



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

Advanced Meeting Package

Regular Meeting

Tuesday

May 19, 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, May 19, 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, May 19, 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. 7](#)

V. Vendor Reports

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

[Exhibit 2](#)

[Pgs. 9-18](#)

B. Lifeguard Services Report – Elite Amenities

[Exhibit 3](#)

[Pgs. 20-21](#)

C. Landscaping Update – Ruppert Landscape

[Exhibit 4](#)

[Pgs. 23-42](#)

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

[Exhibit 5](#)

[Pgs. 44-45](#)

VI. Staff Reports

A. **District Engineer**

[Exhibit 6](#)

[Pg. 47](#)

1. Project Update – David Couch, Landscape Architect

B. District Counsel

1. General Election Qualification Period Reminder – Noon on
June 8, 2026 through Noon on June 12, 2026

VI. Staff Reports - continued

- C. **General Manager's Report** [Exhibit 7](#)
[Pgs. 49-50](#)
 - 1. Consideration of Storage Shed Proposal at Splash Park – *To Be Distributed* [Exhibit 8](#)
 - 2. Consideration of Concrete & Fencing Proposal for the Courts Pavilion – *To Be Distributed* [Exhibit 9](#)
 - 3. Consideration of Hydro Fitness FY 2026 Season Proposal – *To Be Distributed* [Exhibit 10](#)
- D. Amenity Manager's Report [Exhibit 11](#)
[Pg. 55](#)
- E. Field Operations Manager's Report [Exhibit 12](#)
[Pgs. 57-58](#)
 - 1. Consideration of Pond 34 Hydro Pumping Proposal – *To Be Distributed* [Exhibit 13](#)
- F. District Manager
 - 1. Action Item Report [Exhibit 14](#)
[Pg. 61](#)
 - 2. Meeting Matrix [Exhibit 15](#)
[Pgs. 63-67](#)
 - 3. Presentation of Clay County Number of Qualified Electors – F.S. 190.006 – 4,619 [Exhibit 16](#)
[Pg. 69](#)
 - 4. Form 1 Submittal Reminder: July 1st

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on April 6, 2026 [Exhibit 17](#)
[Pgs. 71-72](#)
- B. Consideration for Acceptance – The April 2026 Unaudited Financial Statements [Exhibit 18](#)
[Pgs. 74-112](#)
- C. Ratification of Blue Solutions, Inc. Additional Repairs of Slide at Splash Park Invoice - \$37,450.00 [Exhibit 19](#)
[Pgs. 114-115](#)

VIII. Business Items

- A. Consideration & Adoption of **Resolution 2026-02**, Approving FY27 Proposed Budget & Setting PH [Exhibit 20](#)
[Pgs. 117-126](#)
- B. **Consideration & Adoption of Resolution 2026-03, Setting Public Hearing on Rules of Procedure** [Exhibit 21](#)
[Pg. 128](#)

IX. Discussion Topics

X. Supervisors' Requests

XI. Action Items Summary

XII. Next Regular Meeting Agenda Items

XIII. Next Meeting Quorum Check: June 23 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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Thank you for choosing the Clay Today for your legal needs. Please let me know if everything is correct and if this ad is approved for publication.
legal@claytodayonline.com

Thank You!

PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of BOS Meeting
May 19, 2026

RUN DATES

5/7/2026

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, May 19, 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 199456 Published 5/7/2026 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

Fleming Island Plantation CDD

5/12/2026

2300 Town Center Blvd.
Fleming Island, FL 32003

RE: April-May Lakes Report

Please see the photos below and summary of treatments completed to date since our April 21st report. Aside from some typical seasonal algae blooms, the ponds are in good condition overall throughout the community. We are also continuing to work diligently on #27 with treatments as often as possible to keep the algae and aquatic vegetation suppressed. Drought conditions have persisted; however, we did just receive some rain overnight and it appears we're trending into a much needed and anticipated rainy pattern. Please let us know if there are any questions or concerns and we'll make sure they are taken care of right away. As always, we greatly appreciate the opportunity to work for the Fleming Island Plantation Community.

Zone	Technician	Date	Pond #	Service Provided
2	David Hayes	Apr. 22nd	44, 46, 47, 48	Algae
8	Eric Walker	Apr. 24th	27, 34	Algae
10	Eric Wood	Apr. 23rd	5, 8, 9, 24	Algae, Emergent, Terrestrial
12	Jeremy Mashek	Apr. 21st	11, 12, 16, 17	Algae, Emergent, Terrestrial
13	Nicholas Zumwalt	Apr. 22nd	10, 13, 15	Algae, Emergent, Terrestrial
14	Brandon Ernst	Apr. 22nd	29, 35, 36, 37	Algae, Emergent, Terrestrial
--	Vitaly Astakhov	Apr. 22nd	1	Quarterly fountain service
3	Luis Gallant	May 11th	33, 43, 54, 55	Emergent, Submersed
5	Alex Kastner	May 7th	38, 39, 40, 41	Algae, Emergent, Terrestrial
6	Troy Weaver	May 7th	19, 22, 23, 26	Algae, Emergent, Terrestrial
8	Eric Walker	May 5th	27, 34	Algae, Emergent, Terrestrial

*beneficial bacteria/probiotic applied



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South Carolina Offices

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Myrtle Beach: (843) 492-4080



Pond 4



May 7, 2026 at 12:06:48 PM
1721 River Hills Dr
Fleming Island FL 32003
United States

Pond 8



May 7, 2026 at 11:42:49 AM
1875 Chatham Village Dr
Fleming Island FL 32003
United States

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Pond 10



Pond 21



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Pond 22



May 7, 2026 at 11:56:35 AM
2260 Town Center Blvd
Fleming Island FL 32003
United States
The Golf Club at Fleming Island

Pond 23



May 7, 2026 at 12:00:56 PM
1926 Hickory Trace Dr
Fleming Island FL 32003
United States

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Pond 25



Pond 27 - Chatham Village



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Pond 27 - SE end Golfview Dr.



Pond 27 - NW YMCA



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Pond 34



Pond 35



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Pond 45



Pond 52



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Pond 53



Pond 54



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Pond 55



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EXHIBIT 3



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:

- No resident related incidents

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:

- 50 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

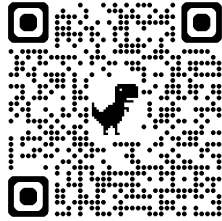
Lifeguard Certification:

- Due to weather interruptions during the May 2 certification course, the CPR portion and a half of the lifeguard water skills were completed as scheduled. Participants returned on May 3 to successfully complete the remaining in-water certification requirements.
- Ongoing hiring supported by certification courses scheduled for May 16 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>
- Or QR code



- 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
- Additional Shirts have been added to the closet at the Amenity Center

Staff Events:

-

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

EXHIBIT 4



RUPPERT
L A N D S C A P E

Monthly Report May

May 11, 2026

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

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

Agrow Pro: Spring round of turf fertilization is complete. Team will be on site during May for our first round of insecticide with a heavy focus on chinch bugs

Annuals: flowers have been deadheaded and should be fine to carry us to the next change out which is scheduled for June 2nd. (Mixed Vinca are being installed.)

Mulch install – Mulch has been completed with the last few areas spread by hand over the last week.

Approved enhancements – enhancements were provided and approved to replace agapanthus at entrance to Margarets Walk park and to replace sod near playground gazebo at amenities center. Installation is scheduled.

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

Crape Myrtles – Pencil pruning of Crape myrtles has begun and is ongoing down Town Center Blvd.

Palm Pruning – Palm pruning has been completed at amenities center and splash park.

Bed weeds – Bed weed treatments are ongoing and our weekly rotations are being kept up while now applying pre-emergent in all beds and concrete joints.

Analysis of water savings - For switching to smart controllers and two wire systems have been completed.



Fleming Island Plantation

Weekly Communication

May 1st, 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 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
- Sprayed Woodlands and Thornhill parks and detailed them
- Treated ant beds at amenity center
- Sprayed Fleming Plantation Blvd weeds
- Sent proposal for sod replacement by playground at amenity center

- Sprayed Maragret's Walk park
- Cleaned up Village Square monument sign
- Cleared the lights at Woodlands entrance from being blocked by plant material
- Put in new azaleas at amenity center behind office and filled in gaps around pool fence
- Put in new sunshine ligustrums at splash park by main pool entrance
- Took care of weeds at Covington jasmine area
- Replaced broken irrigation head on Fleming Plantation Blvd by Town Center
- Cut back Woodline around marquee sign in front of Johns Landing
- Fixed broken irrigation at Woodlands entranceway
- Cleaned up guardrail area on Crooked Pine in Cypress Glen neighborhood
- Deadheading of annual was started today and will continue into next week
- Started pencil pruning crepe myrtles at Links Drive headed towards splash park .



Fleming Island Plantation

Weekly Communication

May 8, 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 Fleming Plantation and Village Square as well as splash park and amenities center.
- All Shrubs were pruned on Town Center Blvd from Hwy 17 to the round-about to include all median islands, all neighborhood entranceway's and all shrubs behind white vinyl fences.
- Potato vines were removed from shrubs on Fleming Plantation Blvd.
- Tree branch was cut down and removed from new bathroom building at amenities center, per request from Vesta.
- Re-Sent proposal for sod replacement by playground at amenity center.

