



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

Advanced Meeting Package

Regular Meeting

***Tuesday
April 28, 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, April 28, 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, April 28, 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

Revised Agenda

I. Roll Call

II. Pledge of Allegiance

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

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

IV. Presentation of Proof of Publication(s)

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

V. Vendor Reports

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

[Exhibit 2](#)
[Pgs. 8-17](#)

1. Pond Maintenance Contract Expiration (09/30/2026) & Process for New Contract

[Exhibit 3](#)
[Pgs. 19-20](#)

B. Lifeguard Services Report – Elite Amenities

[Exhibit 4](#)
[Pgs. 22-24](#)

C. Landscaping Update – Ruppert Landscape

[Exhibit 5](#)
[Pgs. 26-37](#)

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

[Exhibit 6](#)
[Pg. 39](#)

VI. Staff Reports

- A. District Engineer – *To Be Distributed* [Exhibit 7](#)
- 1. Approval of Change Order(s)
- B. District Counsel
- C. **General Manager’s Report** [Exhibit 8](#)
[Pgs. 42-44](#)
- D. **Amenity Manager’s Report** [Exhibit 9](#)
[Pgs. 46-49](#)
- E. Field Operations Manager’s Report [Exhibit 10](#)
[Pgs. 51-52](#)
- F. District Manager
 - 1. Action Item Report [Exhibit 11](#)
[Pgs. 54-55](#)
 - 2. Meeting Matrix [Exhibit 12](#)
[Pgs. 57-62](#)

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on March 24, 2026 [Exhibit 13](#)
[Pgs. 64-67](#)
- B. Consideration for Acceptance – The March 2026 Unaudited Financial Statements [Exhibit 14](#)
[Pgs. 69-103](#)

VIII. Business Items

IX. Discussion Topics

- A. FY 2027 Draft Budget – DM Team [Exhibit 15](#)
[Pgs. 105-112](#)

X. Supervisors’ Requests

XI. Action Items Summary

XII. Next Regular Meeting Agenda Items

XIII. Next Meeting Quorum Check: May 19 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

Thank You!

PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of BOS Regular Meeting
April 28, 2026

RUN DATES

4/16/2026

COST

\$71.55

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, April 28, 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 196605 Published 4/16/2026 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

4/21/2026

2300 Town Center Blvd.
 Fleming Island, FL 32003

RE: April 2026 Lakes Report

Please see the below summary of treatments completed to date since our March 17th report. There is a combination of photos taken right before last month's meeting along with this month's QC inspection completed on April 6th. As you can see in the April 6 photos, there was some stormy weather and we received some much needed rain, but we do still remain in extreme drought conditions. Overall, the lakes are currently in good condition with some signs of Springtime algae and aquatic weed growth as expected. Please let us know if there are any questions or concerns and we'll make sure they are addressed promptly. 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
1	Kory Kines	Mar. 19th	45, 50, 51, 52	Algae, Emergent, Terrestrial
2	David Hayes	Mar. 18th	44, 46, 47, 48	Algae, Emergent, Terrestrial
4	Drew Lagenour	Mar. 23rd	4, 21, 42, 49	Algae, Emergent, Terrestrial *
6	Troy Weaver	Mar. 30th	23	Additional algae treatment
8	Eric Walker	Mar. 27th	27	Additional algae treatment
9	Nicholas Anderson	Mar. 17th	28, 31, 32, 53	Algae
10	Eric Wood	Mar. 26th	5, 8, 9, 24	Algae, Emergent, Terrestrial
14	Brandon Ernst	Mar. 23rd	29, 35, 36, 37	Algae
1	Kory Kines	Apr. 15th	45, 50, 51, 52	Algae
3	Luis Gallant	Apr. 15th	33, 43, 54, 55	Algae, Emergent, Submersed
4	Drew Lagenour	Apr. 17th	4, 21, 42, 49	Algae, Emergent, Terrestrial +
5	Alex Kastner	Apr. 13th	38, 39, 40, 41	Algae, Emergent, Terrestrial
6	Troy Weaver	Apr. 14th	19, 22, 23, 26	Algae, Emergent, Terrestrial
7	Marcus Thigpen	Apr. 16th	1, 2, 3, 30	Algae, Emergent, Terrestrial
9	Nicholas Anderson	Apr. 7th	28, 31, 32, 53	Algae
11	Garrett Potter	Apr. 16th	6, 7, 14, 25	Algae, Emergent, Terrestrial

*beneficial bacteria/probiotic applied +Alligator reported in Pond 21

Florida Offices

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South Carolina Offices

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Pond 1



Pond 4



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Pond 21



Exposed ground and potential bank erosion from bird traffic.

Pond 23



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Pond 25



Apr 6, 2026 at 2:02:51 PM
2347 Links Dr
Fleming Island FL 32003
United States

Pond 27 (North End)



Apr 6, 2026 at 2:19:17 PM
2049 Town Center Blvd
Fleming Island FL 32003
United States

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Pond 27 (Azalea Fields Ct.)



Pond 27 (Azalea Fields cont.)



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Pond 27 (1710 Chatham Village)



Pond 27 (SE end Golfview Dr.)



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Pond 32



Pond 34



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Pond 35



Pond 43



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Pond 53



Pond 54



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Pond 54 (cont.)



Pond 55



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EXHIBIT 3



Water Management Agreement

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida corporation ("the Company") and the following "Customer"

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____

The parties hereto agree to follows:

- A. The Company agrees to manage certain lakes and/or waterways for a period of thirty-six (36) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Fifty-Three (53) Ponds associated with Fleming Island Plantation CDD in Fleming Island, FL.

Includes a minimum of Thirty-Six (36) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae. Three consecutive (12) month terms with a 3% projected increase for FY '27/28 from \$5,125.00 Monthly to \$5,280.00 Monthly.
*Quarterly fountain service includes cleaning exterior of intake screen and float, cleaning/adjustment of light lenses, nozzles/jets as necessary, check anchor lines/adjust timers, as needed. Additional parts invoiced separately. Removing fountain for service not included.
+Grass carp stocking contingent upon FWC permitting regulations and seasonal supplier availability.

- B. Customer agrees to pay the Company the following sum for specified aquatic management services:

1.	Underwater and Floating Vegetation Control Program	\$ 5,125.00 Monthly
2.	Shoreline Grass and Brush Control Program	\$ INCLUDED
3.	Free Callback Service and Additional Treatments, if required	\$ INCLUDED
4.	Water Testing and Analysis, as needed	\$ INCLUDED
5.	+Annual Permitting & Stocking of (300) Sterile, Triploid Grass Carp (10" – 12")	\$ 3,200.00 Upon Stocking
6.	*Quarterly Fountain Cleaning Service; Two (2) Fountains (Pond 1)	\$ 200.00 Quarterly
7.	Monthly Detailed Service Reports	\$ INCLUDED
Total of Services Accepted		\$ 5,125.00 Monthly

\$5,125.00 of the above sum-total shall be due and payable upon execution of this Agreement; the balance shall be payable in advance in monthly installments of **\$5,125.00** plus any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. The Company uses products which, in its sole discretion, are intended to provide effective and safe results.
- D. The Company agrees to commence treatment within **thirty (30) days**, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by Customer to the Company on or before **September 30th, 2026**.
- F. The Terms and Conditions appearing on the reverse side form an integral part of this Agreement, and Customer hereby acknowledges that it has read and is familiar with the contents thereof.

CUSTOMER PREFERENCES

INVOICE FREQUENCY: ___ MONTHLY ___ EVERY OTHER MONTH ___ QUARTERLY ___ SEMI-ANNUAL ___ ANNUAL

INVOICE TIMING: ___ BEGINNING OF THE MONTH ___ WITH SERVICE COMPLETION

EMAIL INVOICE: ___ YES ___ NO | *If yes, provide invoice email:* _____

EMAIL WORK ORDER: ___ YES ___ NO | *If yes, provide work order email:* _____

REQUESTED START MONTH: _____ | **PURCHASE ORDER #:** _____

THE LAKE DOCTORS, INC.

Jesse E. Mason, Sales Manager

CUSTOMER:

Signed _____ **Date** _____

Name _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.
 - d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- 3) Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 4) If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- 7) If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written demand.
- 8) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- 9) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 10) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 11) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 12) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 13) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner. If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action.
- 14) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 15) Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- 16) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 17) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- 18) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 19) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

EXHIBIT 4



FIP Lifeguard Report for April 2026

Leadership Team:

Supervisor Alex Barret will oversee the on-site staff and work closely with Elite's management team, led by Jennifer Haley and Katherine Wilson. Elite continues to coordinate with Vesta's team to maintain consistent and effective communication.

Incidents:

March 20th at Splash:

- Slip and fall on inflatable slide
- Back injury associated with inflatable slide

Swim Tests:

- All children under 12 are required to complete a swim test
- Children age 8 and older who passed last summer remain cleared (records maintained by office staff)
- All children under 8 and all guests under 12 must take or retake the swim test
- Approved swimmers will receive a green wristband from office staff

Confirmed Staff:

- 40 lifeguards, led by Supervisor Alex Barret
- Staffing levels will increase as needed throughout the season
- Hiring information: <https://www.eliteamenities.com/hiring.html>

New and returning lifeguard orientation:

- Orientations are ongoing and conducted regularly for both new and returning staff
- Continued focus on training and consistency to ensure high-quality service for residents

Lifeguard Certification:

- Ongoing hiring supported by certification courses scheduled for May 2 and May 30 at the FIP Amenity Center
- Course information: <https://www.eliteamenities.com/certification.html>

Swim Lessons:

- Swim instruction begins in early May
- Registration is available through the Elite Amenities website:
<https://www.eliteamenities.com/swimlessons.html>
- 10% of gross swim lesson revenue will be returned to the CDD

Lifeguard Equipment:

- Additional whistles have been distributed to staff at the Amenity Center

Staff Events:

Easter Egg Hunt - April 4th

- Elite provided 3 lifeguards and 1 supervisor for the annual community event
- Event photos are attached

For questions or comments, please contact Elite Amenities at admin@eliteamenities.com or (904) 710-0172





EXHIBIT 5



RUPPERT
L A N D S C A P E

4/15/2026

Hello all:

April has arrived in North Florida, and with it comes one of the most exciting transitions in your landscape. After the slower, cooler months of winter, your lawn and plant beds are beginning to wake up, stretch out, and put on fresh, vibrant growth. This is the true start of the spring flush—and there's a lot to look forward to.

One of the first noticeable changes this month is your turfgrass coming out of dormancy. As soil temperatures rise and daylight hours increase, warm-season grasses like St. Augustine, Bahia, and Zoysia begin to green up across the lawn. What may have looked patchy or brown just weeks ago will steadily fill in with new blades and richer color. This greening process can vary slightly depending on weather patterns, but by mid to late April, most lawns are actively growing again.

Along with your lawn, ornamental plants are also entering a period of renewed energy. Shrubs and trees are pushing out fresh foliage, often in lighter shades of green that will deepen over time. Perennials re-emerging from their winter rest, sending up new shoots and, in many cases, early blooms. Annual flowers planted for spring color are beginning to establish and spread, adding brightness and visual interest to beds and borders. It's a season of visible change—almost daily in some cases.

April is also a key time for essential lawn care practices that set the tone for the months ahead. Spring fertilization plays a major role in supporting healthy turf growth. Applying a balanced, slow-release fertilizer now helps strengthen root systems, improve color, and encourage dense coverage as your lawn ramps up for the growing season.

In addition to feeding your lawn, this is an important window for seasonal weed control. As turf begins to actively grow, so do unwanted weeds. Targeted treatments, whether pre-emergent applications to prevent summer weeds or post-emergent solutions for anything already visible—can make a significant difference in maintaining a clean, uniform lawn. Timing is critical, and April offers an ideal opportunity to get ahead of weed pressure before it intensifies.

As your landscape transitions into spring, you may also notice increased mowing needs as growth accelerates. Keeping your mowing height appropriate for your specific grass type will help maintain health and reduce stress on the lawn.

Overall, April is a month of renewal and momentum. With proper care—fertilization, weed management, and regular maintenance—your landscape will not only recover from winter but thrive as it moves into the warmer months ahead.

If you have any questions about your lawn or would like guidance tailored to your specific property, feel free to reach out. It's a great time to ensure everything is on the right track for a healthy, beautiful season.

Chris Cesaro

Associate Branch Manager

Ruppert Landscapes



RUPPERT
L A N D S C A P E

MONTHLY GARDENING TIPS

April

What to Plant

Annuals/Perennials/Wildflowers: New varieties of coleus do well in sun or shade and provide vivid colors and patterns for months.

Bulbs: This is an ideal time to plant many bulbs. Consider blood lily, caladium, or canna. Louisiana iris and others make beautiful cut flowers.

Herbs: Plant heat-loving herbs, including basil, oregano, sage, Mexican tarragon, and rosemary.

Vegetables: Continue planting warm-season crops. Mulch well to prevent weeds and provide irrigation if rainfall is lacking.

What to Do

Pests: Monitor landscape plants for aphids that feed on tender new growth.

Beneficials: Identify and conserve beneficial insects. These insects should be encouraged in your yard!

Perennials and bulbs: Divide clumps of bulbs, ornamental grasses, or herbaceous perennials to expand or rejuvenate garden beds or to pass along to friends.

Lawn insects: Rule out cultural problems, such as lack of water, that resemble insect damage before applying a pesticide.

