Nov 25.)		49,935.59	2,108,373.03
12/03/2025	200151	Vesta Property Services, Inc.	Invoice: 429584 (Reference: Replacing 280 feet of railing.)		2,138.75	2,106,234.28
12/03/2025	100260	Tropical Pressure & Painting, Inc.			5,400.00	2,100,834.28
12/03/2025			Deposit	43.39		2,100,877.67
12/04/2025	200152	City Wide Facility Solutions	Invoice: 32013034081 (Reference: Janitorial Service Dec 25.)		2,660.85	2,098,216.82
12/04/2025	200153	Xerox Financial Services	Invoice: 41256043 (Reference: Copier Lease 11/15/25 - 12/14/25.)		1,073.26	2,097,143.56
12/04/2025	200154	Tri-County Public Safety and Training	Invoice: B-1597 (Reference: Security 11/16/25 - 11/30/25.)		2,490.00	2,094,653.56
12/04/2025	200155	Ruppert Landscape LLC	Invoice: 783031 (Reference: Irrigation Repairs.) Invoice: 783033 (Reference: Irrigation Repai..)		5,563.00	2,089,090.56
12/04/2025	120425ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		130.80	2,088,959.76
12/04/2025			Deposit	32.11		2,088,991.87
12/05/2025			Deposit	20.76		2,089,012.63
12/08/2025	200156	Osteen Media Group	Invoice: 2025-307155 (Reference: Legal Advertising.)		72.90	2,088,939.73
12/08/2025	200157	Neon Entertainment	Invoice: 127753 (Reference: Stuffa Squishie.)		1,400.00	2,087,539.73
12/08/2025	200158	The Lake Doctors, Inc.	Invoice: 2108025 (Reference: Debris Removal.)		900.00	2,086,639.73
12/08/2025	200159	Vesta Property Services, Inc.	Invoice: 429806 (Reference: Amenity Management Nov 25.)		58,579.60	2,028,060.13
12/08/2025	200160	Unicorn Web Development	Invoice: 3191 (Reference: Website Services.)		200.00	2,027,860.13
12/08/2025	120825ACH1	Comcast Business	1510 Calming Water Drive		542.43	2,027,317.70
12/08/2025			Deposit	2,523,065.24		4,550,382.94
12/08/2025			Deposit	55.72		4,550,438.66
12/09/2025			Deposit	57.36		4,550,496.02
12/10/2025	200161	Kutak Rock LLP	Invoice: 3669589 (Reference: General Counsel Oct 25.)		4,995.50	4,545,500.52
12/10/2025	200162	Vesta Property Services, Inc.	Invoice: 429955 (Reference: Billable Expenses - Nov 25.)		760.97	4,544,739.55
12/10/2025			Deposit	150.58		4,544,890.13
12/11/2025	200163	Vesta Property Services, Inc.	Invoice: 429957 (Reference: Billable mileage Nov..)		85.80	4,544,804.33
12/11/2025			Deposit	53.47		4,544,857.80
12/12/2025	121225ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 10/19/25 - 11/18/25		43.00	4,544,814.80
12/12/2025	121225ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 10/19/25 - 11/18/25		76.00	4,544,738.80
12/12/2025	121225ACH3	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	4,544,511.90
12/12/2025	121225ACH4	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 10/19/25 - 11/18/25		276.00	4,544,235.90
12/12/2025			Deposit	471.44		4,544,707.34
12/13/2025			Deposit	34.05		4,544,741.39

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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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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
12/31/2025	End of Month			3,039,681.92	416,033.43	4,790,369.12
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