- Installed micro emitter irrigation in flower pots at splash park entrance at no charge to community. Declining flowers were replaced. (this was done to eliminate the need for hand watering)
- Shaped jasmine and removed volunteer growth in natural area at Covington.
- Replaced broken irrigation head at entrance to Fairway Village
- Cut back large wax myrtle encroaching monument sign at left side of entrance to Covington.
- Trimmed Jasmine from sidewalk growing through fence behind tennis at entrance gate to River Hills Reserve.
- Deadheading of annual was completed throughout community.
- Crape Myrtle pruning continued down Town Center Blvd.
- Irrigation inspection was performed (report pending).
- All palm pruning was completed at amenities center and splash park.
- Met with irrigation team to begin compiling information on Water Savings related to upgrading to smart controllers and two wire irrigation system, as requested by the board. This report will be finalized this weekend and ready to be included in the monthly report package for the C.D.D. meeting.

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RUPPERT
L A N D S C A P E

Monthly Gardening Tips

May

What to Plant

Annuals/Perennials/Wildflowers Plants that can take summer heat include salvia, Angelonia, wax begonia, ornamental pepper, vinca, pentas, beach sunflower.

Bulbs: Planting early-, mid-, and late-blooming varieties of daylily ensures months of color from these low-maintenance plants.

Herbs: Continue to plant heat-loving herbs, including basil, oregano, Mexican tarragon, and rosemary.

Vegetables: Swiss chard will take the heat as well as okra, southern pea, and sweet potato.

What to Do

Pests: Insects become more active in warm weather. Watch for thrips, scales, and mites on ornamental plants.

Gardenias: Yellowing of older leaves is usually normal; yellowing of new growth usually indicates a micronutrient deficiency.

Oleanders: Inspect chewed or ragged leaves for oleander caterpillars at work.

Lawn insects: Watch for damage from chinch bugs in St. Augustine grass and begin scouting for newly hatched mole crickets in bahia grass lawns.

Tomatoes: Watch for pests, disease, and nutritional disorders on tomato plants.

New plants: Produce more plants by air layering, grafting, division, or cuttings.

Trees: Prepare for hurricane season by checking trees for damaged or weak branches and pruning if needed. Hire an ISA-certified arborist.

Lawn Mowing: Encourage healthy growth and discourage insects, weeds, and diseases by mowing correctly.



RUPPERT

L A N D S C A P E

Hello all:

As we move into summer, we can start to feel the change in weather from mild warmth to that daily Florida heat that we all love. Living in North Florida means experiencing a unique landscape that changes noticeably throughout the year, and the month of May is one of the most important transition periods for lawns and gardens. During May, temperatures begin to rise quickly, rainfall can become inconsistent, and many landscapes start to show signs of drought stress. Homeowners should understand what to expect from their landscapes during this month in order to maintain healthy plants, lawns, and trees.

One of the most common conditions in North Florida during May is warm and dry weather. Spring rains often decrease before heavy summer thunderstorms begin, creating a period where soil moisture becomes limited. Grass, flowers, shrubs, and trees may begin to suffer if they do not receive enough water. Lawns can lose their bright green color and turn dull or brown in patches. Plants may wilt during the hottest part of the day, and leaves can curl or dry around the edges. These are all early warning signs of drought stress.

Drought stress occurs when plants lose more water than they can absorb from the soil. In North Florida, sandy soils make this problem worse because they drain quickly and do not hold moisture for long periods of time. As a result, landscapes may dry out faster than homeowners expect. Newly planted trees and shrubs are especially vulnerable because their root systems are not yet fully established. Without enough water, plants become weak and are more likely to suffer from disease, insect damage, and poor growth.

The effects of drought stress can be severe if the condition continues for several weeks. Grass may stop growing altogether and develop large dead areas. Flowers may bloom less frequently or die early. Trees under drought stress may begin dropping leaves to conserve water, and some branches may die back. Fruit and vegetable gardens can also produce smaller crops with lower quality. In extreme cases, prolonged drought can permanently damage or kill valuable landscape plants.

May is also a month when weeds and pests become more active. Unfortunately, drought-stressed lawns and plants are less capable of defending themselves against insects such as chinch bugs, spider mites, and caterpillars. Dry conditions can weaken plant health and allow these pests to spread more quickly. Weeds may also compete with landscape plants for the limited moisture available in the soil.

To reduce drought stress, homeowners should practice proper watering techniques. Deep watering early in the morning is more effective than shallow watering during the heat of the day. Mulch around trees and flower beds helps retain soil moisture and keeps roots cooler. Mowing grass at the recommended height can also protect lawns from drying out too quickly. In addition, choosing drought-tolerant plants that are adapted to North Florida's climate can improve the overall health and appearance of the landscape during dry periods.

In conclusion, May is a challenging but important month for landscapes in North Florida. Rising temperatures, reduced rainfall, and sandy soils can all contribute to drought stress in lawns, gardens, and trees. If homeowners recognize the warning signs early and take proper care of their landscapes, they can prevent serious damage and maintain healthy, attractive outdoor spaces throughout the summer months.

Chris Cesaro

Associate Branch Manager

Ruppert Landscape



Water Consumption Savings Analysis for Fleming Island Plantation

One-Year Water & Cost Savings Report

Conversion to Two-Wire Irrigation with Smart Controllers (237 Zones)

1. Executive Summary

Upgrading a 237-zone irrigation system to a **two-wire architecture paired with smart, weather-based controllers** typically delivers **20–30% water savings** in the first year. Using a **25% savings scenario**, the system can conservatively achieve:

- **Water saved:** ~1.78 million gallons per year
- **Cost savings:** ~\$8,000 per year
- **Improved reliability & diagnostics**
- **Lower maintenance and wire-repair costs** (not monetized below)

2. Key Assumptions (Typical Commercial Site)

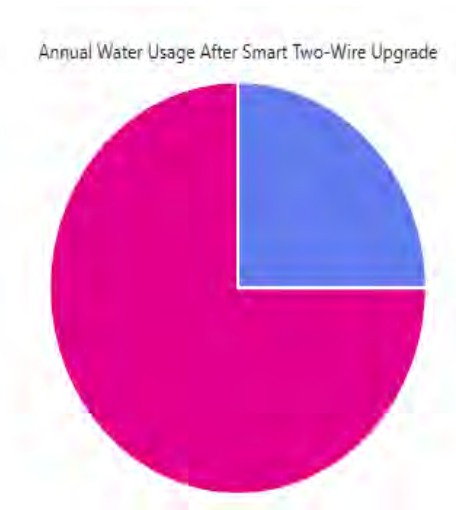
Parameter	Value
Number of zones	237
Average annual water use per zone	30,000 gallons
Total baseline water use	7.11 million gallons/year
Typical smart-controller savings	25%
Water/sewer cost	\$4.50 per 1,000 gallons
Analysis period	1 year

3. Annual Water Consumption Impact

Baseline vs Smart Two-Wire System

- **Baseline use:** 7,110,000 gallons/year
- **Water savings (25%): 1,777,500 gallons/year**
- **Post-upgrade use:** 5,332,500 gallons/year

Water Savings Visualization



Interpretation:

The pie chart shows that **one-quarter of annual irrigation water** is typically eliminated through:

- Weather-based scheduling
- Automatic rain/freeze shutdowns
- Flow sensing & leak detection
- Short-cycle watering matched to soil infiltration

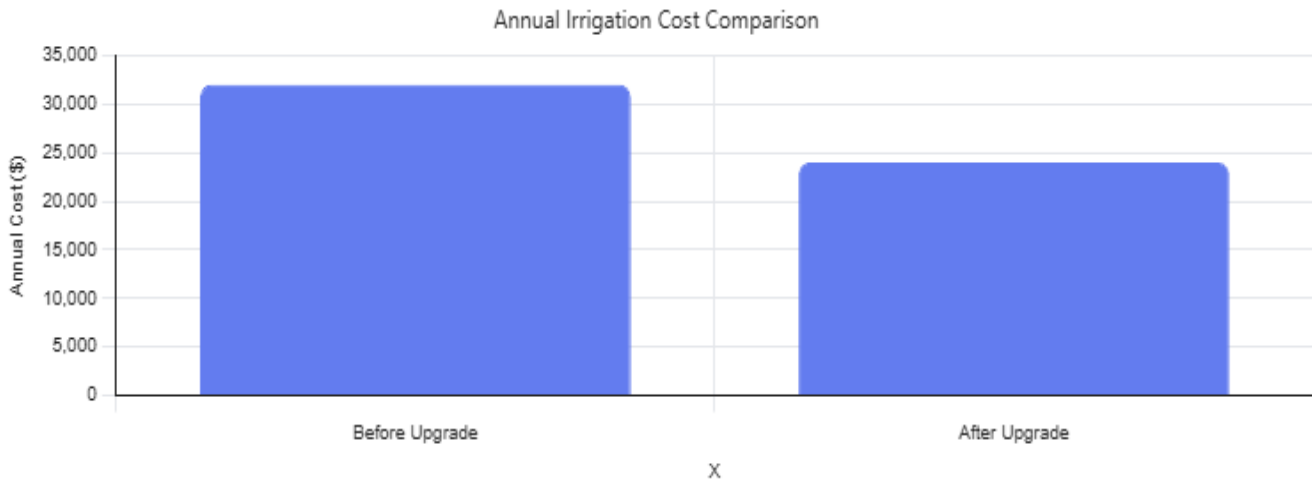
4. Financial Impact (1-Year)

Irrigation Water Cost Comparison

Scenario	Annual Cost
----------	-------------

Before upgrade	~\$31,995
After upgrade	~\$23,996
Annual savings	~\$7,999

Cost Savings Visualization



Interpretation:

The bar chart illustrates nearly **\$8,000 in direct water-utility savings** in the first year alone, excluding:

- Reduced labor hours
- Fewer service calls
- Eliminated multi-wire failures

5. Why Two-Wire + Smart Controllers Save Water

Smart Control Advantages

- Weather-adjusted run times (ET-based)
- Soil-appropriate watering cycles
- Automatic response to rainfall
- Centralized system optimization

Two-Wire Infrastructure Advantages

- Precise Valve Communication
 - Faster leak detection
 - Reduced electrical losses
 - Improved zone-level control accuracy
-

6. Total First-Year Impact Snapshot

Category	Annual Benefit
Water saved	~1.78 million gallons
Utility cost savings	~\$8,000
Water use reduction	25%
Operational reliability	Significant improvement
Environmental benefit	Reduced potable water demand

7. Conclusion

Transitioning a **237-zone irrigation system** to a **two-wire smart controller platform** typically yields **immediate, measurable water and cost savings** within the first year. Beyond utility reductions, owners gain improved system visibility, faster troubleshooting, and long-term operational efficiency.