Lawns: Apply fertilizer after new growth has started—usually early April in north-central Florida and mid-April for north Florida and the panhandle.

Shrubs: Choose from a wide variety of shrubs to add to the landscape now.

Trees: Consider planting a spring-blooming tree, such as fringe tree (*Chionanthus virginicus*), Carolina Silverbell (*Halesia Carolina*), or redbud (*Cercis canadensis*).

Mulch: Add mulch to minimize weeds and conserve moisture during dry weather. Organic mulches break down and add nutrients to the soil.



Fleming Island Plantation

Weekly Communication

March 27, 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.



Fleming Island Plantation

Weekly Communication

April 3, 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. using the Leaf Vacuum truck.
- Blowing of all hard surfaces was performed throughout property.
- Weeds were treated in plant beds, concrete joints, and median Islands on Town center Blvd from Hwy 17 to the roundabout.
- Random ant beds were treated throughout the property.
- Declining flowers were replaced at Links and at the entrance at Town Center Blvd and Hwy 17 at no cost to the community.
- shrubs were lightly pruned on town center Blvd.
- Trimtect bloom enhancer was applied to all shrubs throughout the site to increase production of new blooms last week and we are now monitoring growth and light pruning.

- Mulch installation was completed throughout community in time for Easter weekend. Mulch crews completed installation on Friday afternoon.
- Amenities center was detailed and prepped for Easter Egg Hunt.
- 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 Easter.
- Proposals were sent and approved by the Vesta team to replace dead and declining Azaleas at Main amenities center as well as replacing the frost damaged sunshine ligustrums on both sides of the sidewalk leading into the splash park meeting room. Enhancements will be scheduled and completed next week.



Fleming Island Plantation

Weekly Communication

April 10, 2026

Margaret:

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

- Mowing of all common grounds was performed
- Blowing of all hard surfaces was performed throughout property.
- Weeds were treated in plant beds, concrete joints, and median Islands on Town center Blvd from Hwy 17 to the roundabout.
- Random ant beds were treated throughout the property.
- Shrubs were lightly pruned on town center Blvd.
- 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.
- Weeds were sprayed at amenity center and tennis areas
- Met with Fred to discuss sod at new bathroom building
- Mulch was completed in areas that were left from this week
- Sprayed Woodlands and Thornhill parks and detailed them
- Treated ant beds at amenity center

- Sprayed Fleming Plantation Blvd weeds

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Fleming Island Plantation

Weekly Communication

April 17, 2026

Margaret:

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

- Mowing of all common grounds was performed
- Blowing of all hard surfaces was performed throughout property.
- Weeds were treated in plant beds, concrete joints, and median Islands on Town Center Blvd from Hwy 17 to the roundabout.
- Random ant beds were treated throughout the property.
- Shrubs were lightly pruned on Town Center Blvd.
- Shrubs were pruned at tennis and amenity center
- 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.
- Weeds were sprayed at amenity center and tennis areas
- Met with Fred to discuss sod at new bathroom building
- Sprayed Woodlands and Thornhill parks and detailed them
- Treated ant beds at amenity center

- Sprayed Fleming Plantation Blvd weeds
- Sent proposal for new plant material for empty bed at Margarets Walk Park entrance
- Put a plant marker for property line inside of Cypress Glen per Freds request
- Sent proposal for sod replacement by playground at amenity center
- Replaced sod at new bathrooms at tennis courts
- Sprayed Maragret's Walk park

EXHIBIT 6



Tri-County Public Safety and Training

Tri-County Safety and Security

Multi Agency Private Enforcement Radio Network



Fleming Island Plantation CDD Security Report

MARCH 2026 / APRIL 2026

1. Criminal Offences – No Reports
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 10 Reports
 - A. Ejections:
 1. Tot Lot – 2
 2. Gazebo – 3
 3. E Bike – 2
 4. Pickleball – 1
 5. Basketball - 4
 - B. Disturbance: 1
 - C. Animal Complaint: 1
 - D. Juvenile Complaint: 0
 - E. Parking: 3
5. Maintenance Reports – 5 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 7

EXHIBIT 8



General Manager's Report

Meeting date: 4-28-2026

Submitted by: *Margaret Alfano*

***Highlighted items require Board action.**

GRAND OPENING THE COURTS PAVILION / No Board action required:

In the end, the chaos bends and the plan prevails! What began as a spark in the eyes of some Board members over a decade ago, and for others more recently, has now become a reality. An area that once sat unused has been thoughtfully transformed into a space that will serve and enhance our community for years to come.

The Pavilion at the Courts was officially opened with a wonderful celebration on April 18. The weather was ideal, every detail was in place, the atmosphere was energized, and the music was bumping too. There were several residents in attendance and all thrilled about this newest addition to our Amenities.

It is truly rewarding to witness the progress and innovation the Board has brought to FIP. Through careful financial planning, these enhancements have been achieved with little to no impact on fees. The addition of four Pickleball Courts elevated our offerings, and the Pavilion serves as a fitting complement to these improvements. The Courts at Fleming Island Plantation has come to life!

A few punch list items remain and are expected to be completed by mid-May. This area will also be a focus for our Landscape Architect, ensuring that from the moment residents enter the parking lot, there is a clear sense of arrival. Our goal remains to create a community that has our residents proud to call FIP HOME!



VILLAGE SQUARE FOUNTAIN SURVEY RESULTS / No Board action required:

We are pleased to report significant growth in our survey’s participation since the last meeting. In March, we recorded 131 responses; that number has now increased to a final total of 438, nearly four times the original count. As a result, our overall response rate has risen to 17.8%. The summary of the final results is provided below for your review and consideration.

We will reach out to both vendors confirming whether any changes have been made to their original bids and will present those updates to the Board at the April meeting.



VESTA COST-PLUS UPDATE / No Board action required:

We would like to begin by expressing our sincere appreciation as we approach our second year serving as your onsite CDD Team. It has been a rewarding partnership thus far, and we look forward to celebrating this milestone in June, with the goal of continuing to build a strong and lasting relationship well into the future.

Our cost-plus budget model has served us effectively to date. As discussed previously, we concluded last year approximately \$8,000 under budget, an encouraging outcome, particularly given the typical learning curve associated with transitioning to a new service provider and aligning staffing levels to meet community expectations.

As we continue to settle into our role, we remain focused on addressing ongoing concerns while advancing our “resort-ready” objective, with a strong emphasis on customer service and the overall resident experience. In preparation for the upcoming busy summer season we are carefully reviewing our allotted budget numbers, projected activity and anticipated demand. This proactive communication is intended to ensure we can continue delivering the high-quality service that the community expects and deserves.

To date, we have successfully adjusted staffing hours within our existing annual scope. While this approach has proven effective, we believe it is important to maintain transparency with the Board as we assess potential future needs. Our primary objective remains operating within the approved budget; however, we feel it is important to initiate early discussions and share preliminary evaluations *before* any challenges arise.

For fiscal year 2024–2025, we requested and were granted an additional 250 hours in anticipation of the new access system and increased foot traffic. We utilized those hours as planned and still concluded that year under budget, demonstrating our continued commitment to responsible financial management.

We are currently conducting a detailed review of our April performance and will present our findings at the May Board meeting. Should this analysis support a request for additional hours, it would be made with the intention of using those resources only as necessary. Our focus remains on maintaining service levels, supporting our team without overextending staff, and concluding the fiscal year in a financially responsible position.

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



JBE/NG

EXHIBIT 9



Amenity Manager's Report

Meeting date: **4-28-2026**

Submitted by: **Jennifer Meadows**

EVENT UPDATES / No Board action required:

WILD WEST NIGHT: It was a beautiful Friday night in the desert oasis of FIP on April 17! Cowboys and Cowgirls came dressed in their finest ensembles for a night of games, laughter, and fun! Most residents began their evening with a delicious dinner provided by Mission BBQ. They needed sustenance before getting their competitive game on. There was cornhole, cow lassoing, beer pong (minus the beer – pool water pong doesn't sound as exciting), card games like 21 blackjack, roulette, and craps. If that wasn't enough, we even had a bull that residents could ride! Even though these games didn't offer any prizes, we still had a great time and made lasting memories living the Cowboy life!

THE PAVILION AT THE COURTS GRAND OPENING: On Saturday, April 18, we held our exciting Grand Opening of the new Pavilion at the Courts! In attendance were Co-Chair Szafrasni, Supervisor Ashford, Supervisor Nelson, Coach Jack, and about 20 residents. We even got a surprise visit from our very own District Manager, Dana Harden! General Manager, Margaret Alfano started off the opening with a beautiful story, followed by another heartfelt speech from Co-Chair Michelle Szafrasni who had been working diligently for many years to make this pavilion dream a reality. Once the ribbon was cut, residents began their tour of the new Pavilion and were gifted with a bag filled with FIP swag (i.e. a pickleball, tennis ball, squishy basketball, and a sport towel). It was a gorgeous morning for a very much anticipated opening!

RESIDENT APPRECIATION DAY: "Love the Earth as you would love yourself" (John Denver). This quote seemed appropriate for the theme of our April Resident Appreciation Day which happens to fall on Earth Day. The residents of Fleming Island Plantation are like family to us. Without your support, we wouldn't be here today. On Wednesday, April 22, we will not only celebrate our love of the Earth, but also our love of our residents. From 3pm-7pm we will be handing out complimentary "Dirt" Cup desserts at the Amenity Center. Nothing says we love you more than a happy stomach and a cup of pudding DIRT!

MOTHER'S DAY PAINTING PARTY: On Saturday, May 9, Mom's are invited to join in on a fun afternoon painting with Paint the Town. For only \$10, not only will they learn how to paint a beautiful floral masterpiece, but they will also dine on a delicious brunch! This makes for a perfect affordable gift to show your mom just how much you appreciate her!

CURRENT WEATHER CONDITIONS / No Board action required:

Florida is currently experiencing unusually dry weather conditions, which have led to an increase in wildfire activity across the region.

We would like to assure the Board that the safety of our staff and residents remains our highest priority. We are actively monitoring air quality conditions and will continue coordinating closely with our lifeguard vendor to ensure appropriate precautions are taken as needed.

We will keep the Board informed of any developments that may impact operations or require additional safety measures.

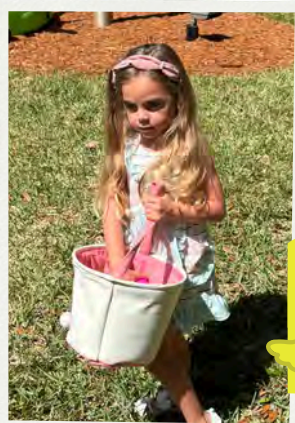
MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Hop into Summer/May 29
- Community Yard Sale/June 6
- Pool Movie Night/June 13
- Adult Pool/June 26

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



FIP EGG HUNT



FIP Wild West Casino Night



EXHIBIT 10



Field Operations Report

Meeting date: **4-28-2026**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

AMENITY CENTER PARKING LOT RENOVATIONS / No Board action required:

This project is underway and should be completed by our meeting.

SPLASH PARK SLIDE REPAIRS / No Board action required:

This project is underway and progressing nicely. Stay tuned.

VILLAGE SQUARE FOUNTAIN / No Board action required:

Final survey results will be presented to the Board this month for your review and consideration.

TENNIS BUILDING UPDATE / No Board action required:

The punch list is nearing completion, with only a few remaining items. All outstanding tasks are expected to be finished by mid-May.

SPLASH PARK FURNITURE REFINISHING / No Board action required:

Work is continuing in phased batches, and the newly installed chairs present an excellent appearance.

AMENITY CENTER SIDEWALK MAINTENANCE / Project complete:

SPLASH PARK FENCING UPDATE / No Board action required:

We are finalizing scheduling and will leave this as an agenda item until the project is completed.

MARGARETS WALK DOCK INSPECTION / No Board action required:

During our inspection we noticed many of the deck boards and top rails will need to be replaced. We have reached out to vendors for quotes and will keep the Board posted as those are submitted.

FIELD OPERATIONS UPDATES / No Board action required:

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

- Installed faucets and drains in sinks on new counter tops at Splash Park restrooms
- Repaired damaged drywall areas around new counter tops at Splash Park restrooms
- Repaired old holes and drywall damage in Splash Park Pool office
- Had vendor soft wash the roof on Amenity Center office
- Removed signs and cones from pond 45 in Cypress Glen after repair was completed
- Replaced (2) globes from top of light poles at Amenity Center parking lot that got blown off during storm
- Took out fence pole at Splash Park and set up a locking system so vendor could have access to work on slide and area could also be secured.