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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
01/31/2026	End of Month			118,474.87	200,778.51	4,708,065.48
02/01/2026			Deposit	84.54		4,708,150.02
02/02/2026	200202	Wesco Turf, Inc.	Invoice: 48854081 (Reference: PM Service.)		329.87	4,707,820.15
02/02/2026	200203	Xerox Financial Services	Invoice: 41536680 (Reference: Copier Lease 1/15/26 - 2/14/26.)		744.20	4,707,075.95
02/02/2026	200204	Tropical Pressure & Painting, Inc.	Invoice: 013-2025 (Reference: Repairs & Painting.) Invoice: 012-2026 (Reference: Repairs & Pa...		5,800.00	4,701,275.95
02/02/2026	200205	Pickett Electric, Inc.	Invoice: 616 (Reference: Service call on pool pump motor.)		180.00	4,701,095.95
02/02/2026	200206	Prime AE	Invoice: 55561 (Reference: Engineering Services Dec 25.)		3,999.11	4,697,096.84
02/02/2026	200207	Kutak Rock LLP	Invoice: 3690218 (Reference: Legal Services Dec 25.)		3,595.15	4,693,501.69
02/02/2026	200208	Dolphin Backflow Inc.	Invoice: 42447 ()		75.00	4,693,426.69
02/02/2026	200209	JP Custom Carts	Invoice: 10638 (Reference: Service Utility Cart.)		308.72	4,693,117.97
02/02/2026	200210	The Lake Doctors, Inc.	Invoice: 344273B (Reference: Water Management Feb 26.)		5,125.00	4,687,992.97
02/02/2026	200211	Vesta District Services	Invoice: 430648 (Reference: Management Fees Feb 26.)		5,974.92	4,682,018.05
02/02/2026			Deposit	33.38		4,682,051.43
02/04/2026	020426ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	4,681,912.63
02/05/2026	020526ACH1	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		23.33	4,681,889.30
02/05/2026	020526ACH2	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	4,681,837.97
02/05/2026	020526ACH3	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		67.88	4,681,770.09
02/05/2026	020526ACH4	Clay County Utility Authority	Spine Road Reclaimed Irrigation		336.82	4,681,433.27
02/05/2026	020526ACH5	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		493.93	4,680,939.34
02/05/2026	020526ACH6	Clay County Utility Authority	Spine Road Reclaimed Irrigation		612.19	4,680,327.15
02/05/2026	020526ACH7	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,079.29	4,679,247.86
02/05/2026	020526ACH8	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.79	4,679,225.07
02/05/2026	020526ACH9	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	4,679,189.79
02/05/2026	020526ACH10	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		51.34	4,679,138.45
02/05/2026	020526ACH11	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.60	4,679,025.85
02/05/2026	020526ACH12	Clay County Utility Authority	2300 Town Center Blvd Info Center		112.60	4,678,913.25
02/05/2026	020526ACH13	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		113.87	4,678,799.38
02/05/2026	020526ACH14	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		221.30	4,678,578.08
02/05/2026	020526ACH15	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		390.85	4,678,187.23

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02/05/2026	020526ACH16	Clay County Utility Authority	Spine Road Reclaimed Irrigation		580.59	4,677,606.64
02/05/2026	020526ACH17	Clay County Utility Authority	2300 Town Center Blvd Pool		975.99	4,676,630.65
02/05/2026	020526ACH18	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		1,031.48	4,675,599.17
02/05/2026	020526ACH19	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		1,374.80	4,674,224.37
02/05/2026	020526ACH20	Clay County Utility Authority	2300 Town Center Blvd Irrigation		1,593.85	4,672,630.52
02/05/2026	020526ACH21	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		164.24	4,672,466.28
02/05/2026	020526ACH22	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,672,137.81
02/05/2026	020526ACH23	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,671,809.34
02/05/2026	020526ACH24	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,671,480.87
02/05/2026	020526ACH25	Clay County Utility Authority	426 -2 Old Hard Road Restroom		357.47	4,671,123.40
02/05/2026	020526ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		376.51	4,670,746.89
02/05/2026	020526ACH27	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		20.53	4,670,726.36
02/05/2026	020526ACH28	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		104.74	4,670,621.62
02/05/2026	020526ACH29	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		164.24	4,670,457.38
02/05/2026	020526PR1	Michael Glickman	BOS Meeting 01/27/26		200.00	4,670,257.38
02/05/2026	020526PR2	Michelle Szafranski	BOS Meeting 01/27/26		200.00	4,670,057.38
02/05/2026	020526PR3	Mike Cella	BOS Meeting 01/27/26		200.00	4,669,857.38
02/05/2026	020526PR4	Rick Nelson	BOS Meeting 01/27/26		200.00	4,669,657.38
02/05/2026	020526PR5	Rodney Ashford	BOS Meeting 01/27/26		200.00	4,669,457.38
02/05/2026			Deposit	38.10		4,669,495.48
02/06/2026	200212	Tri-County Public Safety and Training	Invoice: B-1684 (Reference: Security Services 1/16/26 - 1/31/26.)		2,718.75	4,666,776.73
02/06/2026	200213	City Wide Facility Solutions	Invoice: 32013035419 (Reference: Janitorial Services & Supplies Feb 26.)		2,660.85	4,664,115.88
02/06/2026	200214	Vesta Property Services, Inc.	Invoice: 430875 (Reference: Management Fees Jan 26.)		60,226.01	4,603,889.87
02/06/2026	200215	Design Works	Invoice: 121725- (Reference: Tables & Chairs.)		5,149.60	4,598,740.27
02/07/2026			Deposit	77.12		4,598,817.39
02/09/2026	020926ACH1	Comcast Business	1510 Calming Water Drive		556.45	4,598,260.94
02/11/2026	200216	Vesta Property Services, Inc.	Invoice: 430954 (Reference: Billable Expenses Jan 26.)		15.16	4,598,245.78
02/11/2026	021126ACH1	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	4,598,018.88
02/11/2026			Deposit	56,610.01		4,654,628.89
02/11/2026			Deposit	28.83		4,654,657.72
02/12/2026	021226ACH1	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 12/17/25 - 1/16/26		275.00	4,654,382.72
02/12/2026	021226ACH2	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 12/18/25 - 1/17/26		43.00	4,654,339.72
02/12/2026	021226ACH3	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 11/17/25 - 12/17/25		76.00	4,654,263.72
02/12/2026	021226ACH4	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 12/18/25 - 1/17/26		43.00	4,654,220.72
02/12/2026	021226ACH5	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 12/18/25 - 1/17/26		349.00	4,653,871.72
02/12/2026	021226ACH6	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 12/18/25 - 1/17/26		215.00	4,653,656.72
02/12/2026	021226ACH8	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 12/18/25 - 1/17/26		1,289.00	4,652,367.72