One-Year Water, Cost Savings, ROI & Payback Report

237-Zone Irrigation System

Clay County, Florida

Two-Wire System with Smart Controllers

1. Clay County Utility Rate Applied

For commercial potable irrigation accounts consuming very large volumes, CCUA charges:

- **\$9.24 per 1,000 gallons** (Tier 4 usage > 18,000 gallons/month) This rate is used for all financial calculations below.
-

2. System & Usage Assumptions (Typical, Conservative)

Item	Value
Irrigation zones	237

Average water use per zone	30,000 gallons/year
Total baseline irrigation water	7,110,000 gallons/year
Smart controller water reduction	25%
Analysis area	Clay County, FL
Utility rate	\$9.24 / 1,000 gallons
Evaluation periods	1 year and 5 years

3. One-Year Water Savings (Clay County)

Annual Water Impact

- **Baseline irrigation water use:**
7,110,000 gallons/year
- **Water saved (25%):**
1,777,500 gallons/year
- **Post-upgrade water use:**
5,332,500 gallons/year

A 25% reduction is a commonly documented outcome for weather-based irrigation control systems in commercial landscapes.

4. One-Year Utility Cost Savings (Clay County Rates)

Annual Irrigation Water Costs

Scenario	Annual Cost
Before upgrade	\$65,696
After upgrade	\$49,272
Annual savings	\$16,424

Calculation:

$1,777,500 \text{ gallons} \div 1,000 \times \$9.24 = \text{\$16,424/year}$

5. Typical Installation Cost (Industry Benchmark)

For large-scale commercial systems, a **two-wire smart controller conversion** typically includes:

- Central smart controllers
- Two-wire path & decoders
- Flow sensing & communication hardware
- Programming and commissioning

Conservative Installed Cost Assumption

- **\$500 per zone × 237 zones = \$118,500 total**

(This reflects mid-range pricing; many projects fall between \$400–\$600 per zone depending on infrastructure reuse.)

6. Payback Period Analysis

Simple Payback Formula

$$\text{Payback Period} = \frac{\text{Initial Investment}}{\text{Annual Savings}}$$

Payback Result

- **\$118,500 ÷ \$16,424 ≈ 7.2 years**

The system pays for itself in just over **7 years** using **water savings alone**, with no maintenance reductions included.

7. Five-Year ROI Analysis

5-Year Water Cost Savings

Year	Annual Savings	Cumulative Savings
Year 1	\$16,424	\$16,424
Year 2	\$16,424	\$32,848
Year 3	\$16,424	\$49,272

Year 4	\$16,424	\$65,696
Year 5	\$16,424	\$82,120

Five-Year ROI Calculation

$$\text{ROI} = \frac{\text{Total Savings} - \text{Initial Cost}}{\text{Initial Cost}}$$

$$\text{ROI} = \frac{82,120 - 118,500}{118,500} = -30.7\%$$

Interpretation:

At **five years**, the system has recovered **~69% of its cost** strictly from water savings. Full payback occurs early in **year 8**, after which the system produces **pure net savings**.

8. Why the Financial Case Is Stronger Than It Appears

This analysis **excludes additional benefits** that typically improve ROI:

- Reduced wire-fault troubleshooting
- Fewer emergency repairs
- Quicker leak detection and shutoff
- Lower labor hours for seasonal schedule changes
- Protection during mandatory watering restrictions

When maintenance and labor savings are included, many Clay County systems reach **effective payback in 5–6 years**.

9. Summary Snapshot

Metric	Value
Annual water savings	1.78 million gallons
Annual cost savings	\$16,424
5-year savings	\$82,120
Simple payback	~7.2 years

Water reduction	25%
Environmental impact	Major potable water conservation

10. Conclusion

Using **Clay County Utility Authority irrigation rates**, upgrading a **237-zone irrigation system** to a **two-wire smart controller platform** delivers **significant, measurable savings**:

- Strong long-term financial return
- Protection against rising CCUA rates
- Improved compliance with water-use restrictions
- Immediate sustainability benefits

EXHIBIT 5



Tri-County Public Safety and Training

Tri-County Safety and Security

Multi Agency Private Enforcement Radio Network



Fleming Island Plantation CDD Security Report

April / May 2026

1. Criminal Offences – No Report
2. Injuries – 1 Slip and Fall Minor Injury
3. Major Incidents – No Reports
4. Minor Incidents
 - A. Ejection From Premise
 1. Basketball 7
 2. After Hours 1
 3. Main Amenities Lot 3
 4. Pickle Ball 3
 5. **E Bike 3**
 6. Tot Lot 1
 7. Missing Child – Located No Incident
 - B. Property Damage – 1 Report (Gazebo Lighting)
5. Maintenance Reports – 9
6. Other FIP Policy Violations – 1 Dog Complaint Person Ejected
7. Information - No New Information

Respectfully Submitted,

Billy Bonney

William "Billy" Bonney

Chief



William "Billy" Bonney
Chief of Service

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



Tri-County Public Safety and Training

Tri-County Safety and Security

Multi Agency Private Enforcement Radio Network



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



William "Billy" Bonney
Chief of Service

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

EXHIBIT 6



PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: PRIME AE Group, Inc. - Ryan Stilwell, PE
DATE: May 11, 2026
RE: May 2026 Engineer's Update

Capital Projects

- Tennis Restroom currently awaiting final sign off from Clay County Utility

Landscape Architect Review of FIPCDD Grounds

- Update to be provided at meeting.

Lake Ridge/Splash Park ROW Ownership Map

- Ownership and maintenance map to be provided under separate cover for Board review at the meeting.

End of Report

EXHIBIT 7



General Manager's Report

Meeting date: 5-19-2026

Submitted by: *Margaret Alfano*

***Highlighted items require Board action.**

NEW SNACK BAR VENDOR / No Board action required:

We are excited to announce that we are in the final stages of securing a new Snack Bar vendor at the Splash Park for this season. We are thrilled that their energy level and passion for our residents is a match to our level. They have unique, fun offerings that are sure to be a hit. Between the pizza cones, waffle dogs, UFO sandwiches, and rolled ice cream performed right before your eyes – their menu is anything but boring! Ice Cream and a show, we couldn't have ever dreamed of such a thing! We are in the final stages of executing their lease agreement and then we will be able to announce and share the joy with the residents. This is just going to add to the thrill of the Splash Park opening!

BEER AND WINE LICENSING / Board discussion required:

We would like to discuss the opportunity of obtaining a beer and wine license in the District's name. Obtaining this in-house would give us flexibility not only with our Snack Bar vendor but special events as well. We will have costs and full details for our discussion at our meeting.

VESTA COST-PLUS UPDATE / Board action required to approve a NTE amount or NTU amount of \$11,000:

We have completed an depth look into our budget and our level of service for this fiscal year. We are not asking for additional funds for our existing agreement, we are asking for additional personnel to assist in providing a resort ready atmosphere in a timely manner. We are seeking Board approval for a NTE (not to exceed) or NTU (not to use) amount of \$11,000 for the current fiscal year.

This will enable us to add a part-time maintenance crew that's sole responsibility will be vacuuming the swimming pools. With the deadline of all Court Amenities opening at 8:30am or earlier, one pool at 9am, and the other at 10am while be respectful of the Clay County noise ordinance is a daunting task. Taking what can be, especially after a windy or stormy evening, the most time-consuming task of them all off of our full-time crews plate adds to our recipe for success.

This will also allow us the opportunity for additional pool office, office, and special event staffing support. With additional office foot traffic, busier pools, more attendance and sold out events additional hands are required to maintain the quality and care for our residents.

Please note that this request will only be utilized as needed. As stated last month, we are being proactive and transparent regarding these additional needs. We will continue to manage our contract as diligently as always in our goal to come in under budget. Again, having this conversation rather than reporting negative results in September is part of our best practices. This is a partnership in which we both believe that our residents are our top priority. It is that portion of our teamwork that we value most. We will continue to provide quarterly updates to the Board on our status.