- Glued down all loose trim pieces on water jets at Splash Pad
- Set up waterslide for Spring Break opening weekend at Splash Park pool
- Cleaned the chemical reading probes at Splash Park
- Repaired broken plumbing under pavers in eating area at Splash Park
- Removed pavers from around column at Splash Park pool deck pavilions so vendor could treat emerging rust and repaint columns
- Worked with vendor to have outlets install for access control and security camera systems
- Repaired broken electrical box and outlet at Amenity Center Pavillion #1
- Treated ground hornet nests in bed near tennis court #1
- Worked with vendor to make punch list for tennis building
- Replaced bad handles and deadbolts at rear door to Amenity Center Conference Room and utility room just outside of door
- Soft washed picnic tables at Amenity Center Pavilions #2 and #3
- Repaired cross walk sign near Johns Landing
- Moved "School Ahead" sign near High School per County request
- Brought down all Easter decor for attic storage at Splash Park and delivered to Amenity Center for event / then replaced
- Repaired "Lane Ends" sign on Town Center
- Found very wet area in grass at Gazebo. Blocked off area with cones and tape, then alerted Ruppert
- "Members Only" sign at walk through gate from River Hills got broken again. We removed sign pole all together and attached sign direct to walk through gate
- Removed "Stop" sign from corner of Pond Springs Way and Sea Pine Ln in Thornhill that had been run over. Alerted County and they installed new sign on their silver pole style
- Working on adjustments to run tennis irrigation now that weather is warm and extremely dry
- Closed Amenity Center Parking lot in preparation for seal coating

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



EXHIBIT 11



Last updated on:
4/15/2026
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
12/4/2025	FOM working on repairs for slide tower	In progress
2/24/2026	FOM to provide irrigation numbers for consideration to calculate savings opportunities	Completed
3/24/2026	DE/FOM create a sketch and speak with HOA of Lake Ridge North/South to see if they are agreeable to stop sign to stop sign for survey purposes.	In Progress
General Manager Section		
1/27/2026	GM to work with landscape architect for Village Fountain ideas	In Progress
3/24/2026	DC/GM to create contract with vending machine vendor for six months of vending usage at 10% revenue to be reviewed in 6 months.	In Progress
District Manager Section		
12/4/2025	Budget line items update	In Progress
District Engineer Section		
3/24/2026	DE/FOM create a sketch and speak with HOA of Lake Ridge North/South to see if they are agreeable to stop sign to stop sign for survey purposes.	In Progress
4/15/2026	DE Status Update for the final plumbing permit	
District Counsel Section		
10/28/3025	DC to work with Comcast on indemnity language	In Progress
3/24/2026	DC/GM to create contract with vending machine vendor for six months of vending usage at 10% revenue to be reviewed in 6 months.	In Progress
4/15/2026	DC language for assessment letter	In Progress

EXHIBIT 12

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
 - 1a. Workshop on 4/6/2026
 - 1b. Regular Meeting on 4/28/2026
- 2. Unaudited Financials—April 2026

Business Items

- 1. Approval of the FY 27 Proposed Budget

Discussion Topics/Items

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<p><i>June, 2026</i></p>	<p><i>Regular Meeting: 6/23</i></p>	<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 5/19/2026 • 2. Unaudited Financials—May 2026 <p><i>Business Items</i></p> <p><i>Discussion Topics/Items</i></p>	
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FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<p><i>July, 2026</i></p>	<p><i>Regular Meeting: 7/28</i></p>	<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 6/23/2026 • 2. Unaudited Financials—June 2026 <p><i>Business Items</i></p> <p><i>Discussion Topics/Items</i></p>	
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FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<p><i>Unscheduled Items</i></p>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <p><i>Business Items</i></p> <p><i>Discussions (Workshop)</i></p> <ul style="list-style-type: none">• 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	8/1/2023-7/31/2024; Auto renews for 12 month periods
DPFG Management and Consulting LLC (d/b/a Vesta District Services)/District Management	7/1/2025-Present (On-going until terminated--60 day notice)
Elite Amenities NE Florida LLC/Aquatics Staffing Service	1/29/2026-1/29/2027 (renewable for additional 12 months terms; canceled within 60 days for any reason—contractor can cancel with 90 day notice)
Grau and Associates—FY 25 audit	FY 25
GFL Solid Waste	1/5/2023-1/5/2028
Kutak Rock	2/22/2022-Present (on going until terminated)
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	8/7/2025-6/28/2027
Prosser Hallock, Inc (Prime AE)/DE Services	12/15/2009-Present (On-going until terminated—90 day notice)
Tri-County Security/Security	7/31/2023-7/31/2024; renews one-year intervals
Tree Amigos Outdoor Services (Ruppert)/Landscape Maintenance	11/1/2024-10/31/2028
Unicorn Web Development/Website Hosting	1/1/2010-Present (Contractor: 60 days notice; District: Immediate)
Vesta Property Services	6/1/2024-5/31/2027

EXHIBIT 13

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, March 24, 2026 at 6:00 p.m., at The Splash Park, 1510 Calming
6 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 (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary
13	Michael Glickman	Board Supervisor, Assistant Secretary
14	Rick Nelson (<i>joined in progress</i>)	Board Supervisor, Assistant Secretary

15 Also, present were:

16	David McInnes	District Manager, Vesta District Services
17	Dana Harden	Assistant District Manager, Vesta District Services
18	Margaret Alfano	General Manager, Vesta Property Services
19	Fred Atwood	Field Operations Manager, Vesta Property Services
20	Jennifer Meadows	Amenity Manager, Vesta Property Services
21	Jason Davidson	Regional General Manager, Vesta Property Services
22	Katie Buchanan (<i>via phone</i>)	District Counsel, Kutak Rock
23	Ryan Stilwell (<i>via phone</i>)	District Engineer, Prosser, Inc.
24	Jessie Mason	The Lake Doctors
25	Chris Cessera	Ruppert Landscape
26	Daniel Rhoden	Ruppert Landscape
27	Bill Bonney	Tri-County Safety & Security, Inc.
28	Charles Willmore	Resident
29	Beverly Workman	Resident
30	Jeff Daniels	Resident

31
32 *The following is a summary of the discussions and actions taken at the March 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 that his previous concerns regarding algae in pond 27 had been addressed,
44 but that the algae had come back after it had rained. He also asked about the restocking of fish after
45 they had been killed by the previous year's cold fronts.

46 Beverly Workman asked the Board how many responses for the survey regarding the fountain they
47 had received and asked about the assessments on the commercial lots. Discussion ensued regarding
48 the second question.

49 Jeff Daniels asked that Autumn Glen's berm be reviewed and remediated as part of Phase 1.

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

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

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

53 Mr. Mason presented the report for the month. He noted the environmental factors affecting pond
54 27 and did not recommend restocking the tilapia. Discussion ensued.

55 B. Exhibit 3: Lifeguard Services Report – Elite Amenities

56 Ms. Alfano provided the report for the month.

57 C. Exhibit 4: Landscaping Update – Ruppert Landscape

58 Mr. Cessera presented the report for the month. Discussion ensued,

59 D. Exhibit 5: Security Report – Tri-County Safety & Security, Inc.

60 Mr. Bonney presented the report for the month. Discussion ensued regarding e-bikes.

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

62 A. Exhibit 6: District Engineer

63 Mr. Stilwell presented the report for the month as well as Requisitions #174 and #175, which were
64 not previously on the agenda. Discussion ensued regarding the ownership of the splash park.

65 1. Change Order & Requisitions – *If Available*

66 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
67 approved Requisition #174, in the amount of \$9,131.30, Fleming Island Plantation Community
68 Development District.

69

70 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
71 approved Requisition #175, in the amount of \$5,016.00, Fleming Island Plantation Community
72 Development District.

73 B. District Counsel

74 Ms. Buchanan provided legislative updates.

75 C. Exhibit 7: General Manager's Report

76 Ms. Alfano presented her report for the month and any further updates. Discussion ensued
77 regarding the vending machine, amenity operational hours, the survey results, and roundabout
78 construction on Town Center Blvd. The Board agreed to the six-month trial period of the vending
79 machine usage with a 10% revenue to the District.

80

81 D. Exhibit 8: Amenity Manager's Report

82 Ms. Meadows presented her report for the month.

83 E. Exhibit 9: Field Operations Manager's Report

84 Mr. Atwood presented his report for the month.

85 Ms. Alfano presented a proposal for fencing the splash park, which was not previously presented
86 on the agenda. Discussion ensued.

87 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
88 approved fencing the splash park, in the amount of \$3,450.00 to come out of bond proceeds, Fleming Island
89 Plantation Community Development District.

90 Discussion ensued regarding the trailer with the water tank on it bought by the previous
91 management company and the pressure washer.

92 F. District Manager

93 1. Exhibit 10: Action Item Report

94 2. Exhibit 11: Meeting Matrix

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

96 A. Exhibit 12: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
97 Held on February 24, 2026

98 B. Exhibit 13: Consideration for Acceptance – The February 2026 Unaudited Financial Statements

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

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

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

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

105 Mr. McInnes provided a brief overview of the current version of the draft proposed budget.

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

107 Supervisor Glickman requested that the Amenity Manager complete an inventory for the lifeguards.

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

109 DE/FOM create a sketch and speak with the HOA of Lake Ridge North/South to inform them that
110 we will maintain stop sign to stop sign for survey purposes.

111 DC/GM to create a contract with the vending machine vendor for six months of vending usage at
112 10% revenue to be reviewed in 6 months.

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

114 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 28 at 6:00PM**

115 All five Board members present stated that they would be attending the next Board meeting on
116 April 28th at 6:00 p.m.

117

118 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

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

121 On a MOTION by Mr. Glickman, SECONDED by Mr. Nelson, WITH ALL IN FAVOR, the Board
122 adjourned the meeting at 9:13 p.m. for the Fleming Island Plantation Community Development District.

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

126 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
127 **meeting held on April 28, 2026.**

128

129

130

131

Signature

Signature

Printed Name

Printed Name

132 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 14

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

MARCH 31, 2026



Fleming Island Plantation CDD
Balance Sheet
March 31, 2026

	General Fund	Debt Service 2021	A & C 2021	Total
1 ASSETS				
2 Operating Account - VNB	4,607,785	-	-	4,607,785
3 Money Markey - BU	1,401,999	-	-	1,401,999
4 Cash - HW	13,911	-	-	13,911
5 Investments:				
6 Revenue Trust Fund	-	171,973	-	171,973
7 Interest Fund	-	34	-	34
8 Prepayment	-	17	-	17
9 Rebate	-	21,193	-	21,193
10 Sinking Fund	-	172	-	172
11 Reserve Fund	-	-	-	-
12 Construction Fund	-	-	144,807	144,807
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	203,075	155,983	-	359,058
15 Due from Other Funds	-	1,544,292	-	1,544,292
16 Prepaid Items	-	-	-	-
17 Deposits	7,632	-	-	7,631.99
18 TOTAL ASSETS	\$ 6,235,882	\$ 1,893,664	\$ 144,807	\$ 8,274,353
19 LIABILITIES				
20 Accounts Payable	\$ 219,557	\$ -	\$ -	\$ 219,556.57
21 Accrued Expenses	-	-	-	-
22 Due to Other Funds	1,544,292	-	-	1,544,291.84
23 Deferred Revenue - On Roll	203,075	155,983	-	359,058.27
24 TOTAL LIABILITIES	1,966,924	155,983	-	2,122,907
25 Fund Balance:				
26 Nonspendable	7,632			7,632
27 Assigned	1,942,418			1,942,418
28 Restricted		1,737,681	144,807	1,882,488
29 Unassigned	2,318,909			2,318,909
30 TOTAL FUND BALANCE	4,268,959	1,737,681	144,807	6,151,447
31 TOTAL LIABILITIES & FUND BALANCE	\$ 6,235,882	\$ 1,893,664	\$ 144,807	\$ 8,274,353