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02/12/2026	021226ACH9	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 12/18/25 - 1/17/26		56.00	4,652,311.72
02/12/2026	021226ACH10	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 12/18/25 - 1/17/26		43.00	4,652,268.72
02/12/2026	021226ACH11	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 12/18/25 - 1/17/26		43.00	4,652,225.72
02/12/2026	021226ACH12	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 12/19/25 - 1/17/26		48.00	4,652,177.72
02/12/2026	021226ACH13	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 12/18/25 - 1/17/26		48.00	4,652,129.72
02/12/2026	021226ACH14	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 12/19/25 - 1/18/26		51.00	4,652,078.72
02/12/2026	021226ACH15	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 12/18/25 - 1/17/26		43.00	4,652,035.72
02/12/2026	021226ACH16	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 12/18/25 - 1/17/26		43.00	4,651,992.72
02/12/2026	021226ACH17	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 12/18/25 - 1/17/26		48.00	4,651,944.72
02/12/2026	021226ACH18	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 12/18/25 - 1/17/26		55.00	4,651,889.72
02/12/2026	021226ACH20	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 12/18/25 - 1/17/26		50.00	4,651,839.72
02/12/2026	021226ACH21	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 12/19/25 - 1/19/26		49.00	4,651,790.72
02/12/2026	021226ACH22	Clay Electric Cooperative, Inc.	2204 LINKS DR 12/18/25 - 1/17/26		75.00	4,651,715.72
02/12/2026	021226ACH23	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 12/18/25 - 1/17/26		56.00	4,651,659.72
02/12/2026	021226ACH24	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 12/18/25 - 1/17/26		47.00	4,651,612.72
02/12/2026	021226ACH25	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 12/18/25 - 1/17/26		49.00	4,651,563.72
02/12/2026	021226ACH26	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 12/18/25 - 1/17/26		1,334.00	4,650,229.72
02/12/2026	021226ACH27	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 12/18/25 - 1/17/26		49.00	4,650,180.72
02/12/2026	021226ACH28	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 12/18/25 - 1/17/26		46.00	4,650,134.72
02/12/2026	021226ACH7	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 12/18/25 - 1/17/26		357.00	4,649,777.72
02/12/2026	021226ACH19	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 12/17/25 - 1/16/26		43.00	4,649,734.72
02/16/2026			Deposit	33.62		4,649,768.34
02/17/2026	200217	Osteen Media Group	Invoice: 2026-312220 (Reference: Legal Advertising.)		72.90	4,649,695.44
02/17/2026	200218	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 172853 (Reference: Material for Irrigated Courts.)		1,153.08	4,648,542.36
02/17/2026	200219	Prime AE	Invoice: 55613 (Reference: Engineering Services Jan 26.)		3,347.55	4,645,194.81
02/17/2026	200220	Vesta District Services	Invoice: 430884 (Reference: Billable Expenses - Jan 2026.)		14.36	4,645,180.45
02/17/2026	021726ACH1	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 12/19/25 - 1/18/26		58.00	4,645,122.45
02/17/2026	021726ACH2	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 12/19/25 - 1/18/26		752.00	4,644,370.45
02/17/2026	021726ACH3	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 12/18/25 - 1/17/26		3,160.00	4,641,210.45
02/17/2026	021726ACH4	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 12/18/25 - 1/17/26		48.00	4,641,162.45
02/17/2026	021726ACH5	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 12/18/25 - 1/17/26		49.00	4,641,113.45
02/17/2026	021726ACH6	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 12/18/25 - 1/17/26		51.00	4,641,062.45
02/17/2026	021726ACH7	GFL	Trash Service		396.51	4,640,665.94
02/18/2026			Deposit	325.00		4,640,990.94
02/18/2026	021826ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 12/22/25 - 1/2/26		630.00	4,640,360.94
02/20/2026	200221	Dolphin Backflow Inc.	Invoice: 46705 (Reference: Inspection & Certification of Backflow Preventer.)		585.00	4,639,775.94
02/20/2026	200222	Jack Raftery Tennis	Invoice: 20252026 (Reference: Pickleball Leagues Fall & Winter.)		1,260.00	4,638,515.94