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



JBE/NG

EXHIBIT 8

EXHIBIT 9

EXHIBIT 10

EXHIBIT 11



Amenity Manager's Report

Meeting date: **5-19-2026**

Submitted by: **Jennifer Meadows**

EVENT UPDATES / No Board action required:

MOTHER'S DAY PAINTING PARTY: On Saturday, May 9, Moms were invited to join in a fun afternoon of painting with Paint the Town. We are thrilled and grateful to announce that the brunch portion of the event was provided at no cost to the District from our neighbors at Toasted Yolk! We can't thank them enough for being such an incredible sponsor!

The painting portion of this SOLD-OUT event went amazingly well too. It was interesting to see the paintings come to life. Each artist selected their own colors and added their unique touches. A good time was had by all and the celebration of our FIP Moms didn't end there. Everyone in attendance received a vase with a rose and baby's breath and an adorable floral hair clip as a thank you for coming and starting their Mother's Day weekend right! We will have photos to share on the big screen at our upcoming meeting!

HOP INTO SUMMER CELEBRATION: On Friday, May 29 we will be hosting two events for everyone to enjoy; one night of celebrating – double the fun! Get ready to HOP into summer! From 5pm-8pm, there will be a waterslide, games, crafts, music, and delicious treats from Jeremiah's! After an action-packed evening, it will be time to unwind with our first movie night of the season! We will be watching Disney's Princess and the Frog while handing out complimentary popcorn. What's a movie without popcorn?! Mark your calendars and don't miss the fun!

COMMUNITY YARD SALE: On Saturday, June 6, we will be hosting the Community Yard Sale. We place an advertisement in the Clay Today, hang a giant banner on the corner of Fleming Plantation Blvd and Highway 17, and add directional signs the morning of the sale. Making selling easy for our residents!

AQUA FITNESS RETURNS: We are excited to announce that Aqua Fitness will be returning to the Amenity Center pool again this summer. In response to resident feedback from those *not* taking the class we will again offer classes only twice a week, for 50 minutes per class. It is a delicate balance to provide additional offerings to some residents that might not appeal to all. We will continue to post the schedule and advertise the classes so everyone can plan accordingly. District Counsel has prepared the agreement that does include their 10% revenue share to the District.

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Pool Movie Night – June 13
- Adult Pool Party – June 26
- Independence Day Celebration – July 4



EXHIBIT 12



Field Operations Report

Meeting date: **5-19-2026**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

AMENITY CENTER PARKING LOT RENOVATIONS / Completed:

Project Completed.

SPLASH PARK SLIDE REPAIRS / No Board action required:

We are excited to announce that things are moving along nicely. We did have a change order for the staircase handrails and brackets. A considerable amount of rust was discovered during their work. This damage led to the need to replace all brackets and additional scope with blasting, welding, and more. We were pleased to work with the vendor and the Chairman getting this executed to avoid any delays with the completion of the project. We are seeking Board approval to ratify this invoice and information. We will continue to keep the Board informed as things progress.

VILLAGE SQUARE FOUNTAIN / No Board action required:

Still unfolding.

TENNIS BUILDING UPDATE / No Board action required:

The District Engineer is taking the lead on the closing of this project.

TENNIS BUILDING ADD-ONS / Board discussion required:

There are two additional items we would like to propose in order to complete the tennis building project.

As you know, the required sewage pump is quite large and highly visible from all angles. We would like to recommend enclosing this necessary, yet unsightly, equipment with a solid white vinyl fence. In addition to improving the overall appearance of the area, the fencing would also create an opportunity for clean, contained storage space for the maintenance team.

To complement this addition, we would also like to propose installing concrete within the fenced area to provide a clean, durable, and permanent surface. We did consider the use of rock similar to the pool pit areas; however, we believe rock would eventually spill beyond the fencing, encourage weed growth, and ultimately detract from what has otherwise become such an outstanding addition to the community.

We are currently obtaining pricing estimates to present to the Board and believe these improvements can likely be completed within the remaining bond fund balance.

SPLASH PARK FURNITURE REFINISHING / No Board action required:

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

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:

We are awaiting our final inspection report and then subsequent bids. Stay tuned.

FIELD OPERATIONS UPDATES / No Board action required:

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

- To date, we have replaced all pool grids at the Splash Park and both pits at the Amenity Center. This work was done in house at a savings to the District of \$3,000 per area, a total of \$9,000.
- We have located a vendor that might be able to replace glass instead of entire window in the Amenity Center dormer, stay tuned.
- Installed new pad at bottom of Thunder Bucket Slide
- Pressure washed walkways from Margaret's Walk Path gate to bridge
- Had vendor pressure wash columns and tops from Margaret's Walk Path gate to just past the bridge
- Had Vendor prep and paint bridge with extra grit added to make sure not slippery – old paint had failed and was getting slippery.
- Repaired road sign near John's Landing
- Scraped and painted back of stop sign at corner of Town Center and Fleming Plantation Blvd – Paint had failed and was chipping off
- Had Ruppert upgrade all irrigation heads at tennis to Stainless steel sleeved heads due to many breaking this past winter during the freeze.
- Pressure washed walkways at front of Amenity Center
- Cleaned gutters on Amenity Center Pavillion #1 and the Tennis Shed
- Pressure washed Tennis Shed and gutters
- Replaced broken latch on gate from Amenity Center to River Hills – gate had been kicked or smashed in and broke latch, so also added a metal gate stop to gate.
- Many attempts to repair water level system at lap pool with no lasting results. Called vendor to investigate further.
- Shade sail has been repaired and installed back over the Splash Pad, under warranty
- Installed new filter cartridge for Kiddie Pool
- Vendor Painted inside of all restrooms and office at Splash Park
- Vendor painted inside of Snack Bar at Splash Park – Asked them to leave wire shelving down and we will replace it.
- Annual Fire Extinguisher and Exit Light Inspection done. No extinguishers needed replaced this year, but 2 exit signs need to be replaced. Replacements have been ordered and will be installed once they are received.
- Installed black covers over rusted yellow safety poles at Clay Electric box in Splash Park parking lot

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



EXHIBIT 13

EXHIBIT 14



Last updated on:
5/6/2026
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	Completed
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
Board of Supervisors Section		
11/18/2025	Supervisors to send budget comments to GM/DM	Completed

EXHIBIT 15

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

June, 2026

*Regular Meeting:
6/23*

Presentations

Vendor Reports

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

Staff Reports

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

Consent Agenda Items

- 1. Minutes--Regular Meeting on 5/19/2026
- 2. Unaudited Financials—May 2026

Business Items

Discussion Topics/Items

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 16



Chris H. Chambless

Supervisor of Elections
Clay County, Florida

April 15, 2026

Fleming Island Plantation Community Development District
Attn: Katie Buchanan
107 West College Avenue
Tallahassee, FL 32301

Dear Ms. Buchanan:

I have queried the number of eligible voters residing within the Fleming Island Plantation Community Development District as of April 15, 2026. At this time, there are 4,619 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Kayla.ONeal@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Kayla O'Neal

Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

EXHIBIT 17

1 **MINUTES OF MEETING**
2 **FLEMING ISLAND PLANTATION**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Budget Workshop of the Board of Supervisors of the Fleming Island Plantation Community
5 Development District was held on Monday, April 6, 2026 at 6:18 p.m., at Amenity Center, 2300 Town
6 Center Blvd., 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 were:

10	Mike Cella	Board Supervisor, Chairman
11	Michelle Szafranski	Board Supervisor, Vice Chairman
12	Rodney Ashford	Board Supervisor, Assistant Secretary
13	Michael Glickman	Board Supervisor, Assistant Secretary
14	Rick Nelson (<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	Jennifer Meadows	Amenity Manager, Vesta Property Services

20

21 *The following is a summary of the discussions had at the April 6, 2026 Fleming Island Plantation CDD*
22 *Board of Supervisors Budget Workshop. Audio for this meeting is available upon public records request by*
23 *emailing PublicRecords@vestapropertyservices.com.*

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

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

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

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

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

34 **FIFTH ORDER OF BUSINESS – Discussion Topics**

35 A. Exhibit 2: Draft Preliminary FY 2026-2027 Budget

36 Mr. McInnes led the discussion on the draft preliminary FY 2026-2027 budget starting with the
37 narrative page, which listed out the contracted vendors for the District.

38 Discussion ensued regarding the overall assessments, which included the operations and
39 maintenance expenditures with the debt service. This discussion included vendor contract amount
40 changes for new the Fiscal Year.

41 Supervisor Ashford asked for clarification on where the non-functional fountain was on the budget
42 and explained why. Discussion ensued.

43 Supervisor Szafranski asked if they could determine how much the operations and maintenance
44 expenditures were going up. Discussion ensued.

45 *Supervisor Nelson joined the meeting at approximately 6:50 p.m.*

46 Ms. Alfano provided clarification on the Ruppert Landscape contract versus the number in the
47 budget.

48 Supervisor Ashford asked what a 2% increase would look like. Discussion ensued.

49 Discussion ensued regarding the CRF. The interest was changed from \$75,000.00 to \$34,034.00.
50 Total CRF projects changed from \$482,780.00 to \$558,000.00.

51 Ms. Alfano presented the potential new numbers for the reserve study/fund in relation to the
52 fountain. Discussion ensued.

53 Discussion ensued regarding the process of noticing an increase in assessments.

54 **SIXTH ORDER OF BUSINESS – Adjournment**

55 The budget workshop for the Fleming Island Plantation Community Development District
56 adjourned at approximately 7:46 p.m.