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2026 Adopted Budget	FY2026 Actual March	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 Special Assessments - Tax Collector	\$ 3,533,212	\$ 31,208	\$ 3,330,137	\$ (203,075)	94.25%
3 Special Assessments - Discounts	(141,328)	(416)	(81,170)	60,158	57.43%
4 Interest	75,000	17,775	85,568	10,568	114.09%
5 Room Rentals	8,000	36	2,400	(5,600)	30.00%
6 Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
7 Tennis Membership	2,500	-	-	(2,500)	0.00%
8 Court Program Fees	500	551	1,319	819	263.85%
9 Special Events	6,500	226	3,501	(2,999)	53.86%
10 Access Cards	7,000	109	368	(6,632)	5.26%
11 Other Miscellaneous Revenues	2,250	1,250	17,534	15,284	779.27%
12 TOTAL REVENUES	\$ 3,494,633	\$ 50,740	\$ 3,359,655	\$ (134,978)	96.14%
13 EXPENDITURES					
14 ADMINSTRATIVE					
15 Supervisor Compensation	16,000	-	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	3,075	16,393	(13,607)	54.64%
20 Legal Services	45,000	-	20,265	(24,735)	45.03%
21 Management Fees	62,339	5,195	31,170	(31,169)	50.00%
22 Assessment Administration	9,360	780	4,740	(4,620)	50.64%
23 Trustee Fees	4,000	-	-	(4,000)	0.00%
24 Auditing Services	4,100	-	-	(4,100)	0.00%
25 Postage & Freight	3,600	42	176	(3,424)	4.90%
26 Insurance - General Liability	58,000	-	44,506	(13,494)	76.73%
27 Printing & Binding	250	-	-	(250)	0.00%
28 Legal Advertisements	3,200	142	567	(2,633)	17.72%
29 Misc- Assessment Collection Cost	70,664	208	39,891	(30,773)	56.45%
30 Misc - Credit Card Fees	600	-	26	(574)	4.31%
31 Misc - Contingency	5,000	208	1,439	(3,561)	28.78%
32 Office Supplies	300	-	60	(240)	20.00%
33 Regulatory & Permit Fees	175	-	175	-	100.00%
34 TOTAL ADMINSTRATIVE	315,612	9,651	166,208	(149,404)	52.66%
35 FIELD					
36 Field Management	831,769	68,200	382,744	(449,025)	46.02%
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	15,939	(19,061)	45.54%
40 Security Services - Contract	60,000	2,263	25,257	(34,743)	42.09%
41 Landscape - Contracts	688,577	-	225,008	(463,569)	32.68%
42 Electric	85,000	6,086	36,711	(48,289)	43.19%
43 Water	86,000	2,179	40,207	(45,793)	46.75%
44 Aquascaping - R&M	66,500	5,125	35,250	(31,250)	53.01%
45 Common Area - R&M	40,000	3,024	20,179	(19,821)	50.45%
46 Electrical - R&M	33,000	1,424	7,973	(25,027)	24.16%
47 Other Landscape - R&M	160,000	2,435	23,630	(136,370)	14.77%
48 Irrigation - R&M	36,000	-	5,219	(30,781)	14.50%
49 Misc - Holiday Décor	12,000	1,383	8,109	(3,891)	67.58%
50 Operating Supplies - General	15,000	392	6,784	(8,216)	45.23%
51 TOTAL FIELD	2,426,846	95,172	841,295	(1,585,551)	34.67%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2026 Adopted Budget	FY2026 Actual March	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
52 <u>PARKS & RECREATION</u>					
53 Telephone - Field	12,500	-	-	(12,500)	0.00%
54 Internet & WiFi - Gazebo	1,600	139	817	(783)	51.05%
55 Electric - General	36,000	1,374	14,303	(21,697)	39.73%
56 Refuse Removal	5,500	463	3,652	(1,848)	66.41%
57 Water & Sewer	28,000	658	15,665	(12,335)	55.95%
58 Lease - Copier	10,000	808	2,626	(7,374)	26.26%
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	220	5,020	(10,980)	31.38%
62 Pest Control - R&M	1,000	-	1,314	314	131.41%
63 Tennis Courts - R&M	24,000	410	3,111	(20,889)	12.96%
64 Pickleball Courts - R&M	1,000	-	500	(500)	50.00%
65 Event Expense	40,000	2,916	24,373	(15,627)	60.93%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	921	3,330	(1,671)	66.59%
69 Contingency	10,000	1,811	4,007	(5,993)	40.07%
70 Office Supplies	4,000	403	1,258	(2,742)	31.45%
71 Cleaning Supplies	1,000	29	246	(754)	24.65%
72 Operating Supplies - General	7,000	167	1,087	(5,913)	15.52%
73 Operating Supplies - Pool Chemicals	33,000	-	26,484	(6,516)	80.25%
74 Operating Supplies - Pool & Splash Pad	5,000	413	8,005	3,005	160.09%
75 Subscriptions & Memberships	2,500	758	1,800	(700)	72.01%
76 <u>TOTAL PARKS & RECREATION</u>	248,750	11,491	117,598	(131,152)	47.28%
77 <u>COMMUNITY CENTER</u>					
78 Telephone	6,500	1,509	8,935	2,435	137.46%
79 Electric - General	22,000	1,394	8,403	(13,597)	38.20%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	254	10,705	(9,295)	53.53%
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	-	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	312	312	(1,688)	15.62%
88 Termite Bond	375	-	-	(375)	0.00%
89 Licenses & Permits	500	-	-	(500)	0.00%
90 Contingency	8,500	-	4,976	(3,524)	58.54%
91 Office Supplies	500	-	34	(466)	6.78%
92 Cleaning Supplies	1,000	7	133	(867)	13.26%
93 Operating Supplies - General	2,000	255	1,591	(409)	79.57%
94 Operating Supplies - Pool Chemicals	33,000	-	36,467	3,467	110.51%
95 Operating Supplies - Pool & Wading Pool	2,500	969	8,852	6,352	354.08%
96 <u>TOTAL COMMUNITY CENTER</u>	118,425	4,701	89,464	(28,961)	75.55%
97 <u>RESERVES</u>					
98 CDD Amenity	325,000	-	180,785	(144,215)	55.63%
99 Splash Park	60,000	-	3,264	(56,736)	5.44%
100 <u>TOTAL RESERVES</u>	385,000	-	184,049	(200,951)	47.80%
101 <u>TOTAL EXPENDITURES & RESERVES</u>	\$ 3,494,633	\$ 121,014	\$ 1,398,615	\$ (2,096,019)	40.02%

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

	FY2026 Adopted Budget	FY2026 Actual March	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES	-	(70,274)	1,961,041	\$ (2,096,019)	
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	\$ (70,274)	\$ 4,268,959	\$ (2,056,016)	
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 March 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 1,700,275	\$ 1,544,292	\$ (155,983)	90.83%
3 Interest	-	3,542	3,542	
4 TOTAL REVENUES	1,700,275	1,547,833	(152,442)	91.03%
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	1,464,227	1,547,827	23427633%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		-	-	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
17 NET CHANGES IN FUND BALANCE	6	1,464,227	1,464,221	
16 Fund Balance - Beginning	-	273,454	273,454	
18 FUND BALANCE, ENDING	\$ 6	\$ 1,737,681	\$ 1,737,675	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget
1 REVENUE			
2 Interest	\$ -	\$ 9,603	9,603
3 TOTAL REVENUE	-	9,603	9,603
4 EXPENDITURES			
5 Construction in Progress	-	555,864	555,864
6 TOTAL EXPENDITURES	-	555,864	555,864
7 REVENUES OVER/(UNDER) EXPENDITURES	-	(546,261)	(546,261)
8 OTHER FINANCING SOURCES/(USES)			
9 Transfers In	-	-	-
10 Transfers Out	-	-	-
11 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-
13 NET CHANGES IN FUND BALANCE	-	(546,261)	(546,261)
12 Fund Balance - Beginning		691,068	
14 FUND BALANCE - ENDING	\$ -	\$ 144,807	\$ (546,261)

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

Notes to the Financial Statements

March 31, 2026

► **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
March 31, 2026

Financial Overview / Highlights

- ▶ Total Non-Ad Valorem assessments are 90.83% collected as of 3/31/2026.
- ▶
- ▶ Other Miscellaneous Revenue -Kutak, Air-Max, Pool & Patio, and PrimeAE refunds for duplicate bills paid in FY25 and Polar Plunge Shirts
- ▶
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 40.02% 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	\$ 16,393	55%	Monthly Engineering
ProfServ-Legal Services	\$ 45,000	\$ 20,265	45%	Monthly Legal
ProfServ-Special Assessment	\$ 9,360	\$ 4,740	51%	Monthly Assessment Preparation
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	Paid in Full
Legal Advertising	\$ 3,200	\$ 567	18%	
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	\$ 382,744	46%	Monthly Amenity Management
Contracts - Lifeguard Services	\$ 276,000	\$ 6,285	2%	Only have bills for Oct. 2025
R&M-Common Area	\$ 40,000	\$ 20,179	50%	Large Expenses include paver repair, washing, sealing and arbor work

FLEMING ISLAND PLANTATION
Community Development District

SOR - General Fund

R&M-Electrical	\$ 33,000	\$ 7,973	24%	
R&M-Other Landscape	\$ 160,000	\$ 23,630	15%	
R&M-Irrigation	\$ 36,000	\$ 5,219	14%	
Holiday Decoration	\$ 12,000	\$ 8,109	68%	Various Amazon Purchases
Op Supplies-General	\$ 15,000	\$ 6,784	45%	Various Amazon Purchases, Home Depot Card
<u>Parks and Recreation - General (Amenity Center)</u>				
Internet/Wi-Fi - Gazebo	\$ 1,600	\$ 817	51%	
Utility - Refuse Removal	\$ 5,500	\$ 3,652	66%	Monthly Trash, two months higher than other months
Utility - Water & Sewer	\$ 28,000	\$ 15,665	56%	Monthly Water for Pool, Pavilion, Tennis Courts, Info Center & Irrigation
R&M-Air Conditioning	\$ 3,500	\$ -	0%	
R&M-Grounds	\$ 16,000	\$ 5,020	31%	
R&M-Fire Supression	\$ 700	\$ -	0%	
R&M-Tennis Courts	\$ 24,000	\$ 3,111	13%	
Event Expenses	\$ 40,000	\$ 24,373	61%	Amazon Orders, Entertainment for Events
Lease - Copier	\$ 10,000	\$ 2,626	26%	
Misc - Amenity Center Equipment	\$ 5,000	\$ 3,330	67%	Exterior Railing(50%), Amazon Orders
Misc-Contingency	\$ 10,000	\$ 4,007	40%	
Office Supplies	\$ 4,000	\$ 1,258	31%	
Cleaning Supplies	\$ 1,000	\$ 246	25%	
Op Supplies - General	\$ 7,000	\$ 1,087	16%	
Op Supplies - Pool Chemicals	\$ 33,000	\$ 26,484	80%	Poolsure bill paid on annual basis
Subscriptions & Memberships	\$ 2,500	\$ 1,800	72%	Adobe, Canva, Sam's Club, Music License
<u>Community Center</u>				
Refuse Removal	\$ 4,400	\$ -	0%	
Rec Center Equipment	\$ 2,000	\$ 312	16%	
Contingency	\$ 8,500	\$ 4,976	59%	WhisperFlo Pump Install, Misc. Items

Reserves

Reserve - CDD Amenity	\$ 325,000	\$ 180,785	56%	Road Work, Pool Pump, Painting Ramp Railings, Electrical Panel
Reserve - Splash Park	\$ 60,000	\$ 3,264	5%	

Fleming Island Plantation CDD
Check Register
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Date	Number	Name	Memo	Deposits	Payments	Balance
09/30/2025		Beginning of Year				1,150,461.49
10/01/2025	200089	Poolsure	Invoice: 131295632081 (Reference: Water Management Oct 25.)		3,344.37	1,147,117.12
10/01/2025			Deposit	57.06		1,147,174.18
10/01/2025	29R		Accrue Security Services for 9/16/25 - 9/30/25 in FY25	3,277.50		1,150,451.68
10/02/2025	200090	Progressive Entertainment, Inc.	Invoice: 12499999 (Reference: DJ Services.)		649.00	1,149,802.68
10/02/2025	200091	Pickett Electric, Inc.	Invoice: 539 (Reference: Service Call for Lights on walking path.)		380.00	1,149,422.68
10/02/2025	200092	Xerox Financial Services	Invoice: 40974554 (Reference: Copier Lease 9/15/25 - 10/14/25.)		536.63	1,148,886.05
10/02/2025	200093	MTMM Enterprises, LLC	Invoice: 082025 (Reference: Casino Night Services.)		1,850.00	1,147,036.05
10/02/2025	200094	Ruppert Landscape LLC	Invoice: 761328 (Reference: Landscape Management Sept 25.) Invoice: 761191 (Reference: Leak I...		65,422.09	1,081,613.96
10/02/2025			Deposit	76.78		1,081,690.74
10/03/2025	200095	Instant Photocube	Invoice: 20250726-01 (Reference: Photo Booth.)		595.00	1,081,095.74
10/03/2025	200096	The Lake Doctors, Inc.	Invoice: 312496B (Reference: Water Management.)		5,125.00	1,075,970.74
10/03/2025	200097	Tree Tech Tree Service Inc.	Invoice: 14265 (Reference: Tree Removal & Stump Grinding.)		2,200.00	1,073,770.74
10/03/2025	200098	TJDN LLC	Invoice: 6001196 (Reference: Gutter Installation.)		699.50	1,073,071.24
10/03/2025			Deposit	134.43		1,073,205.67
10/04/2025			Deposit	52.50		1,073,258.17
10/05/2025			Deposit	43.76		1,073,301.93
10/06/2025	100625ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		145.80	1,073,156.13
10/07/2025	200099	Vesta District Services	Invoice: 428931 (Reference: Management Fees Oct 25.)		5,974.92	1,067,181.21
10/07/2025	200100	AAA Big Top Entertainment, A Clown Co.	Invoice: 037 (Reference: Santa Claus 12/13/25.)		875.00	1,066,306.21
10/07/2025	200101	Elite Amenities NE FL, LLC	Invoice: 1946 (Reference: Amenity Pool 9/16/25 - 9/30/25.) Invoice: 1947 (Reference: Splash P...		9,679.75	1,056,626.46
10/07/2025	200102	Vesta Property Services, Inc.	Invoice: 428904 (Reference: Amenity Management Services - Sept 2025.) Invoice: 428908 (Refere...		65,525.88	991,100.58
10/07/2025	200103	Ruppert Landscape LLC	Invoice: 763743 (Reference: Repaired Main Line.) Invoice: 763740 (Reference: Repair main line...		5,214.00	985,886.58
10/07/2025	100725ACH1	Comcast Business	1510 Calming Water Drive		540.78	985,345.80
10/07/2025			Deposit	128.09		985,473.89
10/08/2025	100256	Risk Management Associates, Inc.	FY Insurance Policy #PK FL1 0104013 25-18 10/1/25 - 10/01/26		44,506.00	940,967.89
10/08/2025			Deposit	525.00		941,492.89
10/08/2025	100257	Michael Kerekes	Fall Festival pumpkins, hay bales & corn stalks		669.00	940,823.89
10/08/2025			Deposit	11.06		940,834.95
10/09/2025			Deposit	136.44		940,971.39
10/10/2025	200104	Vesta District Services	Invoice: 428978 (Reference: FY?2026 Dissmination Agent Fee.)		1,200.00	939,771.39
10/10/2025	200105	HomeTeam Pest Defense	Invoice: 113407245 (Reference: Pest Control.) Invoice: 113407246 (Reference: Pest Control.)		220.68	939,550.71
10/10/2025	200106	Tri-County Public Safety and Training	Invoice: B-1501 (Reference: Security 9/16/25 - 9/30/25.)		3,277.50	936,273.21
10/10/2025	200107	Tree Tech Tree Service Inc.	Invoice: 14311 (Reference: Tree Removal.)		1,800.00	934,473.21
10/10/2025			Deposit	33.76		934,506.97
10/11/2025			Deposit	44.48		934,551.45
10/13/2025			Deposit	33.68		934,585.13