Fleming Island Plantation CDD
Check Register
February 28, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
02/20/2026	200223	HomeTeam Pest Defense	Invoice: 115944266 (Reference: Pest Control.)		234.50	4,638,281.44
02/20/2026	200224	Tri-County Public Safety and Training	Invoice: B-1706 (Reference: Safety Service 2/1/26 - 2/15/26.) Invoice: B-1613 (Reference: Sec...		4,675.00	4,633,606.44
02/20/2026	200225	Broadcast Music, Inc.	Invoice: 500000172768 (Reference: Music License Fee.)		459.00	4,633,147.44
02/20/2026	200226	Investment Painting of North FL	Invoice: D-4791 (Reference: Commercial Painting Bathrooms.) Invoice: D-4793 (Reference: Paint...		1,700.00	4,631,447.44
02/20/2026	EFT0222026	Florida Department of Revenue	January 2026 Sales Tax		196.42	4,631,251.02
02/24/2026	100261	Florida Backyard by Ebel Inc.	Outdoor Dining chairs and tables		5,149.60	4,626,101.42
02/25/2026	200227	C Buss Enterprises, Inc.	Invoice: 5394 (Reference: Installation of Pool Pump.)		18,803.41	4,607,298.01
02/25/2026	200228	HomeTeam Pest Defense	Invoice: 115944812 (Reference: Pest Control.) Invoice: 116325959 (Reference: Pest Control.)...		397.63	4,606,900.38
02/25/2026	022526ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		725.78	4,606,174.60
02/26/2026	022626BOS1	Michael Glickman	BOS Meeting 02/24/25		200.00	4,605,974.60
02/26/2026	022626BOS2	Michelle Szafranski	BOS Meeting 02/24/25		200.00	4,605,774.60
02/26/2026	022626BOS3	Mike Cella	BOS Meeting 02/24/25		200.00	4,605,574.60
02/26/2026	022626BOS4	Rick Nelson	BOS Meeting 02/24/25		200.00	4,605,374.60
02/26/2026	022626BOS5	Rodney Ashford	BOS Meeting 02/24/25		200.00	4,605,174.60
02/26/2026	022626CC1	Valley Bank Credit Card	Various Purchases		7,635.55	4,597,539.04
02/26/2026			Deposit	23.97		4,597,563.01
02/27/2026			Deposit	492.00		4,598,055.01
02/28/2026			Deposit	57.75		4,598,112.76
02/28/2026			Interest	12,619.58		4,610,732.34
02/28/2026		End of Month		70,423.90	167,757.04	4,610,732.34

**Fleming Island Plantation CDD
Cash and Investment Report
February 28, 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%	\$ 14,915
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	3.56%	4,610,732
				Subtotal	\$ 4,625,647
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	3.40%	\$ 1,398,024
				Total GF	\$ 6,023,670

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	3.29%	\$ 34
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.28%	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	3.30%	171,534
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.30%	171
				Total DS	\$ 192,949

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	3.30%	\$ 259,584
				Total CP	\$ 259,584
				Total All Funds	\$ 6,476,205

Fleming Island Plantation CDD
Bank Reconciliation
February 28, 2026

Balance per Bank Statement	\$	4,658,639.12
Plus: Deposits		549.75
Less: Outstanding Checks		48,456.53
Adjusted Bank Balance	\$	<u>4,610,732.34</u>
Beginning Cash Balance Per Books	\$	4,708,065.48
Cash Receipts		70,423.90
Cash Disbursements		167,757.04
Balance per Books	\$	<u>4,610,732.34</u>