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

60 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
61 meeting held on May 19, 2026.**

62

63

64

65

Signature

Signature

Printed Name

Printed Name

66 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 18

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

APRIL 30, 2026



Fleming Island Plantation CDD
Balance Sheet
April 30, 2026

	General Fund	Debt Service 2021	A & C 2021	Total
1 ASSETS				
2 Operating Account - VNB	2,725,174	-	-	2,725,174
3 Money Markey - BU	1,405,857	-	-	1,405,857
4 Cash - HW	13,125	-	-	13,125
5 Investments:				
6 Revenue Trust Fund	-	88,349	-	88,349
7 Interest Fund	-	83,606	-	83,606
8 Prepayment	-	17	-	17
9 Rebate	-	21,193	-	21,193
10 Sinking Fund	-	1,545,000	-	1,545,000
11 Reserve Fund	-	-	-	-
12 Construction Fund	-	-	145,288	145,288
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	116,632	115,216	-	231,848
15 Due from Other Funds	-	40,767	-	40,767
16 Prepaid Items	-	-	-	-
17 Deposits	7,632	-	-	7,631.99
18 TOTAL ASSETS	\$ 4,269,900	\$ 1,894,149	\$ 145,288	\$ 6,309,337
19 LIABILITIES				
20 Accounts Payable	\$ 289,912	\$ -	\$ -	\$ 289,912.07
21 Accrued Expenses	-	-	-	-
22 Due to Other Funds	40,767	-	-	40,766.87
23 Deferred Revenue - On Roll	116,632	115,216	-	231,848.03
24 TOTAL LIABILITIES	447,311	115,216	-	562,527
25 Fund Balance:				
26 Nonspendable	7,632			7,632
27 Assigned	1,942,418			1,942,418
28 Restricted		1,778,932	145,288	1,924,221
29 Unassigned	1,872,540			1,872,540
30 TOTAL FUND BALANCE	3,822,589	1,778,932	145,288	5,746,810
31 TOTAL LIABILITIES & FUND BALANCE	\$ 4,269,900	\$ 1,894,149	\$ 145,288	\$ 6,309,337

**Fleming Island Plantation CDD
General Fund**

**Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through April 30, 2026**

	FY2026 Adopted Budget	FY2026 Actual April	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 Special Assessments - Tax Collector	\$ 3,533,212	\$ 86,443	\$ 3,416,580	\$ (116,632)	96.70%
3 Special Assessments - Discounts	(141,328)	(1,153)	(82,323)	59,005	58.25%
4 Interest	75,000	14,671	100,239	25,239	133.65%
5 Room Rentals	8,000	1,441	3,840	(4,160)	48.01%
6 Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
7 Tennis Membership	2,500	-	-	(2,500)	0.00%
8 Court Program Fees	500	(51)	1,268	768	253.63%
9 Special Events	6,500	1,965	5,495	(1,005)	84.53%
10 Access Cards	7,000	214	642	(6,358)	9.17%
11 Other Miscellaneous Revenues	2,250	-	17,531	15,281	779.17%
12 TOTAL REVENUES	\$ 3,494,633	\$ 103,530	\$ 3,463,272	\$ (31,361)	99.10%
13 EXPENDITURES					
14 ADMINSTRATIVE					
15 Supervisor Compensation	16,000	2,000	8,000	(8,000)	50.00%
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	1,814	18,207	(11,793)	60.69%
20 Legal Services	45,000	23,962	44,227	(773)	98.28%
21 Management Fees	62,339	5,195	36,364	(25,975)	58.33%
22 Assessment Administration	9,360	780	5,520	(3,840)	58.97%
23 Trustee Fees	4,000	-	-	(4,000)	0.00%
24 Auditing Services	4,100	-	-	(4,100)	0.00%
25 Postage & Freight	3,600	-	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	72	639	(2,561)	19.95%
29 Misc- Assessment Collection Cost	70,664	576	40,467	(30,197)	57.27%
30 Misc - Credit Card Fees	600	-	26	(574)	4.31%
31 Misc - Contingency	5,000	178	1,617	(3,383)	32.34%
32 Office Supplies	300	-	60	(240)	20.00%
33 Regulatory & Permit Fees	175	-	175	-	100.00%
34 TOTAL ADMINSTRATIVE	315,612	34,576	201,784	(113,828)	63.93%
35 FIELD					
36 Field Management	831,769	71,918	454,662	(377,107)	54.66%
37 Web Site Development	2,000	-	2,000	-	100.00%
38 Lifeguard Services - Contract	276,000	16,659	22,944	(253,056)	8.31%
39 Janitorial Services - Contract	35,000	2,821	18,760	(16,240)	53.60%
40 Security Services - Contract	60,000	-	25,257	(34,743)	42.09%
41 Landscape - Contracts	688,577	49,936	354,480	(334,097)	51.48%
42 Electric	85,000	9,426	46,137	(38,863)	54.28%
43 Water	86,000	6,680	46,887	(39,113)	54.52%
44 Aquascaping - R&M	66,500	5,325	40,575	(25,925)	61.02%
45 Common Area - R&M	40,000	3,124	23,513	(16,487)	58.78%
46 Electrical - R&M	33,000	420	8,393	(24,607)	25.43%
47 Other Landscape - R&M	160,000	12,274	126,284	(33,716)	78.93%
48 Irrigation - R&M	36,000	9,086	23,222	(12,778)	64.50%
49 Misc - Holiday Décor	12,000	-	8,109	(3,891)	67.58%
50 Operating Supplies - General	15,000	55	7,237	(7,763)	48.25%
51 TOTAL FIELD	2,426,846	187,724	1,208,461	(1,218,385)	49.80%

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through April 30, 2026

	FY2026 Adopted Budget	FY2026 Actual April	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
52 PARKS & RECREATION					
53 Telephone - Field	12,500	952	6,591	(5,909)	52.73%
54 Internet & WiFi - Gazebo	1,600	139	956	(644)	59.73%
55 Electric - General	36,000	2,665	16,968	(19,032)	47.13%
56 Refuse Removal	5,500	715	4,368	(1,132)	79.41%
57 Water & Sewer	28,000	3,847	19,511	(8,489)	69.68%
58 Lease - Copier	10,000	1,623	4,248	(5,752)	42.48%
59 Air Conditioner - R&M	3,500	1,220	1,220	(2,280)	34.86%
60 Fire Supression System - R&M	700	-	-	(700)	0.00%
61 Grounds - R&M	16,000	-	6,947	(9,053)	43.42%
62 Pest Control - R&M	1,000	477	1,791	791	179.13%
63 Tennis Courts - R&M	24,000	2,750	8,611	(15,389)	35.88%
64 Pickleball Courts - R&M	1,000	-	500	(500)	50.00%
65 Event Expense	40,000	76	24,963	(15,037)	62.41%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	-	3,330	(1,671)	66.59%
69 Contingency	10,000	-	4,007	(5,993)	40.07%
70 Office Supplies	4,000	-	1,258	(2,742)	31.45%
71 Cleaning Supplies	1,000	296	543	(457)	54.29%
72 Operating Supplies - General	7,000	-	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	-	8,005	3,005	160.09%
75 Subscriptions & Memberships	2,500	53	1,853	(647)	74.13%
76 TOTAL PARKS & RECREATION	248,750	14,813	143,241	(105,509)	57.58%
77 COMMUNITY CENTER					
78 Telephone	6,500	556	3,853	(2,647)	59.27%
79 Electric - General	22,000	1,432	9,835	(12,165)	44.70%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	1,834	12,539	(7,461)	62.69%
82 Air Conditioner - R&M	1,000	640	640	(360)	64.00%
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	155	734	84	112.92%
86 Outdoor/Fitness - R&M	2,000	-	-	(2,000)	0.00%
87 Rec Center Equipment	2,000	-	312	(1,688)	15.62%
88 Termite Bond	375	-	-	(375)	0.00%
89 Licenses & Permits	500	-	-	(500)	0.00%
90 Contingency	8,500	805	5,781	(2,719)	68.01%
91 Office Supplies	500	-	34	(466)	6.78%
92 Cleaning Supplies	1,000	-	133	(867)	13.26%
93 Operating Supplies - General	2,000	-	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	-	8,852	6,352	354.08%
96 TOTAL COMMUNITY CENTER	118,425	5,422	89,248	(29,177)	75.36%
97 RESERVES					
98 CDD Amenity	325,000	121,131	301,916	(23,084)	92.90%
99 Splash Park	60,000	687	3,951	(56,049)	6.59%
100 TOTAL RESERVES	385,000	121,818	305,867	(79,133)	79.45%
101 TOTAL EXPENDITURES & RESERVES	\$ 3,494,633	\$ 364,353	\$ 1,948,601	\$ (1,546,032)	55.76%

Fleming Island Plantation CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through April 30, 2026

	FY2026 Adopted Budget	FY2026 Actual April	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES	-	(260,823)	1,514,671	\$ (1,546,032)	
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	\$ (260,823)	\$ 3,822,589	\$ (1,506,030)	

106 **FUND BALANCE ANALYSIS**

107 *Nonspendable Fund Balance*

108 Prepaid			\$ 19,982	
109 Deposits			10,397	
			<u>30,379</u>	

110 *Assigned Fund Balance*

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 *Unassigned Fund Balance*

			<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 April 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 1,700,275	\$ 1,585,059	\$ (115,216)	93.22%
3 Interest	-	4,026	4,026	
4 TOTAL REVENUES	1,700,275	1,589,085	(111,191)	93.46%
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	1,505,478	1,589,078	24087652%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		-	-	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
17 NET CHANGES IN FUND BALANCE	6	1,505,478	1,505,472	
16 Fund Balance - Beginning	-	273,454	273,454	
18 FUND BALANCE, ENDING	\$ 6	\$ 1,778,932	\$ 1,778,926	