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

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

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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

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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
03/03/2026	200230	The Lake Doctors, Inc.	Invoice: 352098B (Reference: Water Management March 26.)		5,125.00	4,605,607.34
03/03/2026	030326ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	4,605,468.54
03/03/2026			Deposit	91.14		4,605,559.68
03/04/2026	200231	Vesta District Services	Invoice: 431095 (Reference: Management Fees Mar 26.)		5,974.92	4,599,584.76
03/04/2026	200232	Progressive Entertainment, Inc.	Invoice: 12810755 (Reference: Petting Zoo for Special Event.)		885.00	4,598,699.76
03/04/2026	200233	Optima Security Inc.	Invoice: 51293 (Reference: Lock Installation.)		682.00	4,598,017.76
03/04/2026	200234	Tri-County Public Safety and Training	Invoice: B-1743 (Reference: Security 2/16/26 - 2/28/26.)		2,263.00	4,595,754.76
03/04/2026	200235	Integrated Access Solutions, LLC	Invoice: 5565 (Reference: PDK Licensing March 26.) Invoice: 5558 (Reference: Service Call on ...		553.00	4,595,201.76
03/04/2026			Deposit	52.70		4,595,254.46
03/05/2026	200236	Bouncers, Slides and More, Inc.	Invoice: 04172026.12 (Reference: Mechanical Bull.)		600.00	4,594,654.46
03/05/2026	030526ACH1	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		21.09	4,594,633.37
03/05/2026	030526ACH2	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		3,316.98	4,591,316.39
03/05/2026	030526ACH3	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		22.30	4,591,294.09
03/05/2026	030526ACH4	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	4,591,258.81
03/05/2026	030526ACH5	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	4,591,207.48
03/05/2026	030526ACH6	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		62.99	4,591,144.49
03/05/2026	030526ACH7	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		103.26	4,591,041.23

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03/05/2026	030526ACH8	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		106.23	4,590,935.00
03/05/2026	030526ACH9	Clay County Utility Authority	2300 Town Center Blvd Info Center		112.63	4,590,822.37
03/05/2026	030526ACH10	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		164.24	4,590,658.13
03/05/2026	030526ACH11	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		164.24	4,590,493.89
03/05/2026	030526ACH12	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		192.56	4,590,301.33
03/05/2026	030526ACH13	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		262.72	4,590,038.61
03/05/2026	030526ACH14	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,589,710.14
03/05/2026	030526ACH15	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,589,381.67
03/05/2026	030526ACH16	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,589,053.20
03/05/2026	030526ACH17	Clay County Utility Authority	Spine Road Reclaimed Irrigation		346.14	4,588,707.06
03/05/2026	030526ACH18	Clay County Utility Authority	Spine Road Reclaimed Irrigation		348.41	4,588,358.65
03/05/2026	030526ACH19	Clay County Utility Authority	426 -2 Old Hard Road Restroom		357.80	4,588,000.85
03/05/2026	030526ACH20	Clay County Utility Authority	Spine Road Reclaimed Irrigation		370.18	4,587,630.67
03/05/2026	030526ACH21	Clay County Utility Authority	Spine Road Reclaimed Irrigation		424.91	4,587,205.76
03/05/2026	030526ACH22	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		426.83	4,586,778.93
03/05/2026	030526ACH23	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		1,176.76	4,585,602.17
03/05/2026	030526ACH24	Clay County Utility Authority	Village Square Parkway Fountain		8.93	4,585,593.24
03/05/2026	030526ACH25	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		20.53	4,585,572.71
03/05/2026	030526ACH26	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		51.34	4,585,521.37
03/05/2026	030526ACH27	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.60	4,585,408.77
03/05/2026	030526ACH28	Clay County Utility Authority	2300 Town Center Blvd Irrigation		459.48	4,584,949.29
03/05/2026	030526ACH29	Clay County Utility Authority	Spine Road Reclaimed Irrigation		686.43	4,584,262.86
03/05/2026	030526ACH30	Clay County Utility Authority	2300 Town Center Blvd Pool		695.89	4,583,566.97
03/05/2026			Deposit	71.92		4,583,638.89
03/06/2026	100262	Edwards Ornamental Iron Inc.	Repair of ramp railings.		1,787.00	4,581,851.89
03/06/2026	030626ACH1	Comcast Business	1510 Calming Water Drive		556.45	4,581,295.44
03/06/2026			Deposit	9.50		4,581,304.94
03/06/2026			Deposit	45,302.14		4,626,607.08
03/10/2026			Deposit	23.87		4,626,630.95
03/11/2026	031126ACH1	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	4,626,404.05
03/11/2026	200238	Pickett Electric, Inc.	Invoice: 698 (Reference: Install new electrical panel.) Invoice: 705 (Reference: Replace dama...		2,065.00	4,624,339.05
03/12/2026	EFT031226	Florida Department of Revenue	December 2025 Sales Tax		82.07	4,624,256.98
03/12/2026			Deposit	144.14		4,624,401.12
03/13/2026	200239	Vesta Property Services, Inc.	Invoice: 431409 (Reference: Billable Expenses - Feb 26.)		714.57	4,623,686.55
03/13/2026	200240	Prime AE	Invoice: 22011701 (Reference: Engineering Services Feb 26.)		3,075.18	4,620,611.37
03/13/2026	200241	Vesta District Services	Invoice: 431335 (Reference: Billable Expenses - Feb 2026.)		47.02	4,620,564.35
03/13/2026	031326ACH1	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 1/17/26 - 2/16/26		43.00	4,620,521.35

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03/13/2026	031326ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 1/16/26 - 2/16/26		81.00	4,620,440.35
03/13/2026	031326ACH3	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 1/16/26 - 2/15/26		280.00	4,620,160.35
03/13/2026			Deposit	23.87		4,620,184.22
03/16/2026	031626ACH1	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 1/17/26 - 2/16/26		43.00	4,620,141.22
03/16/2026	031626ACH2	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 1/17/26 - 2/16/26		43.00	4,620,098.22
03/16/2026	031626ACH3	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 1/17/26 - 2/16/26		56.00	4,620,042.22
03/16/2026	031626ACH4	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 1/17/26 - 2/20/26		258.00	4,619,784.22
03/16/2026	031626ACH5	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 1/17/26 - 2/16/26		322.00	4,619,462.22
03/16/2026	031626ACH6	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 1/17/26 - 2/20/26		666.00	4,618,796.22
03/16/2026	031626ACH7	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 1/17/26 - 2/20/26		1,229.00	4,617,567.22
03/16/2026	031626ACH8	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 1/17/26 - 2/16/26		43.00	4,617,524.22
03/16/2026	031626ACH9	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 1/17/26 - 2/16/26		43.00	4,617,481.22
03/16/2026	031626ACH10	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 1/17/26 - 2/20/26		43.00	4,617,438.22
03/16/2026	031626ACH11	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 1/18/26 - 2/17/26		48.00	4,617,390.22
03/16/2026	031626ACH12	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 1/17/26 - 2/16/26		48.00	4,617,342.22
03/16/2026	031626ACH13	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 1/17/26 - 2/16/26		49.00	4,617,293.22
03/16/2026	031626ACH14	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 1/17/26 - 2/16/26		51.00	4,617,242.22
03/16/2026	031626ACH15	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 1/16/26 - 2/15/26		43.00	4,617,199.22
03/16/2026	031626ACH16	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 1/17/26 - 2/16/26		46.00	4,617,153.22
03/16/2026	031626ACH17	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 1/18/26 - 2/17/26		47.00	4,617,106.22
03/16/2026	031626ACH18	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 1/17/26 - 2/16/26		48.00	4,617,058.22
03/16/2026	031626ACH19	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 1/17/26 - 2/16/26		49.00	4,617,009.22
03/16/2026	031626ACH20	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 1/17/26 - 2/16/26		49.00	4,616,960.22
03/16/2026	031626ACH21	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 1/18/26 - 2/17/26		50.00	4,616,910.22
03/16/2026	031626ACH22	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 1/17/26 - 2/16/26		55.00	4,616,855.22
03/16/2026	031626ACH23	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 1/17/26 - 2/16/26		56.00	4,616,799.22
03/16/2026	031626ACH24	Clay Electric Cooperative, Inc.	2204 LINKS DR 1/17/26 - 2/16/26		76.00	4,616,723.22
03/16/2026	031626ACH25	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 1/17/26 - 2/16/26		1,483.00	4,615,240.22
03/16/2026			Deposit	29.07		4,615,269.29
03/17/2026	031726ACH1	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 1/17/26 - 2/16/26		47.00	4,615,222.29
03/17/2026	031726ACH2	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 1/17/26 - 2/16/26		48.00	4,615,174.29
03/17/2026	031726ACH3	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 1/17/26 - 2/16/26		50.00	4,615,124.29
03/17/2026	031726ACH4	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 1/18/26 - 2/17/26		64.00	4,615,060.29
03/17/2026	031726ACH5	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 1/18/26 - 2/17/26		813.00	4,614,247.29
03/17/2026	031726ACH6	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 1/18/26 - 2/17/26		3,183.00	4,611,064.29
03/17/2026			Deposit	81.42		4,611,145.71
03/18/2026	031826ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 1/21/26 - 2/20/26		632.00	4,610,513.71

Fleming Island Plantation CDD
Check Register
March 31, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
03/18/2026	031826ACH2	GFL	Trash Service		391.94	4,610,121.77
03/18/2026			Deposit	52.70		4,610,174.47
03/19/2026	200242	Osteen Media Group	Invoice: 2026-313557 (Reference: Legal Advertising.)		70.20	4,610,104.27
03/19/2026	200243	Tropical Pressure & Painting, Inc.	Invoice: 030426- (Reference: Pressure washing and resealing pavers.)		2,800.00	4,607,304.27
03/19/2026	200244	Jeremiah's Italian Ice	Invoice: 1001 (Reference: Ice Cream for special event.)		210.00	4,607,094.27
03/19/2026	EFT031926	Florida Department of Revenue	February 2026 Sales Tax		89.80	4,607,004.47
03/19/2026			Deposit	57.33		4,607,061.80
03/20/2026	032026PR1	ADP	Year End Processing Fees		30.00	4,607,031.80
03/20/2026			Deposit	67.67		4,607,099.47
03/21/2026			Deposit	62.86		4,607,162.33
03/22/2026			Deposit	23.87		4,607,186.20
03/23/2026			Deposit	57.72		4,607,243.92
03/24/2026			Deposit	175.00		4,607,418.92
03/24/2026			Deposit	300.00		4,607,718.92
03/24/2026			Deposit	175.00		4,607,893.92
03/24/2026			Deposit	300.00		4,608,193.92
03/24/2026			Deposit	300.00		4,608,493.92
03/25/2026	032526ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		725.78	4,607,768.14
03/25/2026	200245	City Wide Facility Solutions	Invoice: 32013035806 (Reference: Janitorial Services 3/1/26 -3/31/26.)		2,660.85	4,605,107.29
03/25/2026	200246	Investment Painting of North FL	Invoice: 4789 (Reference: Pressure washing Pool Deck & paver area.)		1,708.80	4,603,398.49
03/25/2026			Deposit	62.29		4,603,460.78
03/26/2026	032626ACH1	Valley Bank Credit Card	Various Purchases		7,236.26	4,596,224.52
03/26/2026			Deposit	158.74		4,596,383.26
03/30/2026			Deposit	23.87		4,596,407.13
03/31/2026	200247	Osteen Media Group	Invoice: 2026-314081 (Reference: Legal Advertising.)		71.55	4,596,335.58
03/31/2026	200248	Tree Tech Tree Service Inc.	Invoice: 14785 (Reference: Storm Damage.) Invoice: 14786 (Reference: Dead Tree Removal.)		2,350.00	4,593,985.58
03/31/2026			Interest	13,799.63		4,607,785.21
03/31/2026		End of Month		61,446.45	64,393.58	4,607,785.21

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

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Bank	Checking Account - 3330	n/a	0.00%	\$ 13,911
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	3.56%	4,607,785
Subtotal					\$ 4,621,697
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	3.40%	\$ 1,401,999
Total GF					\$ 6,023,695

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	3.07%	\$ 34
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.07%	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	3.07%	171,973
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.07%	172
Total DS					\$ 193,388

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	3.07%	\$ 144,807
Total CP					\$ 144,807
Total All Funds					\$ 6,361,892

Fleming Island Plantation CDD
Bank Reconciliation
March 31, 2026

Balance per Bank Statement	\$	4,636,328.71
Plus: Deposits		-
Less: Outstanding Checks		28,543.50
Adjusted Bank Balance	\$	<u>4,607,785.21</u>
Beginning Cash Balance Per Books	\$	4,610,732.34
Cash Receipts		61,446.45
Cash Disbursements		64,393.58
Balance per Books	\$	<u>4,607,785.21</u>