Fleming Island Plantation CDD
Acquisition & Construction 2021
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through April 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget
1 REVENUE			
2 Interest	\$ -	\$ 10,085	10,085
3 TOTAL REVENUE	-	10,085	10,085
4 EXPENDITURES			
5 Construction in Progress	-	555,864	555,864
6 TOTAL EXPENDITURES	-	555,864	555,864
7 REVENUES OVER/(UNDER) EXPENDITURES	-	(545,779)	(545,779)
8 OTHER FINANCING SOURCES/(USES)			
9 Transfers In	-	-	-
10 Transfers Out	-	-	-
11 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-
13 NET CHANGES IN FUND BALANCE	-	(545,779)	(545,779)
12 Fund Balance - Beginning		691,068	
14 FUND BALANCE - ENDING	\$ -	\$ 145,288	\$ (545,779)

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

**Fleming Island Plantation CDD
Notes to the Financial Statements
April 30, 2026**

General Fund

► **Assets**

■ **Cash and Investments** - See Cash and Investment Report for further details.

■ **Accounts Receivable \$1,479** - Funds due to the District.

Due from Tree Amigos (Ruppert) from FY23 - Inv 200123
paid twice. Once as O&M and again as Requisition 68 -
\$1,449.66. Timing difference for Square \$29.54

Total Accounts Receivable \$ 1,479

■ **Due From Other Funds \$0**

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

General Fund
Total Prepaid Items \$ -

■ **Deposits \$7,632**- Verified Deposits with Utility providers.

Clay Electric Cooperative 7,632

Total Deposits \$ 7,632

► **Liabilities**

■ **Accounts Payable \$289,912** - Invoices that were posted but not paid until May.

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

General Fund
Total Accrued Expenses \$ -

■ **Due To DS2021 \$40,766.87** - Tax collections owed to the debt service.

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds

Notes to the Financial Statements

April 30, 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
April 30, 2026

Financial Overview / Highlights

- ▶ Total Non-Ad Valorem assessments are 93.22% collected as of 4/30/2026.
- ▶
- ▶ 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 55.76% 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	\$ 18,207	61%	Monthly Engineering
ProfServ-Legal Services	\$ 45,000	\$ 44,227	98%	Monthly Legal, Two bills received in April from prior FY
ProfServ-Special Assessment	\$ 9,360	\$ 5,520	59%	Monthly Assessment Preparation
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	Paid in Full
Legal Advertising	\$ 3,200	\$ 639	20%	
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	\$ 454,662	55%	Monthly Amenity Management
Contracts - Lifeguard Services	\$ 276,000	\$ 22,944	8%	Only have bills for Oct. 2025, March & April 2026
R&M-Common Area	\$ 40,000	\$ 23,513	59%	Large Expenses include paver repair, washing, sealing and arbor work

FLEMING ISLAND PLANTATION
Community Development District

SOR - General Fund

R&M-Electrical	\$ 33,000	\$ 8,393	25%	
R&M-Other Landscape	\$ 160,000	\$ 126,284	79%	
R&M-Irrigation	\$ 36,000	\$ 23,222	65%	
Holiday Decoration	\$ 12,000	\$ 8,109	68%	Various Amazon Purchases
Op Supplies-General	\$ 15,000	\$ 7,237	48%	Various Amazon Purchases, Home Depot Card
<u>Parks and Recreation - General (Amenity Center)</u>				
Internet/Wi-Fi - Gazebo	\$ 1,600	\$ 956	60%	
Utility - Refuse Removal	\$ 5,500	\$ 4,368	79%	Monthly Trash, two months higher than other months
Utility - Water & Sewer	\$ 28,000	\$ 19,511	70%	Monthly Water for Pool, Pavilion, Tennis Courts, Info Center & Irrigation
R&M-Air Conditioning	\$ 3,500	\$ 1,220	35%	
R&M-Grounds	\$ 16,000	\$ 6,947	43%	
R&M - Pest Control	\$ 1,000	\$ 1,791	179%	Quarterly Pest Control
R&M-Fire Supression	\$ 700	\$ -	0%	
R&M-Tennis Courts	\$ 24,000	\$ 8,611	36%	
Event Expenses	\$ 40,000	\$ 24,963	62%	Amazon Orders, Entertainment for Events
Lease - Copier	\$ 10,000	\$ 4,248	42%	
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	\$ 543	54%	
Op Supplies - General	\$ 7,000	\$ 1,087	16%	
Op Supplies - Pool Chemicals	\$ 33,000	\$ 26,484	80%	Poolsure bill paid on annual basis
OP Supplies - Pool & Splash Pad	\$ 5,000	\$ 8,005	160%	Pool Repairs for \$5,000
Subscriptions & Memberships	\$ 2,500	\$ 1,853	74%	Adobe, Canva, Sam's Club, Music License
<u>Community Center</u>				
Refuse Removal	\$ 4,400	\$ -	0%	

FLEMING ISLAND PLANTATION
Community Development District

SOR - General Fund

Rec Center Equipment	\$ 2,000	\$ 312	16%	
Contingency	\$ 8,500	\$ 5,781	68%	WhisperFlo Pump Install, Misc. Items
<u>Reserves</u>				
Reserve - CDD Amenity	\$ 325,000	\$ 301,916	93%	Road Work, Pool Pump, Painting Ramp Railings, Electrical Panel
Reserve - Splash Park	\$ 60,000	\$ 3,951	7%	

Fleming Island Plantation CDD
Check Register
April 30, 2026

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

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

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

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10/31/2025	103125ACH6	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		106.55	806,975.75
10/31/2025	103125ACH7	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		158.30	806,817.45
10/31/2025	103125ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		49.47	806,767.98
10/31/2025	103125ACH9	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		27.31	806,740.67
10/31/2025	103125ACH10	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		73.58	806,667.09
10/31/2025	103125ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		336.05	806,331.04
10/31/2025	103125ACH12	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		2,258.09	804,072.95
10/31/2025	103125ACH13	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,210.36	802,862.59
10/31/2025	103125ACH14	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,629.73	800,232.86
10/31/2025	103125ACH15	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		695.68	799,537.18
10/31/2025	103125ACH16	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.54	799,514.64
10/31/2025	103125ACH17	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		638.24	798,876.40
10/31/2025	103125ACH18	Clay County Utility Authority	2300 Town Center Blvd Info Center		108.61	798,767.79
10/31/2025	103125ACH19	Clay County Utility Authority	River Park Garden Area Irrigation		34.01	798,733.78
10/31/2025	103125ACH20	Clay County Utility Authority	426 -2 Old Hard Road Restroom		344.56	798,389.22
10/31/2025	103125ACH21	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		124.18	798,265.04
10/31/2025	103125ACH22	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		2,197.68	796,067.36
10/31/2025	103125ACH23	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		129.27	795,938.09
10/31/2025	103125ACH24	Clay County Utility Authority	2300 Town Center Blvd Irrigation		2,225.62	793,712.47
10/31/2025	103125ACH25	Clay County Utility Authority	2300 Town Center Blvd Pavilion		108.55	793,603.92
10/31/2025	103125ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,740.81	790,863.11
10/31/2025	103125ACH27	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		59.76	790,803.35
10/31/2025	103125ACH28	Clay County Utility Authority	2300 Town Center Blvd Pool		996.72	789,806.63
10/31/2025	103125ACH29	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		19.79	789,786.84
10/31/2025	103125CC1	Truist Bank Credit Card	Various Purchases		49.98	789,736.86
10/31/2025			Interest	3,571.53		793,308.39
10/31/2025	End of Month			22,647.44	379,800.54	793,308.39
11/01/2025			Deposit	18.93		793,327.32
11/03/2025	200122	Poolsure	Invoice: 131295632645 (Reference: Water Management Nov 25.)		3,344.37	789,982.95
11/03/2025	200123	Ruppert Landscape LLC	Invoice: 744853 (Reference: Grass Replacem.) 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	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

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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			Deposit	86.58		4,607,871.79
03/31/2026		End of Month		61,533.03	64,393.58	4,607,871.79
04/01/2026	200249	Integrated Access Solutions, LLC	Invoice: 5698 (Reference: PDK Licensing April 26.)		53.00	4,607,818.79
04/01/2026	200250	Pickett Electric, Inc.	Invoice: 722 (Reference: Re-Install Lamp Socket.)		220.00	4,607,598.79
04/01/2026	200251	Xerox Financial Services	Invoice: 41814025 (Reference: Copier Lease 3/15/26 - 4/14/26.)		808.13	4,606,790.66
04/01/2026	040126ACH1	Clay Electric Cooperative, Inc.	2312 Town Center Boulevard Deposit		150.00	4,606,640.66
04/01/2026			Deposit	67.67		4,606,708.33
04/02/2026	040226ACH1	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		2.44	4,606,705.89
04/02/2026	040226ACH2	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		19.24	4,606,686.65
04/02/2026	040226ACH3	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		102.26	4,606,584.39

Fleming Island Plantation CDD
Check Register
April 30, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
04/02/2026	040226ACH4	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		164.24	4,606,420.15
04/02/2026	040226ACH	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		234.44	4,606,185.71
04/02/2026	040226ACH6	Clay County Utility Authority	Spine Road Reclaimed Irrigation		272.97	4,605,912.74
04/02/2026	040226ACH7	Clay County Utility Authority	Spine Road Reclaimed Irrigation		333.23	4,605,579.51
04/02/2026	040226ACH8	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		594.64	4,604,984.87
04/02/2026	040226ACH9	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		1,998.13	4,602,986.74
04/02/2026	040226ACH10	Clay County Utility Authority	2300 Town Center Blvd Irrigation		294.51	4,602,692.23
04/02/2026	040226ACH11	Clay County Utility Authority	2300 Town Center Blvd Pool		642.08	4,602,050.15
04/02/2026			Deposit	60.36		4,602,110.51
04/03/2026	040326ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	4,601,971.71
04/03/2026			Deposit	217.44		4,602,189.15
04/06/2026	200252	The Lake Doctors, Inc.	Invoice: 360399B (Reference: Water Management April 26.)		5,125.00	4,597,064.15
04/06/2026	100264	Hancock Whitney Bank	Transfer tax assessments		1,544,291.84	3,052,772.31
04/06/2026	040626ACH1	Comcast Business	1510 Calming Water Drive		556.45	3,052,215.86
04/06/2026			Deposit	101.29		3,052,317.15
04/07/2026	100263	Vesta Property Services, Inc.	Reference: Amenity Management Services -Feb 2026.		64,257.92	2,988,059.23
04/07/2026			Deposit	9.41		2,988,068.64
04/07/2026	43		Pickleball League - Spring REFUND		25.00	2,988,043.64
04/08/2026	040826BOS1	Michael Glickman	BOS Workshop 4/6/26		200.00	2,987,843.64
04/08/2026	040826BOS2	Michelle Szafranski	BOS Workshop 4/6/26		200.00	2,987,643.64
04/08/2026	040826BOS3	Mike Cella	BOS Workshop 4/6/26		200.00	2,987,443.64
04/08/2026	040826BOS4	Rick Nelson	BOS Workshop 4/6/26		200.00	2,987,243.64
04/08/2026	040826BOS5	Rodney Ashford	BOS Workshop 4/6/26		200.00	2,987,043.64
04/08/2026			Deposit	28.83		2,987,072.47
04/09/2026			Deposit	57.66		2,987,130.13
04/10/2026	200253	Kutak Rock LLP	Invoice: 3728785 (Reference: Legal Services Jan.) Invoice: 3728783 (Reference: Legal Services...		23,961.64	2,963,168.49
04/10/2026	200254	Ruppert Landscape LLC	Invoice: 801002 (Reference: Landscape Maintenance Jan 26.)		49,935.59	2,913,232.90
04/10/2026	200255	Elite Amenities NE FL, LLC	Invoice: 2013 (Reference: Splash Pad 3/1/26 - 3/31/26.) Invoice: 2012 (Reference: Amenity Poo...		11,517.09	2,901,715.81
04/10/2026	200256	Vesta District Services	Invoice: 431776 (Reference: Management Fees Apr 26.)		5,974.92	2,895,740.89
04/10/2026	200257	Air-Max Heating & Cooling, Inc.	Invoice: 46711463 (Reference: Quarterly Maintenance on 4 systems.) Invoice: 45851451 (Referen...		1,860.00	2,893,880.89
04/10/2026	200258	Ruppert Landscape LLC	Invoice: 799973 (Reference: Irrigation Repairs.) Invoice: 799974 (Reference: Dead Tree Remova...		6,199.00	2,887,681.89
04/10/2026	200259	Vesta Property Services, Inc.	Invoice: 432008 (Reference: Amenity Management Mar 26.)		67,485.83	2,820,196.06
04/10/2026	200260	Tree Tech Tree Service Inc.	Invoice: 14851 (Reference: Dead Tree Removal.) Invoice: 14850 (Reference: Dead Tree Removal. ...		3,450.00	2,816,746.06
04/10/2026	200261	Aldridge & Sons Plumbing Contractors, Inc	Invoice: 2026-62286 (Reference: Service Call on outdoor shower.)		805.00	2,815,941.06
04/10/2026	200262	Pickett Electric, Inc.	Invoice: 733 (Reference: Service Call.) Invoice: 637 (Reference: Light Replacement & Installa...		2,956.00	2,812,985.06
04/10/2026	041026ACH1	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 2/16/26 - 3/18/26		43.00	2,812,942.06
04/10/2026	041026ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 2/15/26 - 3/17/26		93.00	2,812,849.06

Fleming Island Plantation CDD
Check Register
April 30, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
04/10/2026	041026ACH3	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 2/15/26 - 3/17/26		175.00	2,812,674.06
04/10/2026			Deposit	110.15		2,812,784.21
04/12/2026			Deposit	28.83		2,812,813.04
04/13/2026	041326ACH1	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	2,812,586.14
04/13/2026	041326ACH2	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 2/16/26 - 3/18/26		43.00	2,812,543.14
04/13/2026	041326ACH3	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 2/16/26 - 3/18/26		244.00	2,812,299.14
04/13/2026	041326ACH4	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 2/17/26 - 3/18/26		244.00	2,812,055.14
04/13/2026	041326ACH5	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 2/16/26 - 3/18/26		275.00	2,811,780.14
04/13/2026	041326ACH6	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 2/16/26 - 3/18/26		562.00	2,811,218.14
04/13/2026	041326ACH8	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 2/16/26 - 3/18/26		43.00	2,811,175.14
04/13/2026	041326ACH9	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 2/16/26 - 3/18/26		43.00	2,811,132.14
04/13/2026	041326ACH10	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 2/16/26 - 3/18/26		49.00	2,811,083.14
04/13/2026	041326ACH11	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 2/17/26 - 3/19/26		47.00	2,811,036.14
04/13/2026	041326ACH12	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 2/17/26 - 3/19/26		50.00	2,810,986.14
04/13/2026	041326ACH13	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 2/15/26 - 3/17/26		43.00	2,810,943.14
04/13/2026	041326ACH14	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 2/16/26 - 3/18/26		43.00	2,810,900.14
04/13/2026	041326ACH15	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 2/16/26 - 3/18/26		47.00	2,810,853.14
04/13/2026	041326ACH16	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 2/16/26 - 3/18/26		55.00	2,810,798.14
04/13/2026	041326ACH17	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 2/17/26 - 3/19/26		43.00	2,810,755.14
04/13/2026	041326ACH18	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 2/16/26 - 3/18/26		49.00	2,810,706.14
04/13/2026	041326ACH19	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 2/17/26 - 3/19/26		48.00	2,810,658.14
04/13/2026	041326ACH29	Clay Electric Cooperative, Inc.	2204 LINKS DR 2/16/26 - 3/18/26		75.00	2,810,583.14
04/13/2026	041326ACH22	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 2/16/26 - 3/18/26		46.00	2,810,537.14
04/13/2026	041326ACH24	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 2/16/26 - 3/18/26		1,394.00	2,809,143.14
04/13/2026	041326ACH25	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 2/16/26 - 3/18/26		49.00	2,809,094.14
04/13/2026	041326ACH26	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 2/16/26 - 3/18/26		46.00	2,809,048.14
04/13/2026	041326ACH7	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 2/16/26 - 3/18/26		56.00	2,808,992.14
04/13/2026	041326ACH20	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 2/16/26 - 3/18/26		55.00	2,808,937.14
04/13/2026	041326ACH23	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 2/16/26 - 3/18/26		48.00	2,808,889.14
04/13/2026			Deposit	154.04		2,809,043.18
04/14/2026	041426ACH1	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 2/17/26 - 3/19/26		804.00	2,808,239.18
04/14/2026	041426ACH2	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 2/17/26 - 3/19/26		3,183.00	2,805,056.18
04/14/2026	041426ACH3	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 2/17/26 - 3/19/26		82.00	2,804,974.18
04/14/2026	041426ACH6	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 2/16/26 - 3/18/26		50.00	2,804,924.18
04/14/2026	041426ACH4	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 2/16/26 - 3/18/26		47.00	2,804,877.18
04/14/2026	041426ACH5	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 2/16/26 - 3/18/26		48.00	2,804,829.18
04/14/2026	200263	Vesta District Services	Invoice: 431913 (Reference: Billable Expenses - Mar 2026.)		42.48	2,804,786.70