EXHIBIT 15

**FLEMING ISLAND PLANTATION CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD (10/1/25- 2/28/26)	FY 2027 PROPOSED	\$ VARIANCE FY26 - FY27	% VARIANCE FY26 - FY27
1 REVENUES								
2 SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 3,132,082	\$ 3,236,564	\$ 3,330,993	\$ 3,533,212	\$ 3,298,928	\$ 3,052,873	\$ (480,339)	-13.6%
3 SPECIAL ASSESSMENTS – DISCOUNTS	(116,243)	(118,086)	(123,341)	(141,328)	(80,754)	-	141,328	-100.0%
4 INTEREST - INVESTMENTS	82,567	169,618	160,338	75,000	67,793	34,034	(40,966)	-54.6%
5 ROOM RENTALS	7,380	8,163	11,098	8,000	2,364	7,000	(1,000)	-12.5%
6 SWIMMING PROGRAM FEES	589	751	362	1,000	-	500	(500)	-50.0%
7 TENNIS MEMBERSHIP	5,600	2,400	3,108	2,500	-	-	(2,500)	-100.0%
8 COURT PROGRAM FEES	378	-	648	500	768	500	-	0.0%
9 SPECIAL EVENTS	6,391	3,797	7,141	6,500	3,274	6,500	-	0.0%
10 OTHER MISCELLANEOUS REVENUES	2,554	1,788	3,358	2,250	16,284	2,250	-	0.0%
11 ACCESS CARDS	6,719	6,085	10,994	7,000	259	7,000	-	0.0%
12 INSURANCE REIMBURSEMENTS	5,088	6,000	6,438	-	-	-	-	0.0%
13 TOTAL REVENUES	3,133,105	3,317,080	3,411,136	3,494,633	3,308,916	3,110,657	(383,976)	-330.7%
14 EXPENDITURES								
15 ADMINISTRATIVE								
16 P/R-BOARD OF SUPERVISORS	13,000	13,000	13,400	16,000	5,000	13,000	(3,000)	-18.8%
17 FICA TAXES	995	995	658	1,224	-	-	(1,224)	-100.0%
18 PROFSERV-ARBITRAGE REBATE	1,800	600	-	600	600	600	-	0.0%
19 PROFSERV-DISSEMINATION AGENT	1,000	1,200	-	1,200	1,200	1,236	36	3.0%
20 PROFSERV-ENGINEERING	17,228	42,949	27,621	30,000	13,317	35,000	5,000	16.7%
21 PROFSERV-LEGAL SERVICES	44,303	46,253	52,912	45,000	11,632	45,000	-	0.0%
22 PROFSERV-MGMT CONSULTING SERVICES	59,941	62,339	61,694	62,339	25,975	64,209	1,870	3.0%
23 PROFSERV-OTHER LEGAL SETTLEMENTS	-	37,000	-	-	-	-	-	0.0%
24 PROFSERV-SPECIAL ASSESSMENT	9,000	9,360	8,940	9,360	3,960	9,641	281	3.0%
25 PROFSERV-TRUSTEE FEES	4,000	4,000	4,000	4,000	-	4,000	-	0.0%
26 AUDITING SERVICES	3,900	4,000	4,100	4,100	-	4,400	300	7.3%
27 POSTAGE AND FREIGHT	754	2,078	3,684	3,600	87	3,600	-	0.0%
28 INSURANCE-GENERAL LIABILITY	35,482	50,752	52,925	58,000	44,506	54,000	(4,000)	-6.9%
29 LEGAL ADVERTISING	1,569	1,748	2,161	3,200	425	3,200	-	0.0%
30 MISC-ASSESSMENT COLLECTION COST	60,314	62,370	64,153	70,664	39,683	-	(70,664)	-100.0%
31 (1 of 2) MISC-CONTINGENCY	5,953	3,102	7,331	5,000	1,257	5,600	600	12.0%
32 (2 of 2) MISC-CREDIT CARD FEES	740	615	831	600	-	-	(600)	-100.0%
33 ADMIN-SCHOLARSHIPS	600	-	-	-	-	-	-	0.0%
34 (1 of 2) OFFICE SUPPLIES	-	141	972	300	60	550	250	83.3%
35 (2 of 2) PRINTING AND BINDING	236	1,204	47	250	-	-	(250)	-100.0%
36 ANNUAL DISTRICT FILING FEE	175	175	175	175	175	175	-	0.0%
37 TOTAL ADMINISTRATIVE	260,990	343,881	305,604	315,612	147,877	244,211	(71,401)	-22.6%
38 FIELD								
39 PROFSERV-FIELD MANAGEMENT (VESTA)	656,897	759,922	786,908	831,769	314,543	865,419	33,650	4.0%
40 PROFSERV-WEB SITE DEVELOPMENT	1,835	1,800	1,800	2,000	2,000	2,000	-	0.0%
41 CONTRACTS-LIFEGUARD SERVICES	219,345	247,855	286,448	276,000	6,285	276,000	-	0.0%
42 CONTRACTS-JANITORIAL SERVICES	28,924	30,742	30,161	35,000	13,278	38,000	3,000	8.6%
43 CONTRACTS-SECURITY SERVICES	53,414	56,897	55,782	60,000	22,994	62,000	2,000	3.3%
44 CONTRACTS-LANDSCAPE	653,553	658,400	658,400	688,577	175,073	688,577	-	0.0%
45 ELECTRICITY - GENERAL	75,852	73,318	71,916	85,000	30,623	80,000	(5,000)	-5.9%
46 UTILITY - WATER	88,375	114,327	78,966	86,000	38,028	88,000	2,000	2.3%
47 R&M-AQUASCAPING	59,700	68,475	62,025	66,500	30,125	73,000	6,500	9.8%

**FLEMING ISLAND PLANTATION CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD (10/1/25- 2/28/26)	FY 2027 PROPOSED	\$ VARIANCE FY26 - FY27	% VARIANCE FY26 - FY27
48 R&M- COMMON AREA	63,025	40,134	30,696	40,000	17,155	45,000	5,000	12.5%
49 R&M- ELECTRICAL	28,693	31,996	19,902	33,000	4,273	30,000	(3,000)	-9.1%
50 R&M- OTHER LANDSCAPE	83,508	122,196	70,132	160,000	14,996	160,000	-	0.0%
51 R&M- IRRIGATION	46,851	28,058	14,598	36,000	5,219	36,000	-	0.0%
52 MISC- HOLIDAY DÉCOR	2,670	4,621	11,661	12,000	6,727	12,000	-	0.0%
53 OP SUPPLIES - GENERAL	17,387	16,972	15,751	15,000	6,392	15,500	500	3.3%
54 TOTAL FIELD	2,119,254	2,270,211	2,195,146	2,426,846	687,711	2,471,496	44,650	1.8%
55 PARKS & RECREATION- AMENITIES								
56 (1 of 2) COMMUNICATION - TELEPH - FIELD	11,949	12,050	8,362	12,500	7,426	19,000	6,500	52.0%
57 (2 of 2) COMMUNICATION - TELEPH - FIELD (MOVED FROM SPLASH PARK)	5,432	6,377	9,502	6,500	-	-	(6,500)	-100.0%
58 POSTAGE AND FREIGHT	36	57	-	-	-	-	-	0.0%
59 INTERNET & WIFI - GAZEBO	1,560	1,479	2,146	1,600	678	1,700	100	6.3%
60 (1 of 2) ELECTRICITY - GENERAL	33,933	32,094	31,061	36,000	19,938	54,000	18,000	50.0%
61 (2 of 2) ELECTRICITY - GENERAL (MOVED FROM SPLASH PARK)	21,329	20,484	19,067	22,000	-	-	(22,000)	-100.0%
62 (1 of 2) UTILITY - REFUSE REMOVAL	4,084	5,840	7,389	5,500	3,189	9,900	4,400	80.0%
63 (2 of 2) UTILITY - REFUSE REMOVAL (MOVED FROM SPLASH PARK)	3,175	3,575	5,007	4,400	-	-	(4,400)	-100.0%
64 (1 of 2) UTILITY - WATER & SEWER	30,999	38,712	26,710	28,000	25,458	58,000	30,000	107.1%
65 (2 of 2) UTILITY - WATER & SEWER (MOVED FROM SPLASH PARK)	71,980	19,004	15,590	20,000	-	-	(20,000)	-100.0%
66 LEASE - COPIER	7,597	8,312	10,904	10,000	1,817	10,000	-	0.0%
67 (1 of 2) R&M- AIR CONDITIONING	6,621	3,247	3,733	3,500	-	4,500	1,000	28.6%
68 (2 of 2) R&M- AIR CONDITIONING (MOVED FROM SPLASH PARK)	428	108	867	1,000	-	-	(1,000)	-100.0%
69 (1 of 2) R&M- FIRE SUPPRESSION SYSTEM	483	508	1,016	700	-	2,800	2,100	300.0%
70 (2 of 2) R&M- FIRE SUPPRESSION SYSTEM (MOVED FROM SPLASH PARK)	918	1,447	1,526	1,500	-	-	(1,500)	-100.0%
71 (1 of 2) R&M- GROUNDS	18,505	11,787	20,255	16,000	13,277	35,000	19,000	118.8%
72 (2 of 2) R&M- GROUNDS (MOVED FROM SPLASH PARK)	8,312	16,144	9,093	10,000	-	-	(10,000)	-100.0%
73 (1 of 2) R&M- PEST CONTROL	689	758	1,177	1,000	1,893	3,300	2,300	230.0%
74 (2 of 2) R&M- PEST CONTROL (MOVED FROM SPLASH PARK)	374	500	550	650	-	-	(650)	-100.0%
75 R&M- TENNIS COURTS	17,322	5,567	11,054	24,000	2,701	20,000	(4,000)	-16.7%
76 R&M- PICKLEBALL COURT	-	-	-	1,000	500	1,500	500	50.0%
77 R&M- OUTDOOR/FITNESS (MOVED FROM SPLASH PARK)	-	-	-	2,000	-	2,000	-	0.0%
78 MISC- EVENT EXPENSE	38,256	45,276	54,290	40,000	21,458	48,000	8,000	20.0%
79 (1 of 2) MISC- TERMITE BOND	713	784	519	750	-	1,400	650	86.7%
80 (2 of 2) MISC- TERMITE BOND (MOVED FROM SPLASH PARK)	265	292	300	375	-	-	(375)	-100.0%
81 (1 of 2) MISC- LICENSES & PERMITS	775	775	1,525	700	-	1,350	650	92.9%
82 (2 of 2) MISC- LICENSES & PERMITS (MOVED FROM SPLASH PARK)	475	475	975	500	-	-	(500)	-100.0%
83 MISC- AMENITY CENTER EQUIPMENT	618	7,120	6,223	5,000	2,408	6,000	1,000	20.0%
84 MISC- REC CENTER EQUIPMENT (MOVED FROM SPLASH PARK)	2,822	1,103	6,444	2,000	-	2,500	500	25.0%
85 (1 of 2) MISC- CONTINGENCY	5,420	17,297	24,447	10,000	7,173	19,000	9,000	90.0%
86 (2 of 2) MISC- CONTINGENCY (MOVED FROM SPLASH PARK)	5,624	4,119	29,879	8,500	-	-	(8,500)	-100.0%
87 NEW LINE: OPERATING SUPPLIES	-	-	-	-	2,597	11,000	11,000	100.0%
88 (1 of 4) OP SUPPLIES - GENERAL	7,210	5,692	12,583	7,000	-	-	(7,000)	-100.0%
89 (2 of 4) CLEANING SUPPLIES (MOVED TO OPERATING SUPPLIES)	758	559	334	1,000	-	-	(1,000)	-100.0%
90 (3 of 4) OP SUPPLIES - GENERAL (MOVED FROM SPLASH PARK)	498	2,148	2,823	2,000	-	-	(2,000)	-100.0%
91 (4 of 4) CLEANING SUPPLIES (MOVED FROM SPLASH PARK)	921	279	110	1,000	-	-	(1,000)	-100.0%
92 NEW LINE: AMENITY OFFICE SUPPLIES	-	-	-	-	889	4,500	4,500	100.0%
93 (1 of 2) OFFICE SUPPLIES (MOVED TO OPERATING SUPPLIES)	8,077	5,124	4,969	4,000	-	-	(4,000)	-100.0%
94 (2 of 2) OFFICE SUPPLIES (MOVED FROM SPLASH PARK)	251	420	423	500	-	-	(500)	-100.0%

**FLEMING ISLAND PLANTATION CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2023 ACTUALS	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD (10/1/25- 2/28/26)	FY 2027 PROPOSED	\$ VARIANCE FY26 - FY27	% VARIANCE FY26 - FY27
95 (1 of 2) OP SUPPLIES - POOL CHEMICALS	24,350	27,013	19,420	33,000	26,484	65,000	32,000	97.0%
96 (2 of 2) OP SUPPLIES - POOL CHEMICALS (MOVED FROM SPLASH PARK)	25,715	25,854	36,491	33,000	36,467	-	(33,000)	-100.0%
97 (1 of 2) OP SUPPLIES - POOL & SPLASH PAD	4,283	2,905	5,118	5,000	7,592	11,000	6,000	120.0%
98 (2 of 2) OP SUPPLIES - POOL & WADING POOL (MOVED FROM SPLASH PARK)	1,090	1,545	1,921	2,500	7,883	-	(2,500)	-100.0%
99 SUBSCRIPTIONS & MEMBERSHIPS	2,946	6,026	3,509	2,500	1,042	3,500	1,000	40.0%
100 COMMUNITY CENTER - OTHER (MOVED FROM SPLASH PARK)	-	-	1,500	-	-	-	-	0.0%
101 TOTAL PARKS & RECREATION - AMENITIES	376,793	342,856	398,812	367,175	190,870	394,950	27,775	7.6%
102 RESERVES								
103 RESERVE - CDD AMENITY	80,176	41,599	431,569	325,000	180,785	-	(325,000)	-100.0%
104 RESERVE - SPLASH PARK	39,657	36,990	2,737	60,000	3,264	-	(60,000)	-100.0%
105 RESERVE -OTHER	-	-	14,319	-	-	-	-	0.0%
106 TOTAL RESERVES	119,833	78,589	448,626	385,000	184,049	-	(385,000)	
107								
108 TOTAL EXPENDITURES & RESERVES	2,876,870	3,035,537	3,348,188	3,494,633	1,210,507	3,110,657	(383,976)	
109								
110 EXCESS OF REVENUE OVER (UNDER) EXPEND.	256,235	284,793	62,949	-	-	-	-	
111								
112 OTHER FINANCING SOURCES & USES								
113 TRANSFER TO CAPITAL RESERVE FUND	-	-	-	-	-	(1,753,025)	(1,753,025)	
114 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	-	-	(1,753,025)	(1,753,025)	
115								
116 FUND BALANCE								
117 FUND BALANCE - BEGINNING - AUDITED	1,726,888	1,983,123	2,267,916	2,267,916		2,330,865	62,949	
118 NET CHANGE IN FUND BALANCE	256,235	284,793	62,949	-		(1,753,025)	-	
119 FUND BALANCE - ENDING - PROJECTED	1,983,123	2,267,916	2,330,865	2,267,916		577,840	62,949	-

FUND BALANCE ANALYSIS

<i>NONSPENDABLE FUND BALANCE</i>	
PREPAID ITEMS	19,982
DEPOSITS	10,397
	30,379
<i>ASSIGNED FUND BALANCE</i>	
OPERATING RESERVE - 2 MO. OPERATING	518,443
<i>UNASSIGNED FUND BALANCE</i>	
	29,018
10/1/2025 UN-AUDITED FUND BALANCE	577,840

**FLEMING ISLAND PLANTATION CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
REVENUES			
SPECIAL ASSESSMENTS - TAX COLLECTOR	\$3,052,873	N/A	Non-Ad Valorem assessment on all assessable properties to fund operating expenses. This line represents the portion of assessments collected via the Clay County Tax Collector.
INTEREST - INVESTMENTS	\$34,034		The District earns interest income on its operating accounts. Interest is calculated based on the average monthly collected balance in the primary operating account.
ROOM RENTALS	\$7,000	N/A	
SWIMMING PROGRAM FEES	\$500		
TENNIS MEMBERSHIP	\$0		
COURT PROGRAM FEES	\$500		
SPECIAL EVENTS	\$6,500	N/A	
OTHER MISCELLANEOUS REVENUES	\$2,250	N/A	
ACCESS CARDS	\$7,000	N/A	
EXPENDITURES			
ADMINISTRATIVE			
P/R-BOARD OF SUPERVISORS	\$13,000	N/A	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings 1 workshop.
FICA TAXES	\$0	N/A	
PROFSERV-ARBITRAGE REBATE	\$600	LLS Tax Solutions Inc.	Vendor calculates the annual arbitrage rebate liability for the Series 2021 bond (Contract: 6/29/2024-6/28/2027)
PROFSERV-DISSEMINATION AGENT	\$1,236	Vesta District Services	The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues.
PROFSERV-ENGINEERING	\$35,000	Prime AE	The District Engineer provides general engineering support, including attendance at Board meetings and execution of specific assignments as requested.
PROFSERV-LEGAL SERVICES	\$45,000	Kutak Rock	The District's legal counsel delivers general legal services, including attendance at Board meetings, contract review, and other matters as assigned by the Board.
PROFSERV-MGMT CONSULTING SERVICES	\$64,209	Vesta District Services	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. (Contract: 2/15/2026-9/30/2028)
PROFSERV-OTHER LEGAL SETTLEMENTS	\$0	N/A	
PROFSERV-SPECIAL ASSESSMENT	\$9,641	Vesta District Services	The District Manager prepares the District's Special Assessment Roll and maintain the lien books
PROFSERV-TRUSTEE FEES	\$4,000	Hancock Whitney	Covers trustee services for the Series 2021 Bonds. Annual fees are based on a notice received from the Trustee
AUDITING SERVICES	\$4,400	Grau & Associates	Annual audit of District financials conducted by an independent CPA firm. (Contract: Ends 9/30/2025)
POSTAGE AND FREIGHT	\$3,600	N/A	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings
INSURANCE-GENERAL LIABILITY	\$54,000	Public Risk Underwriters of Florida, Inc.	The District maintains General Liability insurance coverage (Contract 10/1/2025-9/30/2026)
LEGAL ADVERTISING	\$3,200	Clay Today	The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation.
(1 of 2) MISC-CONTINGENCY	\$5,600	N/A	This category provides funds for credit card fees and administrative expenditures that may not have been budgeted anywhere else.
(2 of 2) MISC-CREDIT CARD FEES	\$0		
(1 of 2) OFFICE SUPPLIES	\$550	N/A	Supplies used in the preparation of agenda packages, required mailings, and other special projects.
(2 of 2) PRINTING AND BINDING	\$0		
ANNUAL DISTRICT FILING FEE	\$175	FL Department of Commerce	The District must registered with the State of Florida each year
FIELD			
PROFSERV-FIELD MANAGEMENT (VESTA)	\$865,419	Vesta Property Services, Inc.	The District's management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds. (Contract: 7/1/2025-9/30/206)
PROFSERV-WEB SITE DEVELOPMENT	\$2,000	Unicorn Web Development Inc.	This represents costs for the community website (Contract 1/1/2010-Present)
CONTRACTS-LIFEGUARD SERVICES	\$276,000	Elite Amenities NE Florida, LLC	The District's vendor provides lifeguard services during a certain period of time each year (Contract: 1/1/2026-Present)
CONTRACTS-JANITORIAL SERVICES	\$38,000	Citywide Facility Solutions	The District's vendor cleans the Amenity Center building, pool bathrooms and the bathroom facility located at Village Square.
CONTRACTS-SECURITY SERVICES	\$62,000	Tri-County Safety and Training, LLC	Security within the District is provided through a contracted service agreement (Contract: 8/1/2022-XXXXX)
CONTRACTS-LANDSCAPE	\$688,577	Ruppert Landscape LLC	The District contractor is to provide routine maintenance services for all of the common areas which includes mowing, trimming, fertilization and insect control for sod, shrubs and annuals, pruning of shrubs, trimming of all trees, monthly inspection of irrigation system, and installing holiday decorations at entrances.
ELECTRICITY - GENERAL	\$80,000	Clay Electric	This represents the estimated cost for electricity of the various subdivision entrances and common grounds within the District.
UTILITY - WATER	\$88,000	Clay Utilities	This represents the estimated cost for irrigation of the various subdivision entrances, fountains etc. and also includes common grounds within the District.
R&M-AQUASCAPING	\$73,000	The Lake Doctors, Inc.	The District's vendor is to maintain the ponds located within the District. The contract includes aquatic weed control and water chemistry testing.

**FLEMING ISLAND PLANTATION CDD
FISCAL YEAR 2026-2027 PROPOSED BUDGET
BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
R&M—COMMON AREA	\$45,000	N/A	The cost of any maintenance expenditures that are incurred such as painting, pressure washing, repairs, etc.
R&M—ELECTRICAL	\$30,000	N/A	Electrical repairs throughout the community.
R&M—OTHER LANDSCAPE	\$160,000	Ruppert Landscape LLC	This line item includes landscape replacement costs, tree removal, landscape enhancements and special projects as approved by the Board.
R&M—IRRIGATION	\$36,000	Ruppert Landscape LLC	Repairs of the irrigation system throughout the Community and tennis court irrigation repairs & maintenance.
MISC—HOLIDAY DÉCOR	\$12,000	N/A	Represents purchasing, installation of holiday decorations within the District.
OP SUPPLIES - GENERAL	\$15,500	N/A	Represents any minor expenditure for materials the District may need to operate including gas for maintenance equipment and carts.
PARKS & RECREATION - AMENITIES			
(1 of 2) COMMUNICATION - TELEPH - FIELD	\$19,000	Comcast	Includes monthly service fee for telephone services, cable, internet access and monthly fees for District email addresses.
(2 of 2) COMMUNICATION - TELEPH - FIELD (MOVED FROM SPLASH PARK)	\$0		
INTERNET & WIFI - GAZEBO	\$1,700	Comcast	Phone & internet expenditures at the Gazebo for access card function.
(1 of 2) ELECTRICITY - GENERAL	\$54,000	Clay Electric	Electricity usage for District facilities and assets.
(2 of 2) ELECTRICITY - GENERAL (MOVED FROM SPLASH PARK)	\$0		
(1 of 2) UTILITY - REFUSE REMOVAL	\$9,900	GFL Environmental	Contract for garbage dumpster service.
(2 of 2) UTILITY - REFUSE REMOVAL (MOVED FROM SPLASH PARK)	\$0		
(1 of 2) UTILITY - WATER & SEWER	\$58,000	Clay Utilities	Expense for water, sewer and irrigation services at Amenity Center, Splash Park, Tennis Courts and bathrooms.
(2 of 2) UTILITY - WATER & SEWER (MOVED FROM SPLASH PARK)	\$0		
LEASE - COPIER	\$10,000	De Lage Landen Financial Services	Includes copier lease, service calls and repairs.
(1 of 2) R&M—AIR CONDITIONING	\$4,500	AirMax	Preventative maintenance service and repairs.
(2 of 2) R&M—AIR CONDITIONING (MOVED FROM SPLASH PARK)	\$0		
(1 of 2) R&M—FIRE SUPPRESSION SYSTEM	\$2,800	Cintas	Yearly inspection of the fire extinguishers.
(2 of 2) R&M—FIRE SUPPRESSION SYSTEM (MOVED FROM SPLASH PARK)	\$0		
(1 of 2) R&M—GROUNDS	\$35,000	N/A	The cost of any repair and maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage, etc.
(2 of 2) R&M—GROUNDS (MOVED FROM SPLASH PARK)	\$0		
(1 of 2) R&M—PEST CONTROL	\$3,300	Home Team Services	Pest control services. (Contract: _____)
(2 of 2) R&M—PEST CONTROL (MOVED FROM SPLASH PARK)	\$0		
R&M—TENNIS COURTS	\$20,000	N/A	Top dressing clay, windscreens, replacement parts and equipment.
R&M—PICKLEBALL COURT	\$1,500	N/A	Costs associated with the pickleball court
R&M—OUTDOOR/FITNESS (MOVED FROM SPLASH PARK)	\$2,000	N/A	Costs associated with outdoor fitness
MISC—EVENT EXPENSE	\$48,000	N/A	Monthly expenditures for Districts events and holiday parties
(1 of 2) MISC—TERMITE BOND	\$1,400	Home Team Services	Termite bond services.
(2 of 2) MISC—TERMITE BOND (MOVED FROM SPLASH PARK)	\$0		
(1 of 2) MISC—LICENSES & PERMITS	\$1,350	FL Department of Health	County Health Department pool operating permits.
(2 of 2) MISC—LICENSES & PERMITS (MOVED FROM SPLASH PARK)	\$0		
MISC—AMENITY CENTER EQUIPMENT	\$6,000	N/A	Cost associated with purchasing and replacing equipment and/or parts. Includes ID card system, computers, and water fountain.
MISC—REC CENTER EQUIPMENT (MOVED FROM SPLASH PARK)	\$2,500	N/A	Cost associated with purchasing and replacing equipment and/ or their parts.
(1 of 2) MISC—CONTINGENCY	\$19,000	N/A	This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.
(2 of 2) MISC—CONTINGENCY (MOVED FROM SPLASH PARK)	\$0		
NEW LINE: OPERATING SUPPLIES	\$11,000	N/A	Represents various operating supplies expenditures the District may incur during the Fiscal Year.
(1 of 4) OP SUPPLIES - GENERAL	\$0		
(2 of 4) CLEANING SUPPLIES (MOVED TO OPERATING SUPPLIES)	\$0		
(3 of 4) OP SUPPLIES - GENERAL (MOVED FROM SPLASH PARK)	\$0		
(4 of 4) CLEANING SUPPLIES (MOVED FROM SPLASH PARK)	\$0		
NEW LINE: AMENITY OFFICE SUPPLIES	\$4,500	N/A	Represents various office supplies expenditures the District may incur during the Fiscal Year.
(1 of 2) OFFICE SUPPLIES (MOVED TO OPERATING SUPPLIES)	\$0		
(2 of 2) OFFICE SUPPLIES (MOVED FROM SPLASH PARK)	\$0		
(1 of 2) OP SUPPLIES - POOL CHEMICALS	\$65,000	PoolSure	The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes the provision of aquatic chemical controllers and water chemistry testing equipment and additional chemicals as needed. (Contract: _____)
(2 of 2) OP SUPPLIES - POOL CHEMICALS (MOVED FROM SPLASH PARK)	\$0		
(1 of 2) OP SUPPLIES - POOL & SPLASH PAD	\$11,000	N/A	Cost associated with purchasing and replacing equipment and/or parts.
(2 of 2) OP SUPPLIES - POOL & WADING POOL (MOVED FROM SPLASH PARK)	\$0		
SUBSCRIPTIONS & MEMBERSHIPS	\$3,500	N/A	Cost of local newspapers, magazines, recreational subscriptions as well as music licensing and software subscriptions

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26-FY27	FY 2028 PROJECTED	FY 2029 PROJECTED	FY 2030 PROJECTED	FY 2031 PROJECTED
REVENUES							
SPECIAL ASSESSMENTS	\$ -	\$ 385,000	\$ 385,000	\$ 385,000	\$ 385,000	\$ 385,000	\$ 385,000
FUND BALANCE FORWARD	-	132,034	132,034	87,269	-	-	507,448
OTHER ASSESSMENTS	-	-	-	-	-	-	-
INTEREST & MISCELLANEOUS	-	40,966	40,966	41,839	49,503	53,398	42,476
TOTAL REVENUES	-	558,000	558,000	514,108	434,503	438,398	934,924
EXPENDITURES							
CAPITAL IMPROVEMENT PLAN--CURRENT FY	-	558,000	558,000	514,108	293,657	431,986	934,924
CAPITAL CONTINGENCY	-	-	-	-	140,846	6,412	-
TOTAL CAPITAL IMPROVEMENT PLAN	-	558,000	558,000	514,108	434,503	438,398	934,924
TOTAL EXPENSES	-	558,000	558,000	514,108	434,503	438,398	934,924
REVENUES OVER (UNDER) TOTAL EXPENDITURES	-	-	-	-	-	-	-
OTHER FINANCING SOURCES & USES							
TRANSFER IN FROM GENERAL FUND	-	1,753,025		-	-	-	-
TOTAL OTHER FINANCING SOURCES & USES	-	1,753,025	-	-	-	-	-
FUND BALANCE - BEGINNING	-	-	-	1,620,991	1,533,722	1,533,722	1,533,722
USE OF FUND BALANCE FORWARD	-	(132,034)	(132,034)	(87,269)	-	-	(507,448)
NET CHANGE IN FUND BALANCE	-	1,753,025	1,753,025	-	-	-	-
FUND BALANCE - ENDING - PROJECTED	\$ -	\$ 1,620,991	\$ 1,620,991	\$ 1,533,722	\$ 1,533,722	\$ 1,533,722	\$ 1,026,274

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL IMPROVEMENT PLAN (CIP)**

Description	Placed In Service	Replacement Yr.	Units	Unit Cost	Total Cost
Village Square Pkw. Entry					
Fountain Pump/Motor/Controls	1/1/2018	1/1/2027	1	\$20,000.00	\$20,000.00
Pergola -Free Standing/Top of Walls	1/1/2000	1/1/2027	2	\$18,000.00	\$36,000.00
Refurbish Allowance - Entry Features	1/1/2010	1/1/2027	1	\$30,000.00	\$30,000.00
Refurbish Allowance - Fountain Basin	1/1/2000	1/1/2027	6800	\$12.90	\$87,720.00
Refurbish Allowance - Fountain Filtration	1/1/2000	1/1/2027	1	\$12,000.00	\$12,000.00
Sign Lights	1/1/2014	1/1/2027	1	\$4,600.00	\$4,600.00
Site Lighting	1/1/2000	1/1/2027	1	\$20,000.00	\$20,000.00
Vinyl Ranch Fence	1/1/2000	1/1/2027	290	\$24.50	\$7,105.00
Town Center Blvd. Entry					
Refurbish Allowance - Monument Sign	1/1/2015	1/1/2027	1	\$2,600.00	\$2,600.00
Site Lighting	1/1/2000	1/1/2027	1	\$1,200.00	\$1,200.00
Swim/Rec - FF&E					
Camera System Allowance	1/1/2017	1/1/2027	1	\$15,000.00	\$15,000.00
Swim/Rec - Pools/Equip					
Filtration Refurbish Allowance - Lap Pool	1/1/2000	1/1/2027	1	\$100,000.00	\$100,000.00
Splash Tread - Splash Pad	1/1/2023	1/1/2027	1780	\$18.00	\$32,040.00
Splash Park - FF&E					
Camera System Allowance	1/1/2017	1/1/2027	1	\$15,000.00	\$15,000.00
Sound System Allowance	1/1/2022	1/1/2027	1	\$15,000.00	\$15,000.00
Margaret's Walk Park					
Wood Bridge Decking/Rails - Margarets Walk	1/1/2020	1/1/2027	460	\$22.00	\$10,120.00
Rolling Stock					
Vehicle 2	1/1/2012	1/1/2027	1	\$10,000.00	\$10,000.00

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	\$3,052,873.00
COUNTY COLLECTION COSTS (2%)	\$64,954.74
EARLY PAYMENT DISCOUNT (4%)	\$129,909.49
GROSS O&M ASSESSMENT	\$3,247,737.23

CAPITAL RESERVE BUDGET	
NET CRF BUDGET	\$385,000.00
COUNTY COLLECTION COSTS (2%)	\$8,191.49
EARLY PAYMENT DISCOUNT (4%)	\$16,382.98
GROSS CRF ASSESSMENT	\$409,574.47

UNIT TYPE	UNITS ASSESSED	
	O&M	SERIES 2021 DEBT SERVICE (1)
Lighthouse Apts	501	501
Autumn Glen	220	218
Lake Ridge North	339	339
Carrington Place	96	96
Amberwood	58	56
Lake Ridge South	104	104
Woodlands	218	217
Fairway Village	75	74
Heritage Oaks	52	51
Heritage Oaks (Prepaid)	1	1
Chatham Village	160	160
Chatham Village (Prepaid)	1	1
Cypress Glen	176	176
Covington	59	59
Thornhill	130	130
John's Landing	47	47
John's Landing (Prepaid)	2	2
Southern Links	116	115
The Links	146	146
River Hills Reserve	99	99
Margaret's Walk	180	180
Office	58.49	55.95
Retail	76.36	76.36
Retail Prepaid	5.3	5.3
Golf Course	1	1
	2,921.15	2,910.61

ALLOCATION OF O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
0.20	100.2	3.34%	\$108,588.84	\$216.74
0.75	165.0	5.11%	\$178,817.17	\$812.81
0.75	254.3	8.48%	\$275,541.00	\$812.81
0.75	72.0	2.40%	\$78,029.31	\$812.81
1.00	58.0	1.94%	\$62,856.94	\$1,083.74
1.00	104.0	3.47%	\$112,709.00	\$1,083.74
1.00	218.0	7.27%	\$236,255.41	\$1,083.74
1.00	75.0	2.50%	\$81,280.53	\$1,083.74
1.00	52.0	1.74%	\$56,354.50	\$1,083.74
1.00	1.0	0.03%	\$1,083.74	\$1,083.74
1.00	160.0	5.34%	\$173,398.47	\$1,083.74
1.00	1.0	0.03%	\$1,083.74	\$1,083.74
1.00	176.0	5.87%	\$190,738.31	\$1,083.74
1.00	59.0	1.97%	\$63,940.68	\$1,083.74
1.00	130.0	4.34%	\$140,886.25	\$1,083.74
1.00	47.0	1.57%	\$50,935.80	\$1,083.74
1.00	2.0	0.07%	\$2,167.48	\$1,083.74
1.00	116.0	3.87%	\$125,713.89	\$1,083.74
1.00	146.0	4.87%	\$158,226.10	\$1,083.74
1.00	99.0	3.30%	\$107,290.30	\$1,083.74
1.00	180.0	6.01%	\$195,073.27	\$1,083.74
3.50	204.7	6.83%	\$221,858.49	\$3,793.10
7.00	534.5	17.84%	\$579,282.41	\$7,586.20
7.00	37.1	1.24%	\$40,206.87	\$7,586.20
5.00	5.0	0.17%	\$5,418.72	\$5,418.72
	2,997	100.00%	\$3,247,737.23	

ALLOCATION OF O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
0.20	100.2	3.34%	\$13,694.22	\$27.33
0.75	165.0	5.51%	\$22,550.76	\$102.50
0.75	254.3	8.48%	\$34,748.67	\$102.50
0.75	72.0	2.40%	\$9,840.33	\$102.50
1.00	58.0	1.94%	\$7,926.93	\$136.67
1.00	104.0	3.47%	\$14,213.81	\$136.67
1.00	218.0	7.27%	\$29,794.34	\$136.67
1.00	75.0	2.50%	\$10,250.35	\$136.67
1.00	52.0	1.74%	\$7,106.91	\$136.67
1.00	1.0	0.03%	\$136.67	\$136.67
1.00	160.0	5.34%	\$21,867.40	\$136.67
1.00	1.0	0.03%	\$136.67	\$136.67
1.00	176.0	5.87%	\$24,054.15	\$136.67
1.00	59.0	1.97%	\$8,063.61	\$136.67
1.00	130.0	4.34%	\$17,767.27	\$136.67
1.00	47.0	1.57%	\$6,423.55	\$136.67
1.00	2.0	0.07%	\$273.34	\$136.67
1.00	116.0	3.87%	\$15,853.87	\$136.67
1.00	146.0	4.87%	\$19,954.01	\$136.67
1.00	99.0	3.30%	\$13,530.46	\$136.67
1.00	180.0	6.01%	\$24,600.83	\$136.67
3.50	204.7	6.83%	\$27,978.73	\$478.35
7.00	534.5	17.84%	\$73,053.72	\$956.70
7.00	37.1	1.24%	\$5,070.52	\$956.70
5.00	5.0	0.17%	\$683.36	\$683.36
	2,997	100.00%	\$409,574.47	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT		
	TOTAL O&M + CRF PER LOT	SERIES 2021 DEBT SERVICE (2)	FY 2027 TOTAL PER UNIT (3)
Lighthouse Apts	\$244.08	\$129.23	\$373.31
Autumn Glen	\$915.31	\$323.07	\$1,238.38
Lake Ridge North	\$915.31	\$323.07	\$1,238.38
Carrington Place	\$915.31	\$323.07	\$1,238.38
Amberwood	\$1,220.41	\$646.13	\$1,866.54
Lake Ridge South	\$1,220.41	\$646.13	\$1,866.54
Woodlands	\$1,220.41	\$646.13	\$1,866.54
Fairway Village	\$1,220.41	\$646.13	\$1,866.54
Heritage Oaks	\$1,220.41	\$646.13	\$1,866.54
Heritage Oaks (Prepaid)	\$1,220.41	\$82.33	\$1,302.74
Chatham Village	\$1,220.41	\$646.13	\$1,866.54
Chatham Village (Prepaid)	\$1,220.41	\$82.33	\$1,302.74
Cypress Glen	\$1,220.41	\$646.13	\$1,866.54
Covington	\$1,220.41	\$646.13	\$1,866.54
Thornhill	\$1,220.41	\$646.13	\$1,866.54
John's Landing	\$1,220.41	\$646.13	\$1,866.54
John's Landing (Prepaid)	\$1,220.41	\$82.33	\$1,302.74
Southern Links	\$1,220.41	\$646.13	\$1,866.54
The Links	\$1,220.41	\$646.13	\$1,866.54
River Hills Reserve	\$1,220.41	\$646.13	\$1,866.54
Margaret's Walk	\$1,220.41	\$646.13	\$1,866.54
Office	\$4,271.45	\$2,261.47	\$6,532.92
Retail	\$8,542.90	\$4,522.94	\$13,065.84
Retail Prepaid	\$8,542.90	\$576.28	\$9,119.18
Golf Course	\$6,102.08	\$3,230.67	\$9,332.75

FY 2026 PER UNIT	\$ VARIANCE	% VARIANCE
\$365.03	\$8.28	2.27%
\$1,207.32	\$31.06	2.57%
\$1,207.32	\$31.06	2.57%
\$1,207.32	\$31.06	2.57%
\$1,825.13	\$41.41	2.27%
\$1,825.13	\$41.41	2.27%
\$1,825.13	\$41.41	2.27%
\$1,825.13	\$41.41	2.27%
\$1,825.13	\$41.41	2.27%
\$1,261.33	\$41.41	3.28%
\$1,825.13	\$41.41	2.27%
\$1,261.33	\$41.41	3.28%
\$1,825.13	\$41.41	2.27%
\$1,825.13	\$41.41	2.27%
\$1,825.13	\$41.41	2.27%
\$1,825.13	\$41.41	2.27%
\$1,825.13	\$41.41	2.27%
\$1,825.13	\$41.41	2.27%
\$6,387.98	\$144.94	2.27%
\$12,775.97	\$289.88	2.27%
\$8,829.31	\$289.88	3.28%
\$9,125.69	\$207.06	2.27%

(1) Reflects the total number of lots with Series 2021 debt outstanding.
(2) Annual debt service assessments per unit adopted in connection with the Series 2021 bond issuance. Annual Debt Service Assessments includes principal, interest, Clay County collection costs and early payment
(3) Annual assessments that will appear on the November, 2026 Clay County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).