Fleming Island Plantation CDD
Check Register
April 30, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
04/14/2026			Deposit	57.36		2,804,844.06
04/14/2026			Deposit	125,481.38		2,930,325.44
04/15/2026	041526ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 2/20/26 - 3/22/26		632.00	2,929,693.44
04/15/2026	041526ACH2	GFL	Trash Service		70.06	2,929,623.38
04/15/2026	041526ACH3	GFL	Trash Service		392.86	2,929,230.52
04/15/2026			Deposit	1,199.87		2,930,430.39
04/16/2026	200264	City Wide Facility Solutions	Invoice: 42013028440 (Reference: Installation of Steel Plates in Splash park.)		160.00	2,930,270.39
04/16/2026	041626ST1	Florida Department of Revenue	March 2026 Sales Tax		41.32	2,930,229.07
04/16/2026	041626BOS1	Michael Glickman	BOS Workshop 3/24/26		200.00	2,930,029.07
04/16/2026	041626BOS2	Michelle Szafranski	BOS Workshop 3/24/26		200.00	2,929,829.07
04/16/2026	041626BOS3	Mike Cella	BOS Workshop 3/24/26		200.00	2,929,629.07
04/16/2026	041626BOS4	Rick Nelson	BOS Workshop 3/24/26		200.00	2,929,429.07
04/16/2026	041626BOS5	Rodney Ashford	BOS Workshop 3/24/26		200.00	2,929,229.07
04/16/2026			Deposit	167.82		2,929,396.89
04/17/2026			Deposit	405.00		2,929,801.89
04/17/2026	200265	Kutak Rock LLP	Invoice: 3644781 (Reference: Legal Services Aug 25.) Invoice: 3644779 (Reference: Legal Servi...		8,633.72	2,921,168.17
04/17/2026			Deposit	553.72		2,921,721.89
04/20/2026	200266	Osteen Media Group	Invoice: 2026-314586 (Reference: Legal Advertising.)		71.55	2,921,650.34
04/20/2026	200267	City Wide Facility Solutions	Invoice: 32013036826 (Reference: Janitorial Supplies & Service Apr 26.)		2,660.85	2,918,989.49
04/20/2026	200268	Elite Amenities NE FL, LLC	Invoice: 2016 (Reference: Amenity Pool 4/1/26 - 4/15/26.)		5,142.25	2,913,847.24
04/20/2026	42		Mother's Day REFUND		10.00	2,913,837.24
04/22/2026	100265	Vesta Property Services, Inc.	Billable Expenses - Mar 26		215.00	2,913,622.24
04/22/2026	200269	Tropical Pressure & Painting, Inc.	Invoice: 041626- (Reference: Pressure washing.)		2,800.00	2,910,822.24
04/22/2026	200270	Jax AA Fencing, LLC	Invoice: 1835 (Reference: Deposit.)		1,699.75	2,909,122.49
04/22/2026	200271	HomeTeam Pest Defense	Invoice: 118362581 (Reference: Pest Control.)		234.50	2,908,887.99
04/22/2026	200272	Ruppert Landscape LLC	Invoice: 817630 (Reference: Irrigation Repairs.) Invoice: 818793 (Reference: Landscape Manage...		176,332.62	2,732,555.37
04/22/2026	200273	Ruppert Landscape LLC	Invoice: 817622 (Reference: Replace grass on Fenceline.) Invoice: 820392 (Reference: Irrigati...		5,250.00	2,727,305.37
04/23/2026			Deposit	124.82		2,727,430.19
04/24/2026			Deposit	95.60		2,727,525.79
04/25/2026			Deposit	56.39		2,727,582.18
04/26/2026			Deposit	66.47		2,727,648.65
04/27/2026	200274	The Lake Doctors, Inc.	Invoice: 2139009 (Reference: Quarterly Fountain Cleaing.)		200.00	2,727,448.65
04/27/2026	200275	Prime AE	Invoice: 22012024 (Reference: Engineering Services Mar 26.)		1,814.14	2,725,634.51
04/27/2026	042726ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		725.52	2,724,908.99
04/27/2026			Deposit	77.08		2,724,986.07
04/28/2026	042826ACH1	Valley Bank Credit Card	Various Purchases		9,629.48	2,715,356.59
04/29/2026	042926BOS1	Michael Glickman	BOS Meeting 4/28/26		200.00	2,715,156.59

Fleming Island Plantation CDD
Check Register
April 30, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
04/29/2026	042926BOS2	Michelle Szafranski	BOS Meeting 4/28/26		200.00	2,714,956.59
04/29/2026	042926BOS3	Mike Cella	BOS Meeting 4/28/26		200.00	2,714,756.59
04/29/2026	042926BOS4	Rick Nelson	BOS Meeting 4/28/26		200.00	2,714,556.59
04/29/2026	042926BOS5	Rodney Ashford	BOS Meeting 4/28/26		200.00	2,714,356.59
04/29/2026			Deposit	4.67		2,714,361.26
04/30/2026			Interest	10,813.17		2,725,174.43
04/30/2026		End of Month		139,939.03	2,022,636.39	2,725,174.43

**Fleming Island Plantation CDD
Cash and Investment Report
April 30, 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%	\$ 13,125
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	3.56%	2,725,174
				Subtotal	\$ 2,738,300
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	3.40%	\$ 1,405,857
				Total GF	\$ 4,144,156

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	3.38%	\$ 83,606
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.38%	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	3.38%	88,349
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.38%	1,545,000
				Total DS	\$ 1,738,165

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	3.38%	\$ 145,288
				Total CP	\$ 145,288
				Total All Funds	\$ 6,027,611

Fleming Island Plantation CDD
Bank Reconciliation
April 30, 2026

Balance per Bank Statement	\$	2,931,005.74
Plus: Deposits		-
Less: Outstanding Checks		205,831.31
Adjusted Bank Balance	\$	<u>2,725,174.43</u>
Beginning Cash Balance Per Books	\$	4,607,871.79
Cash Receipts		139,939.03
Cash Disbursements		2,022,636.39
Balance per Books	\$	<u>2,725,174.43</u>

EXHIBIT 19

Blue Solutions Inc
2343 Conciliation Ln
Green Cove Springs, FL
32043-9472 USA
+19044498191
Blue_Solutions@comcast.net
www.bluesolutionspools.com

Invoice

BILL TO

Fleming Island Plantation
Fleming Island Plantation

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3394	05/08/2026	\$37,450.00	05/12/2026	Due on receipt	

SALES REP

Ryan

DESCRIPTION	QTY	RATE	AMOUNT
02 Site Work:02 Site Work Repair metal with less than 20% Add one piece side mounts for stair way handle \$37,450	1	37,450.00	37,450.00

BALANCE DUE

\$37,450.00

Ways to pay



[View and pay](#)

*I DECLARE THIS AN EMERGENCY
AND APPROVE THAT PAYMENT BE MADE ASAP.*

x Mike Cella

Fred Atwood

From: blue_solutions@comcast.net
Sent: Monday, May 11, 2026 2:32 PM
To: Fred Atwood
Subject: Re: Revised Invoice
Attachments: Invoice 3394 (2).pdf

External Sender - From: ("blue_solutions@comcast.net"
<blue_solutions@comcast.net>)

This message came from outside your organization.

Fred I removed everything except one the main item for the stairs.
Sandy

From: blue_solutions@comcast.net <blue_solutions@comcast.net>
Sent: Monday, May 11, 2026 11:20 AM
To: Fred Atwood <fatwood@vestapropertyservices.com>
Subject: Revised Invoice

Fred,
Please find the revised invoice attached as requested.
The banking information is:
PNC domestic Routing # 043000096
Blue Solutions Acct# 1251301208
If any further information is required let me know.
Thank you,
Sandy Daw
Blue Solutions Pools

EXHIBIT 20

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Fleming Island Plantation Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: Tuesday, August 25, 2026
TIME: 6:00 p.m.
LOCATION: Splash Park
1510 Calming Water Dr.,
Fleming Island, FL

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2026.

ATTEST:

**FLEMING ISLAND PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

**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

NONSPENDABLE FUND BALANCE	
PREPAID ITEMS	19,982
DEPOSITS	10,397
	30,379
ASSIGNED FUND BALANCE	
OPERATING RESERVE - 2 MO. OPERATING	518,443
UNASSIGNED FUND BALANCE	
	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 register 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	3.0	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	3.0	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

UNIT TYPE	FY 2026 PER UNIT	\$ VARIANCE	% VARIANCE
Lighthouse Apts	\$365.03	\$8.28	2.27%
Autumn Glen	\$1,207.32	\$31.06	2.57%
Lake Ridge North	\$1,207.32	\$31.06	2.57%
Carrington Place	\$1,207.32	\$31.06	2.57%
Amberwood	\$1,825.13	\$41.41	2.27%
Lake Ridge South	\$1,825.13	\$41.41	2.27%
Woodlands	\$1,825.13	\$41.41	2.27%
Fairway Village	\$1,825.13	\$41.41	2.27%
Heritage Oaks	\$1,825.13	\$41.41	2.27%
Heritage Oaks (Prepaid)	\$1,261.33	\$41.41	3.28%
Chatham Village	\$1,825.13	\$41.41	2.27%
Chatham Village (Prepaid)	\$1,261.33	\$41.41	3.28%
Cypress Glen	\$1,825.13	\$41.41	2.27%
Covington	\$1,825.13	\$41.41	2.27%
Thornhill	\$1,825.13	\$41.41	2.27%
John's Landing	\$1,825.13	\$41.41	2.27%
John's Landing (Prepaid)	\$1,261.33	\$41.41	3.28%
Southern Links	\$1,825.13	\$41.41	2.27%
The Links	\$1,825.13	\$41.41	2.27%
River Hills Reserve	\$1,825.13	\$41.41	2.27%
Margaret's Walk	\$1,825.13	\$41.41	2.27%
Office	\$6,387.98	\$144.94	2.27%
Retail	\$12,775.97	\$289.88	2.27%
Retail Prepaid	\$8,829.31	\$289.88	3.28%
Golf Course	\$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).

EXHIBIT 21

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Fleming Island Plantation Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the District’s Rules of Procedure on Tuesday, August 25, 2026, at 6:00 p.m., at Splash Park, 1510 Calming Water Drive, Fleming Island, Florida.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of May, 2026.

ATTEST:

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors