



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

***Advanced Meeting Package***

***Regular Meeting***

***Tuesday  
June 23, 2026  
6:00 p.m.***

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

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

# Fleming Island Plantation Community Development District

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

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

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, June 23, 2026, at 6:00 p.m.** at the **Splash Park Meeting Room at 1510 Calming Water Dr., Fleming Island, FL.**

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

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

Sincerely,

*David McInnes*

David McInnes  
District Manager

Cc: Attorney  
Engineer  
District Records

# Fleming Island Plantation Community Development District

Meeting Date: Tuesday, June 23, 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](#)

[Pgs. 7-8](#)

### **V. Vendor Reports**

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

[Exhibit 2](#)

[Pgs. 10-21](#)

B. Lifeguard Services Report – Elite Amenities

[Exhibit 3](#)

[Pgs. 23-24](#)

C. Landscaping Update – Ruppert Landscape

[Exhibit 4](#)

[Pgs. 26-38](#)

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

[Exhibit 5](#)

[Pg. 40](#)

### **VI. Staff Reports**

A. District Engineer

[Exhibit 6](#)

[Pg. 42](#)

1. Project Update – David Couch, Landscape Architect

2. Consideration for Approval—Requisition #185 - \$1,201.77

[Exhibit 7](#)

[Pgs. 44-47](#)

## VI. Staff Reports – continued

3. Consideration for Approval—Requisition #186 - \$785.00 [Exhibit 8](#)

[Pgs. 49-51](#)

4. Consideration for Approval—Requisition #188 - \$67,600.00 [Exhibit 9](#)

[Pgs. 53-55](#)

B. District Counsel

C. General Manager’s Report

[Exhibit 10](#)

[Pgs. 57-60](#)

1. Consideration of Concrete & Fencing for the Courts Pavilion Proposal – from 05/19/2026 meeting – *To Be Distributed*

D. Amenity Manager’s Report

[Exhibit 11](#)

[Pgs. 62-63](#)

E. Field Operations Manager’s Report

[Exhibit 12](#)

[Pgs. 65-67](#)

1. Consideration of Pond 34 Hydro Pumping Proposal – from 05/19/2026 meeting – *To Be Distributed*

F. District Manager

1. Action Item Report

[Exhibit 13](#)

[Pg. 69](#)

2. Meeting Matrix

[Exhibit 14](#)

[Pgs. 71-75](#)

3. Final Form 1 Reminder: July 1<sup>st</sup>

## VII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on April 28, 2026

[Exhibit 15](#)

[Pgs. 77-81](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on May 19, 2026

[Exhibit 16](#)

[Pgs. 83-87](#)

C. Consideration for Acceptance – The May 2026 Unaudited Financial Statements

[Exhibit 17](#)

[Pgs. 89-131](#)

## VIII. Business Items

A. **Presentation & Acceptance of FY 2025 Financial Audit Report**

[Exhibit 18](#)

[Pgs. 133-163](#)

B. **Consideration & Adoption of Resolution 2026-04, Designating Officers**

[Exhibit 19](#)

[Pg. 165](#)

C. **Consideration & Adoption of Resolution 2026-05, Designating Signatories**

[Exhibit 20](#)

[Pgs. 167-168](#)

## IX. Discussion Topics

## X. Supervisors’ Requests

## XI. Action Items Summary

## XII. Next Regular Meeting Agenda Items

**XIII. Next Meeting Quorum Check: July 28, 6:00PM**

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

**XIV. Adjournment**

# EXHIBIT 1

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## PROOF PREPARED FOR

Fleming Island Plantation CDD  
Notice of Qualifying Period for  
Candidates for the BOS

## RUN DATES

5/21/2026

## COST

\$58.05

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### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE

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#### FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Fleming Island Plantation Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 N. Orange Avenue, Green Cove Springs, Florida 32043; Ph: (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Fleming Island Plantation Community Development District has three (3) seats up for election, specifically seats 1, 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections. For additional information, please contact the Clay County Supervisor of Elections. **Legal 201179 Published 5/21/2026 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

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## PROOF PREPARED FOR

Fleming Island Plantation CDD  
Notice of BOS Regular Meeting  
June 23, 2026

## RUN DATES

6/11/2026

## COST

\$71.55

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### FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

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#### NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District (the "District") will be held on Tuesday, June 23, 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 203615 Published 6/11/2026 in  
Clay County's Clay Today newspaper**

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Fleming Island FL 32003

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## EXHIBIT 2



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

**Fleming Island Plantation CDD**

6/16/2026

2300 Town Center Blvd.  
 Fleming Island, FL 32003

RE: May-June Lakes Report

Please see the photos below and summary of treatments completed to date since our May 12th report. We've made great progress so far this month. A good portion of the ponds are showing signs of growth as we hit peak growing season due to very hot, volatile weather. We have anticipated this though and our field team will continue to prepare accordingly and provide as proactive treatments as possible. 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
1	Kory Kines	May 20th	45, 50, 51, 52	Algae, Emergent, Terrestrial
2	David Hayes	May 26th	44, 46, 47, 48	Algae, Emergent, Terrestrial
4	Drew Lagenour	May 20th	4, 21, 42, 49	Algae, Emergent, Terrestrial
7	Marc Thigpen	May 15th	1, 2, 3, 30	Algae, Emergent, Terrestrial
8	Eric Walker	May 29th	27	Emergent/Terrestrial Re-treat
9	Alex Kastner	May 29th	28, 31, 32, 53	Algae, Emergent, Terrestrial
10	Eric Wood	May 19th	5, 8, 9, 24	Algae
11	Garrett Potter	May 18th	6, 7, 14, 25	Algae
12	Jeremy Mashek	May 15th	11, 12, 16, 17	Emergent, Terrestrial
13	Nicholas Zumwalt	May 21st	10, 13, 15	Algae, Emergent, Terrestrial
14	Brandon Ernst	May 15th	29, 35, 36, 37	Algae, Emergent, Submersed
--	John Richardson	June 8th	1	South fountain repaired
1	Kory Kines	June 8th	45, 50, 51, 52	Algae, Emergent, Terrestrial
2	David Hayes	June 16th	44, 46, 47, 48	Algae, Emergent, Terrestrial
3	Luis Gallant	June 11th	33, 43, 54, 55	Algae, Emergent, Submersed
4	Drew Lagenour	June 8th	4, 21, 42, 49	Algae, Emergent, Terrestrial
5	Alex Kastner	June 4th	38, 39, 40, 41	Algae, Emergent, Terrestrial

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6	Troy Weaver	June 8th	19, 22, 23, 26	Algae, Emergent, Terrestrial
7	Marcus Thigpen	June 15th	1, 2, 3, 30	Algae, Emergent, Terrestrial
8	Eric Walker	June 8th	27, 34	Algae
11	Garrett Potter	June 5th	6, 7, 14, 25	Algae
14	Brandon Ernst	June 4th	29, 35, 36, 37	Algae *
--	Jesse Mason	June 15th	43	Responded to fish kill

\*beneficial bacteria/probiotic applied

**Pond 1**



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**Pond 2**



**Pond 3**



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**Pond 4**



**Pond 5**



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**Pond 10**



**Pond 21**



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**Pond 22**



**Pond 23**



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**Pond 25** (treated 6/5)



**Pond 27** – SE end Golfview Dr.



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**Pond 27** – Chatham Village



**Pond 27** - NW end by YMCA



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**Pond 33**



**Pond 34**



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**Pond 35**



Jun 4, 2026 at 12:20:2  
2336 Lin  
Fleming Island FL 3  
United S

**Pond 43**



Jun 15, 2026 at 11:46:5  
1665 Vinelan  
Fleming Island FL 3  
United S

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**Pond 53**



**Pond 54**



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**Pond 55**



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# EXHIBIT 3



## **FIP Lifeguard Report for June 2026**

### **Leadership Team:**

Supervisor Alex Barret and Elite's management team, led by Jennifer Haley and Katherine Wilson, continue overseeing staff operations, training, and seasonal support. Jennifer Haley serves as Elite's primary point of contact for coordination and communication with Vesta.

### **Safety & Operational Notes:**

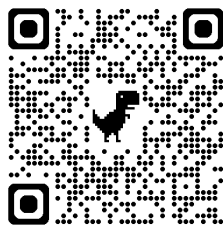
- Staff responded to several minor first aid and safety-related situations during the reporting period.
- Lifeguards continue to actively enforce pool safety rules, including swim test and wristband procedures, to support resident safety and policy compliance.
- Staff addressed occasional pool rule compliance situations while maintaining a safe and orderly environment for residents and guests.

### **Swim Tests:**

- All children under 12 are required to complete a swim test
- Children ages 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

### **Staffing:**

- Approximately 50 lifeguards, led by Supervisor Alex Barret
- Staffing levels will increase as needed throughout the season
- Hiring information: <https://www.eliteamenities.com/hiring.html>
- Or QR Code



### **New and returning lifeguard orientation:**

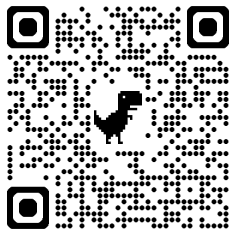
- Orientations/training are ongoing and conducted regularly for both new and returning staff
- Continued focus on training and consistency to ensure high-quality service for residents

### **Lifeguard Certification:**

- Lifeguard Certification classes held on May 16 and May 30 at the FIP Amenity Center
- New courses are being scheduled and will be posted.
- Course information: <https://www.eliteamenities.com/certification.html>

### **Swim Lessons:**

- Two swim instructors: Cassidy Burke and Ashlyn Anderson
  - Monday - Friday 9am-2pm at AC
- 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 and added to the closet
- Additional Shirts have been distributed and added to the closet
- New hip packs were distributed to staff at splash park

### **Staff Events:**

- June 20th Fathers Day Event
- July 4th support for slide operations and additional event activities

# EXHIBIT 4



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

## Monthly Report June

June 16, 2026

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

**Irrigation Team:** The Irrigation team continues to perform irrigation inspections as scheduled. Techs are adjusting water usage on clocks depending on how much rainfall we receive. Techs have capped identified areas that require deletion and will continue to monitor rain sensors to ensure the system is shutting down properly during rain events to reduce usage. Approved repairs have been completed. Irrigation summit meeting was held between Ruppert representatives and the vesta management team to discuss upgrading to 2 wire irrigation systems and smart controllers.

**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. A second blanket application was performed to eradicate chinch bugs throughout. Treatment began on Tuesday 6/16 and continued through Friday 6/18. All areas were treated throughout Fleming Island plantation.

**Annuals:** Flower rotation occurred on Monday June 8<sup>th</sup>. Old flowers were pulled on Friday the 5<sup>th</sup> and delivered to the Amenities center for resident selection. Mixed Vinca were installed throughout. Snap shot was applied to beds to eradicate fungus while having to overwater beds during drought conditions.

**Mulch installs** – Mulch has been completed at Margarets walk park.

**Approved enhancements** – enhancements were provided and to fill in empty areas under the slide at the splash park as well as fence and shrub removals at splash park to accommodate installation of new shed.

**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.

**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.

**Pine Straw** – Hard start date for pine straw installation is July 1<sup>st</sup>. pine straw vendor is booked us for the next two weeks and this will allow us more time to prepare the berms for installation.

**Moss in trees and tree canopies** – Moss has become prevalent in trees in some areas; we will begin removing moss in heavy areas to avoid having to wait until the winter months when the entire site will need to be done and this task becomes more daunting. Periodically removing moss in heavy areas throughout the growing season will hopefully slow the accumulation and will make the moss removal during the winter a little less to deal with.



## **Fleming Island Plantation**

### **Weekly Communication**

**May 29<sup>th</sup>, 2026**

Margaret:

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

- All Common grounds were mowed
- Blowing of all hard surfaces was performed throughout property.
- Fixed Broken Irrigation head on Town Center by Links Drive
- Crape Myrtle pruning continued down Town Center Blvd.
- Dead Wax Myrtle was removed from berm behind 1644 Calming Water Drive
- Sprayed pavers at round about and splash park for weeds
- Looked at area around slide where work was performed and putting a plan in place to repair the damage.
- Removed leaf buildup at gazebo around shrubs
- All marigolds were removed from annual beds with the exception of Village Square fountain due to the rain and that will be removed on Monday
- Cleaned all dead trees and plant material off the berm between Town Center and Lake Ridge North
- Sprayed paver at splash park

- Cut down dead Robeline palm inside splash park
- Cleaned up and trimmed European fan palm at Margarets Walk park entrance



## **Fleming Island Plantation**

### **Weekly Communication**

**June 5th, 2026**

Margaret:

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

- All Common grounds were mowed
- Blowing of all hard surfaces was performed throughout property.
- Fixed Broken Irrigation head on Town Center by Links Drive
- Removed leaf buildup at gazebo around shrubs
- Sprayed Amenity center and tennis court areas for weeds
- Sprayed splash park for weeds
- Continued spraying and pulling weeds down Town Center Blvd
- Sprayed pocket parks inside Thornhill and Woodlands
- Removed dead leaning pine tree from amenity center next to walking path
- Removed Magnolia leaves and dead fallen branches from pine straw berms on Town Center Blvd
- Sprayed and removed weeds from spartina bed on Thunderbolt Road

- Removed Purple Angelonia and placed them at Amenity center for residents to pick up
- Fixed broken head on center island in between the Links and top of the hill
- Cleared the lights for monument sign at Woodlands entrance



## **Fleming Island Plantation**

### **Weekly Communication**

**June 12th, 2026**

Margaret:

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

- All Common grounds were mowed
- Blowing of all hard surfaces was performed throughout property.
- Fixed irrigation on median island at Town Center and Old Hard Rd
- Removed leaf buildup at gazebo around shrubs
- Sprayed Amenity center and tennis court areas for weeds
- Sprayed splash park for weeds
- Continued spraying and pulling weeds down Town Center Blvd
- Sprayed pocket parks inside Thornhill and Woodlands
- Cleared the lights for monument sign at Woodlands entrance
- Cleaned up spartina bed behind wall at Margarets Walk Park
- Trimmed shrubs at Margarets Walk Park
- Sprayed weeds at Margarets Walk Park
- Cleared lights out of shrubs at Margarets Walk Park entrance

- Replaced dead Agapanthus at Margarets Walk Park Entrance
- Cut back bottlebrush trees at lift station inside of Cypress Glen
- Fixed 2 Broken irrigation head inside Margarets Walk Park



June 16, 2026

Hello all:

As we move into June, North Florida landscapes enter one of the most challenging periods of the year. Rising temperatures, extended daylight hours, high humidity, and the potential for inconsistent rainfall create conditions that can stress plants, encourage turf diseases, and increase insect activity. The following report outlines what you can expect from your landscape during the month and the services we recommend to maintain a healthy, attractive property.

#### Flower Beds and Drought Management

Seasonal flowers and ornamental plants require close attention during June. Although afternoon thunderstorms often begin to develop at this time of year, rainfall can be inconsistent, resulting in localized drought conditions. Flowers may exhibit signs of heat stress including wilting, reduced blooming, leaf scorch, and premature flower drop.

To help maintain healthy annuals and perennials during dry periods, we recommend:

- Deep watering two to three times per week rather than frequent shallow watering.
- Maintaining a 2–3 inch layer of mulch to conserve soil moisture and reduce root-zone temperatures.
- Monitoring irrigation systems to ensure proper coverage and efficiency.
- Removing spent blooms to encourage continued flowering and reduce plant stress.
- Inspecting plants regularly for drought-related decline and adjusting watering schedules as needed.

Even with proper irrigation, some seasonal flowers may show temporary stress during periods of extreme heat and drought.

Warm season turfgrasses such as St. Augustine, Zoysia, and Bermuda are actively growing during June. However, periods of drought can cause visible changes throughout the lawn.

Homeowners may notice:

- Turf turning dull blue-green or gray-green in color.
- Footprints or mower tracks remaining visible for extended periods.
- Thinning turf in high-stress areas.
- Dormancy in localized dry spots.
- Slower recovery from traffic and mowing stress.

Turf panels may display uneven coloration due to varying soil moisture levels, irrigation coverage, and sun exposure. These conditions are common during drought periods and do not necessarily indicate permanent turf damage. Consistent irrigation and proper cultural practices help minimize stress and encourage recovery once rainfall returns.

### Fungus Prevention and Treatment

June's combination of heat, humidity, and afternoon moisture creates favorable conditions for turf diseases. Common fungal issues in North Florida include large patch, brown patch, gray leaf spot, and other moisture-related diseases.

Our turf management program includes monitoring for disease activity and applying preventative or curative fungicide treatments when necessary. Early detection is critical, as fungal outbreaks can spread rapidly under favorable environmental conditions.

Property owners should report any areas showing:

- Circular brown patches.
- Rapid yellowing.
- Thinning turf.
- Leaf spotting or discoloration.

Prompt treatment can help prevent extensive turf damage.

### Insect Monitoring and Control

June marks the beginning of increased insect activity throughout North Florida lawns and landscapes. Chinch bugs, sod webworms, mole crickets, armyworms, and other turf-damaging insects become more active as temperatures rise.

Our inspections focus on identifying insect populations before significant damage occurs. Preventative and corrective insecticide applications may be recommended based on seasonal pressure and site conditions.

Signs of insect activity may include:

- Irregular brown patches.
- Turf thinning despite adequate irrigation.
- Increased bird activity feeding on insects.
- Areas of turf that pull up easily due to root damage.

## Weed Control in Concrete Joints and Hard Surfaces

Warm temperatures accelerate weed germination in expansion joints, cracks, sidewalks, driveways, and other hardscape surfaces. These weeds can quickly become unsightly and may contribute to surface deterioration over time.

Routine treatments help control:

- Broadleaf weeds.
- Grassy weeds.
- Sedges and other persistent species.

Multiple applications may be necessary throughout the summer as new weeds emerge following rainfall events.

Landscape beds remain vulnerable to weed growth during June due to increased temperatures and moisture. Weed pressure often increases significantly following rainfall.

Our maintenance program includes:

- Spot treatment of actively growing weeds.
- Monitoring for new germination.
- Maintaining mulch coverage to suppress weed growth.
- Preventing weed competition for water and nutrients.

While herbicide treatments are effective, complete weed elimination cannot be guaranteed due to ongoing seed germination and environmental factors. Regular maintenance provides the best long-term control.

## Looking Ahead

June serves as the transition into North Florida's peak growing season. Proper irrigation, timely pest management, disease monitoring, and consistent weed control are essential for maintaining landscape health and appearance. Our team will continue to monitor conditions closely and make recommendations based on weather patterns and property-specific needs.

Thank you for allowing us to care for your landscape. We appreciate your trust and look forward to keeping your property healthy and beautiful throughout the summer season.

Sincerely,

Christopher C. Cesaro

Associate Branch Manager

Ruppert Landscapes



# June

## What to Plant

**Annuals/Perennials/Wildflowers:** Annuals that can take full sun during hot summer months include celosia, portulaca, vinca, and some coleus.

**Palms:** Summer's warm, rainy weather is the perfect time to plant palms. Make sure not to cover the trunk with soil.

**Herbs:** Plant heat-loving herbs, including basil, Mexican tarragon, and rosemary. Pinch back regularly to prevent flowering and enhance branching.

**Vegetables:** Plant okra, southern pea, and sweet potato.

## What to Do

**Pests:** Monitor the landscape weekly for harmful insects. Knowing which insects commonly attack a plant can aid in identification and treatment.

**Irrigation:** If rainfall has been lacking, watch for drought stress and water as needed.

**Palms and cycads:** Watch for nutrient deficiencies or environmental problems with palms and correct using appropriate treatment.

**Summer-flowering shrubs:** Prune lightly during the warmer months to encourage more branching and blooming. Azaleas can still be pruned in June without removing next spring's flower buds

**Fertilizer Bans:** Certain municipalities in north Florida prohibit the application of fertilizer to lawns and/or landscape plants during the summer rainy season (June–September). See if such an ordinance exists in your area.

**Lawns:** Yellow and brown patches in St. Augustine grass can be caused by chinch bugs, disease, or lack of water. Take time to determine the cause so your remedy is effective. Rejuvenate areas where grass does not grow well by replacing it with a more adapted turf or groundcover.

# 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

May 2026 / June 2026

1. Criminal Offences – No Reports
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 10 Reports
  - A. Ejections: 18
    1. 2 Main Amenities
    2. 6 Pickle Ball
    3. 3 Tennis
    4. 5 Basket Ball
    5. 2 Splash Park
  - B. Disturbance: 5
    1. E Bike Ejections and Disturbances
5. Maintenance Reports – 7 Reports
  1. Includes 3 counts of property damage
6. Other FIP Policy Violations – No Reports

Respectfully Submitted,

*Billy Bonney*

William "Billy" Bonney

Chief

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



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

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

# EXHIBIT 6



## PROJECT MEMORANDUM

**TO:** Fleming Island Plantation CDD Board Members  
**FROM:** PRIME AE Group, Inc. - Ryan Stilwell, PE  
**DATE:** June 16, 2026  
**RE:** June 2026 Engineer's Update

### **Capital Projects**

- Tennis Restroom currently awaiting final sign off from Clay County Utility and close out with contractor

### **Landscape Architect Review of FIPCDD Grounds**

- Update to be provided at meeting.

### **Lake Ridge/Splash Park ROW Ownership Map**

- Updated Ownership and maintenance map attached for Board review at the meeting.

End of Report

# EXHIBIT 7

**REQUISITION**

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

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

(A) Requisition Number: 185

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

(C) Amount Payable: \$1,201.77

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Invoice #22012193

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

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



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

May 13, 2026  
 Project No: P0109064.12  
 Invoice No: 22012193

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

Project P0109064.12  
 FIPCDD Tennis Restroom Pavilion

**Professional Services from April 04, 2026 to May 01, 2026**

Fee and Expense Billing

**Fee**

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

**Reimbursable Expenses**

Printing - Reimbursable					175.45
<b>Total Reimbursables</b>			<b>1.15 times</b>	<b>175.45</b>	<b>201.77</b>
<b>Total this Task</b>					<b>\$201.77</b>

Task 4.2: Services During Construction

**Professional Personnel**

	Hours	Rate	Amount
Vice President	3.50	250.00	875.00
Sr. Construction Inspector	1.00	125.00	125.00
Totals	4.50		1,000.00
<b>Total Labor</b>			<b>1,000.00</b>
<b>Total this Task</b>			<b>\$1,000.00</b>
<b>Total this Invoice</b>			<b>\$1,201.77</b>

REMITTANCE:  
 CHECKS: PRIME AE| 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224|  
 If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
22012133	4/28/2026	1,776.34
<b>Total</b>		<b>1,776.34</b>

# EXHIBIT 8

## REQUISITION

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

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

(A) Requisition Number: 186

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

(C) Amount Payable: \$785.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Invoice #22012299

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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


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

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

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



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

May 20, 2026  
 Project No: P0109064.04  
 Invoice No: 22012299

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

Project P0109064.04 Fleming Isl. Plantation CDD  
 For services including coordination with staff on monthly engineering updates and attend April CDD meeting.

**Professional Services from April 04, 2026 to May 01, 2026**

Capital Project Feasibility

For services including monthly report for project updates and process requisitions.

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Clerical/Admin Asst/Technician	3.00	95.00	285.00	
Vice President	2.00	250.00	500.00	
Totals	5.00		785.00	
<b>Total Labor</b>				<b>785.00</b>
		<b>Total this Task</b>		<b>\$785.00</b>
		<b>Total this Invoice</b>		<b>\$785.00</b>

**Outstanding Invoices**

<b>Number</b>	<b>Date</b>	<b>Balance</b>
54676	5/30/2025	322.50

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REMITTANCE:  
 CHECKS: PRIME AE| 13901 Sutton Park Dr. S., Suite 200A, Jacksonville FL 32224|  
 If paying via ACH or wire, please send a remittance advice to cashreceipt@primeeng.com

# EXHIBIT 9

**REQUISITION**

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

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

(A) Requisition Number: 188

(B) Name of Payee: Fleming Island Plantation CDD

(C) Amount Payable: \$67,600.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or state Costs of Issuance, if applicable): Invoice #3414

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

Series 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

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

**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
3414	06/02/2026	\$67,600.00	06/05/2026	Due on receipt	

**SALES REP**

Ryan

DESCRIPTION	QTY	RATE	AMOUNT
<b>Contract Draw</b> Balance of Stair Job Estimate	1	67,600.00	67,600.00

BALANCE DUE

**\$67,600.00**

# EXHIBIT 10



## General Manager's Report

Meeting date: **6-23-2026**

Submitted by: **Margaret Alfano**

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

### **NEW SNACK BAR VENDOR / No Board action required:**

We are thrilled that the slide is open, and our residents are enjoying making a splash. Our concession vendor is also doing well, and while any change comes with a period of adjustment, the response has been largely positive. Overall, we believe this is a classic win, win, win scenario. The wins represent our residents, of course, our vendor, and our staff as well. We can't imagine what the season would be like without this new partnership and having to install ice cream vending machines or nothing at all in lieu of a vendor... yikes! Stay tuned for more menu options, daily specials, and event items too!

### **BEER AND WINE LICENSING / Board discussion required:**

There are certainly additional details to discuss at our upcoming meeting - however, we wanted to provide you with as much information as possible in advance.

We have confirmed that if the 2COP license is obtained, we would not need to contract with outside services for our 21+ events. Instead, our onsite Vesta CDD staff, along with our Snack Bar vendor and their staff, would be required to complete the necessary training to operate under our license. These courses would be administered through the Florida Department of Business and Professional Regulation (DBPR) as part of its Responsible Vendor Program (RVP).

Outlined below is a detailed breakdown of the anticipated expenditures associated with obtaining the license, as provided by our Regional Manager. Should any additional key information become available prior to our meeting, we will provide those updates under separate cover.

### **2COP Alcohol License**

- Zoning Sign-Off: \$50.00
- Temporary Alcohol License: \$100.00
- Permanent Alcohol License: \$392.00

**Subtotal: \$542.00**

### **DBPR/Food License (if we choose to pursue licensing in the District's name)**

- Application Fee: \$50.00
- Food License Fee (approximate): \$300.00

**Subtotal: \$350.00**

### **Miscellaneous Expenses**

- Estimated Cost: \$125.00

### **Administrative Fees (Consultant)**

- \$550.00 (no markup; these funds are paid directly to the third-party consultant)

**Total Estimated Costs**

- **2COP Alcohol License Only:** \$1,217.00
- **Alcohol License + Food License:** \$1,567.00

**RESIDENT ENGAGEMENT UPDATE / No Board action required:**

While we don't want to steal any thunder from the Amenity Manager's report (well maybe a little) we wanted to share a few details about the Turtle Thursday program. In addition to our resident appreciation days we are always looking for new and exciting ways to engage with our residents. This weekly giveaway for June and July does just that.

Our pool staff gets to interact with the residents while they select, name, and register their turtles. We partnered with one of our premier sponsors which helps to promote others to join. We also will be announcing the winners on our weekly Thursday E-blasts ergo the name Turtle Thursdays! We hope announcing the winners on this platform will boost email registrations to receive our blasts and newsletters. Then if that wasn't enough – we added an icon on our FIPLiving App as well, in hopes to have more residents download this valuable communication tool.

It has been so rewarding to see how excited the kids are when they select their turtles, then to see the wheels spinning while they try to come up with a name for their new friend. Some of our favorites have been Franklin, Seaweed, King Tut, Crush, and Freddie too! We also had a resident stop in to drop off some food donations and let us know she was about to celebrate her 70<sup>th</sup> birthday. That resident let us know she doesn't frequent the pools too often but wanted to find out how to "adopt" her turtle! FIP FUN for all ages!

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



JBE/NG

# Congratulations!

## NATALIA

AND HER

## TURTLE RUFIO

OUR

# TURTLE-Y AWESOME WINNERS!

TURTLE  
THURSDAY  
WINNER

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# EXHIBIT 11



## Amenity Manager's Report

Meeting date: **6-23-2026**

Submitted by: **Jennifer Meadows**

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

**POOL MOVIE:** On Saturday, June 13 we were scheduled to host our first Pool Movie of the summer at the Splash Park... Mother Nature had other plans – POSTPONED! Same plan new date, Friday, June 19<sup>th</sup>, stay tuned. We will be showing Grown Ups beginning around 8:30pm. Residents are encouraged to relax in the pool with their noodles or lounge comfortably poolside in one of our chairs. We will be serving complimentary popcorn during the film and TenneSteve Treats will be open selling his delicious treats as well. Fingers crossed it doesn't rain!

**DUNK-A-DAD:** We love our Dad's and what better way to celebrate that love than dunking them in a dunk tank. On Saturday, June 20 from 4pm-6pm, we will be hosting a fun Father's Day celebration with the hilarious Dunk-a-Dad event. Kids will have a blast trying to hit the target to dunk their dad (or any other father figure in their life). We are looking forward to this fun afternoon of laughs!

**MUSIC AT THE POOL:** Come for the Dunk Tank and stay for the tunes! Also, on our Father's Day celebration day - we are excited to announce a live performance at the Splash Park pool on Saturday, June 20 from 6:30pm-8:30pm! We are thrilled to have local musicians Rob and Julie performing a variety of songs that will have you feeling like you're on vacation somewhere tropical. Beat the heat with these cool vibes!

**21+ ONLY POOL PARTY:** Mark your calendars for this year's pool party Bahama Breeze and Palm Trees held at the Splash Park pool from 7pm-9:30pm. There will be a complimentary delicious nacho bar to enjoy, along with Jeremiah's Bahama Breeze alcoholic treat for \$3. TenneSteve Treats will be open throughout the event for any additional drinks or snacks you'd like to purchase. We will have games you can play at leisure or join in competitive games to win prizes. Whether you are coming to relax with friends or release your inner child for a night of games and swimming, this is a night you won't want to miss!

**WILD & WACKY WEDNESDAYS:** It's about to get a little wild and wacky this summer at FIP! We will be hosting exciting events to beat the summer boredom blues on a couple of Wednesday afternoons! Our first event will be held on June 24 at the Splash Park pool from 4pm-6pm. Kids will sign up for a special age-appropriate time frame where they get to experience an epic Foam Party! If you've never been to one of these parties, it is an absolute blast, and we can't wait to share it with our favorite little residents!

**TURTLE THURSDAYS:** This turtle-y awesome event gives residents of all ages the chance to adopt an adorable colorful turtle (don't worry, they aren't live). They name the turtle and are automatically entered into a drawing to win an incredible bag full of summer treats, such as beach towels, water toys, and more. Every Thursday a winner is drawn from the list of participants. It has been a huge hit so far with over 300 participants and so far we've had three winners!

SUMMER FOOD DRIVE: With the Green Cove Springs Pantry in need of supplies, FIP sprung into action to help bring in the much-needed items. We will be collecting throughout June and have already filled up two 3ft baskets to the brim. We can always count on our awesome community to come together and help when needed!

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Independence Day Celebration – July 4
- Wild & Wacky Wednesday (Magic) – July 8
- Pool Movie – July 17<sup>th</sup> / 18<sup>th</sup> rain date
- Float your worries away – CHILL 21+ Adult Only Night – July 24
- Wild & Wacky Wednesday (Zoo Outreach) – July 29
- Back to School Bash (WHAT???) How is this possible already?!?! – August 1

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



# EXHIBIT 12



## Field Operations Report

Meeting date: **6-23-2026**

Submitted by: **Fred Atwood**

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

### **SPLASH PARK SLIDE REPAIRS / No Board action required:**

We are grateful to our vendor for getting the slide up and running in time for the first day of summer and the last day of school. While there are still a few minor touch-ups that need to be completed, rather than closing the slide or surrounding area during pool operating hours, we have scheduled this work to coincide with our regularly scheduled maintenance closure on June 23rd.

We are thrilled to see our residents using and enjoying the slide safely and look forward to another fun-filled summer season.

Please keep in mind that both the interior and exterior of the slide will require attention during the upcoming off-season. We will work with Vice-Chair Szafranski to explore any potential color changes and will bring those proposals before the Board for consideration during the next fiscal year.

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

Work in progress.

### **TENNIS BUILDING UPDATE / No Board action required:**

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

### **TENNIS BUILDING ADD-ONS / Seeking Board approval for a NTE amount of \$11,250.00:**

We are hopeful that the Board had the opportunity to review the marked fence area adjacent to the tennis building. It is our goal to enclose this area for aesthetic and storage purposes.

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. The costs are outlined below.

Fencing	Concrete	Total
\$4,544.00	\$6,475.00	\$11,023.00

**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 and STORAGE / 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 have reached out to Fortress Engineering Group, waterfront structure specialists, for site inspections and a possible scope of service for repairs needed. We are working on scheduling them to inspect the Margaret's Walk dock, bridge on the pedestrian path, as well as the bridge between the Amenity Center and the Golf Course. We will keep the Board informed as things progress.

**CARRINGTON PLACE STORMWATER PUMPS / No Board action required:**

Ownership has been confirmed that the stormwater pumping system inside Carrington Place does fall under the CDD, the District Manager was able to locate a resolution stating this from 2012. We are currently working on bids to get this system operational. Once that is completed, we will set up a maintenance schedule and make sure we are on track for the annual SJRWMD inspection.

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

**MAINTENANCE DONE SINCE LAST CDD MEETING – May 2026 to June 2026**

- Noticed that the tennis courts were looking like they had not been watered correctly.
  - Asked Ruppert to have the heads adjusted
  - After adjustments were done, courts are still not watered correctly
  - Ran irrigation and found there was very little water coming out of the heads. At that time, I noticed the supplemental pump was not running.
  - Called Ruppert to look at pump and have fixed by end of day (Friday)
  - Monday morning courts still looked bad. Checked and pump had not been repaired
  - Again asked Ruppert to get it fixed by end of day. I was told the motor was bad. Around 5 or 6pm I got a quote for replacement. Quote was much higher than expected so I questioned Ruppert. I was told both motor and pump now had to be replaced. After complaining about the replacement quote, Ruppert reduced the quote slightly and I gave verbal approval for replacement.
  - The next morning, the pump had still not been replaced. I was told by Ruppert they would have the pump installed by end of day and the next day when irrigation ran at noon they would double check adjustments on all heads.
  - Two days later courts still were not watered correctly. So, I called Ruppert once again to meet me at the courts. I showed how the heads were putting out very little water. Ruppert rewired the pump and it was still the same. It was then that I wondered if the backflow was all the way in the open position. Upon inspection, the backflow was barely turned on. Once I opened the valve all the way, the irrigation was working correctly. It is unknown who turned the backflow off. Ruppert claims to not have turned it off and we have had some kids messing with things like water turn-offs recently.
  - Once irrigation was working correctly, our staff came in extra early for a couple mornings to clean up the damage that had been done to the clay surface. We also set the irrigation to run extra times per day to get the clay deeply soaked with water as it should be
  - We are proud to announce that the courts are now back in good condition and we will continue to work at this until
- Soft washed playground at Amenity Center
- Replaced self-closing hinges at Splash Park main gate and at Kiddie pool

- Discovered bulbs out in 3 lamps at Splash Park Field walkway and 1 in parking lot. Had vendor replace
- Quarterly PMs done on Golf Cart and Toro Cart. Due to vendor timing issues, there was no charge for the service on the Toro cart
- Replaced courtside trash cans at tennis. Green cans on back order through end of summer so switched to black cans
- Replaced worn line brushes on all tennis courts
- Tried new product recommended by supplier for tennis clay algae, seems to be working great.
- Installed temporary "Watch Your Step" signs at Courts Pavillion steps
- Replaced all wire shelving in snack bar
- Repaired loose pool handrail
- Replaced worn fill valves and floats at Family pool and Kiddie pool
- Replaced bad GFI outlet in splash pad pool equipment
- Removed "Yield" sign near round-a-bout that had been hit by car. Reported to county and they installed new sign
- Removed "Stop" sign from island tip at Town Center and Old Hard that had been hit by car. Reported to county and they installed new sign
- Replaced many burnt out globe light bulbs at Amenity Center
- Reset all timers for summer set times
- Repaired cap at Cypress Glen monument
- Slide repairs finished except for some touch ups and slide opened temporarily. It was determined slide was very rough, so closed again. Vendor cleaned with iron decontamination treatment. FIP staff did a spray wax treatment. Water flow adjusted and slide opened
- Repaired center light pole at round-a-bout
- Repaired leaking vavle at Margaret's Walk Park fountain
- Placed Garage Sale banner and signs
- After re-setting the time many times, replaced the clock at the Amenity Center Pools
- Applied a secondary spray on ceramic wax treatment to slide to help with slickness
- Cleaned tiles and Thunder Bucket at Splash Park

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



# EXHIBIT 13



Last updated on:  
6/10/2026  
By: Dana Harden

Date	Action Item	Status
<b>Field Operations Section</b>		
10/28/2025	<b>FOM</b> to determine where water meters are located and that they are CDD owned	In progress
12/4/2025	<b>FOM</b> working on repairs for slide tower	Completed
3/24/2026	<b>DE/FOM</b> 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
5/19/2026	<b>FOM</b> to work on obtaining numbers for irrigation expenses.	In Progress
5/19/2026	<b>FOM</b> to check into installing a timer on ceiling fans located in the tennis center pavilion.	In Progress
<b>General Manager Section</b>		
1/27/2026	<b>GM</b> to work with landscape architect for Village Fountain ideas	In Progress
3/24/2026	<b>DC/GM</b> to create contract with vending machine vendor for six months of vending usage at 10% revenue to be reviewed in 6 months.	In Progress
<b>District Manager Section</b>		
12/4/2025	Budget line items update	Completed
<b>District Engineer Section</b>		
3/24/2026	<b>DE/FOM</b> 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
<b>District Counsel Section</b>		
10/28/3025	<b>DC</b> to work with Comcast on indemnity language	In Progress
3/24/2026	<b>DC/GM</b> 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	<b>DC</b> language for assessment letter	Completed
<b>Board of Supervisors Section</b>		

# EXHIBIT 14

**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"> <li>• 1. Lake Doctors</li> <li>• 2. Elite Amenities</li> <li>• 3. Ruppert Landscape</li> <li>• 4. Tri-County Safety &amp; Security Inc.</li> </ul> <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> <li>• 1. District Engineer</li> <li>• 2. District Counsel</li> <li>• 3. General Manager</li> <li>• 4. Amenity Manager</li> <li>• 5. Field Operations Manager</li> <li>• 6. District Manager             <ul style="list-style-type: none"> <li>○ 6a. Action Item Report</li> <li>○ 6b. Meeting Matrix</li> </ul> </li> </ul> <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> <li>• 1. Minutes—Regular Meeting on 6/23/2026</li> <li>• 2. Unaudited Financials—June 2026</li> </ul> <p><i>Business Items</i></p> <p><i>Discussion Topics/Items</i></p>	
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# FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<b>August, 2026</b>	<p style="text-align: center;"><b>Regular Meeting: 8/25</b></p>	<p><b><i>Presentations</i></b></p> <p><b><i>Vendor Reports</i></b></p> <ul style="list-style-type: none"> <li>• 1. Lake Doctors</li> <li>• 2. Elite Amenities</li> <li>• 3. Ruppert Landscape</li> <li>• 4. Tri-County Safety &amp; Security Inc.</li> </ul> <p><b><i>Staff Reports</i></b></p> <ul style="list-style-type: none"> <li>• 1. District Engineer</li> <li>• 2. District Counsel</li> <li>• 3. General Manager</li> <li>• 4. Amenity Manager</li> <li>• 5. Field Operations Manager</li> <li>• 6. District Manager             <ul style="list-style-type: none"> <li>○ 6a. Action Item Report</li> <li>○ 6b. Meeting Matrix</li> </ul> </li> </ul> <p><b><i>Consent Agenda Items</i></b></p> <ul style="list-style-type: none"> <li>• 1. Minutes--Regular Meeting on 7/28/2026</li> <li>• 2. Unaudited Financials—July 2026</li> </ul> <p><b><i>Business Items</i></b></p> <ul style="list-style-type: none"> <li>• 1. PH on FY 27 Proposed Budget</li> </ul> <p><b><i>Discussion Topics/Items</i></b></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"><li>• Changing Rooms for Both Pool Areas</li><li>• Opportunities for smart irrigation</li><li>• Comprehensive Landscape Plan</li></ul> <p><i>Public Hearing</i></p> <p><i>Vendor Reports</i></p>	
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**FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX**

<u><b>ISSUE</b></u>	<u><b>SUPERVISOR</b></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 15

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

4 The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community  
5 Development District was held on Tuesday, April 28, 2026 at 6:00 p.m., at The Splash Park, 1510 Calming  
6 Water Dr., Fleming Island, FL 32003.

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

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

9 Present and constituting a quorum were:

10	Mike Cella	Board Supervisor, Chairman
11	Michelle Szafranski	Board Supervisor, Vice Chairman
12	Rodney Ashford ( <i>joined in progress</i> )	Board Supervisor, Assistant Secretary
13	Michael Glickman	Board Supervisor, Assistant Secretary
14	Rick Nelson ( <i>joined in progress</i> )	Board Supervisor, Assistant Secretary

15 Also, present were:

16	Dana Harden	Assistant District Manager, Vesta District Services
17	Margaret Alfano	General Manager, Vesta Property Services
18	Katie Buchanan	District Counsel, Kutak Rock
19	Ryan Stilwell	District Engineer, Prosser, Inc.
20	Margaret Alfano	General Manager, Vesta Property Services
21	Fred Atwood	Field Operations Manager, Vesta Property Services
22	Jennifer Meadows	Amenity Manager, Vesta Property Services
23	Jason Davidson	Regional General Manager, Vesta Property Services
24	Jennifer Haley	Elite Amenities
25	Katherine Wilson	Elite Amenities
26	Chris Cessera	Ruppert Landscape
27	Bill Bonney	Tri-County Safety & Security, Inc.
28	Beverly Workman	Resident
29	Patricia Lohee	Resident
30	Meredith Smith	Resident
31	Kelly Combs	Resident

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

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

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

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

44 Beverly Workman praised the staff for their execution of the Easter event and asked about the  
45 results of the survey.

46 Patricia Lohee asked about the raised parts of the sidewalk near the school. It was noted that  
47 residents could contact the County to notify them of the need to fix said sidewalk.

48 Meredith Smith also noted the state of the sidewalks, a depression in County property, and  
49 requested that no parking signs be added to where parking was not designated. Discussion ensued.

50 Kelly Combs had questions regarding the budget.

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

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

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

54 1. Exhibit 3: Pond Maintenance Contract Expiration (09/30/2026) & Process for New Contract

55 Ms. Harden provided a brief explanation for the need to renew the contract. Discussion ensued.

56 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
57 approved the Lake Doctors Contract Extension for FY 2027, FY 2028, and FY 2029, for the Fleming Island  
58 Plantation Community Development District.

59 B. Exhibit 4: Lifeguard Services Report – Elite Amenities

60 Ms. Haley and Ms. Wilson presented the report for the month.

61 C. Exhibit 5: Landscaping Update – Ruppert Landscape

62 Mr. Cessera presented the report for the month and answered questions from the Board.

63 D. Exhibit 6: Security Report – Tri-County Safety & Security, Inc.

64 Mr. Bonney presented the report for the month. Discussion ensued regarding resident IDs for  
65 admission to the amenities and pet policies.

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

67 A. Exhibit 7: District Engineer

68 Mr. Stilwell presented the report for the month.

69 1. Approval of Change Order(s)

70 Mr. Stilwell provided a brief explanation of Requisition #176, which was not previously  
71 presented on the agenda.

72 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
73 approved Requisition #176 for Hoffman Commercial Construction, in the amount of \$371.33, for the  
74 Fleming Island Plantation Community Development District.

75 Mr. Stilwell provided a brief explanation of Requisition #177, which was not previously  
76 presented on the agenda.

77 On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board  
78 approved Requisition #177 for Hoffman Commercial Construction pending District Engineer final  
79 approval, in the amount of \$27,043.00, for the Fleming Island Plantation Community Development District.

80 Mr. Stilwell provided a brief explanation of Requisitions #178 and #179, which were not  
81 previously presented on the agenda.

82 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
83 approved Requisition #178 for Optima Security, Inc., in the amount of \$1,137.00, for the Fleming Island  
84 Plantation Community Development District.

85

86 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
87 approved Requisition #179 for Optima Security, Inc., in the amount of \$750.00, for the Fleming Island  
88 Plantation Community Development District.

89 Mr. Stilwell and Ms. Alfano provided a brief explanation of Requisition #180, which was not  
90 previously presented on the agenda.

91 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
92 approved Requisition #180 for Design Works, in the amount of \$5,775.95, for the Fleming Island Plantation  
93 Community Development District.

94 Mr. Stilwell, Mr. Atwood, and Ms. Alfano provided a brief explanation of Requisition #181, which  
95 was not previously presented on the agenda.

96 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
97 approved Requisition #181 for Web Watchdogs, in the amount of \$649.00, for the Fleming Island Plantation  
98 Community Development District.

99 Mr. Stilwell provided a brief explanation of Requisition #182, which was not previously  
100 presented on the agenda.

101 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board  
102 approved Requisition #182 for Ruppert Landscape LLC, in the amount of \$3,607.00, for the Fleming Island  
103 Plantation Community Development District.

104 Mr. Stilwell provided a brief explanation of Requisition #183, which was not previously  
105 presented on the agenda.

106 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
107 approved Requisition #183 for PRIME AE Group, Inc., in the amount of \$1,776.34, for the Fleming Island  
108 Plantation Community Development District.

109 Mr. Stilwell provided a brief explanation of Requisition #184, which was not previously  
110 presented on the agenda.

111 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
112 approved Requisition #184 for Web Watchdogs pending District Engineer approval after review of the  
113 invoice, at a not-to-exceed of \$4,800.00, for the Fleming Island Plantation Community Development  
114 District.

115 Discussion ensued regarding the stage that the building project was in.

116

- 117 B. District Counsel  
118 Ms. Buchanan provided updates for the month.  
119 C. Exhibit 8: General Manager’s Report  
120 Ms. Alfano presented the report for the month. Discussion ensued regarding the front fountain  
121 based on the survey results.  
122 D. Exhibit 9: Amenity Manager’s Report  
123 Ms. Meadows presented the report for the month.  
124 E. Exhibit 10: Field Operations Manager’s Report  
125 Mr. Atwood presented the report for the month.  
126 F. District Manager  
127 1. Exhibit 11: Action Item Report  
128 2. Exhibit 12: Meeting Matrix

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

- 130 A. Exhibit 13: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting  
131 Held on March 24, 2026  
132 B. Exhibit 14: Consideration for Acceptance – The March 2026 Unaudited Financial Statements

133 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board  
134 approved the Consent agenda as presented, for the Fleming Island Plantation Community Development  
135 District.

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

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

- 138 A. Exhibit 15: FY 2027 Draft Budget – DM Team  
139 This item was not discussed.

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

- 141 Supervisor Ashford noted that a window in the amenity center needed to be replaced and discussed  
142 the smart meters to save on water.  
143 Supervisor Szafranski requested to add “Reserves” to the Capital Improvement Plan (Reserves) in  
144 the budget. Discussion ensued.  
145 Supervisor Cella commented on concerns regarding e-bikes. Discussion ensued.

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

- 147 DC to create an agreement with Lake Doctors.  
148 FOM to get pricing for window.  
149 Security numbers to increase hours.

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

151  
152

153 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 19 at 6:00PM**

154 All five Board members presented noted that they would be attending the next Board meeting on  
155 May 19 at 6:00 p.m.

156 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

157 Ms. Harden asked for final questions, comments, or corrections before requesting a motion to  
158 adjourn the meeting. There being none, Mr. Glickman made a motion to adjourn the meeting.

159 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board  
160 adjourned the meeting at 8:28 p.m. for the Fleming Island Plantation Community Development District.

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

164 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
165 **meeting held on June 23, 2026.**

166  
167  
168  
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\_\_\_\_\_  
**Signature**

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

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

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

170 **Title:**     **Secretary**     **Assistant Secretary**

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

# EXHIBIT 16

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

4 The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community  
5 Development District was held on Tuesday, May 19, 2026 at 6:00 p.m., at The Splash Park, 1510 Calming  
6 Water Dr., Fleming Island, FL 32003.

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

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

9 Present and constituting a quorum were:

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

15 Also, present were:

16	David McInnes	District Manager, Vesta District Services
17	Dana Harden	Assistant District Manager, Vesta District Services
18	Margaret Alfano	General Manager, Vesta Property Services
19	Fred Atwood	Field Operations Manager, Vesta Property Services
20	Jennifer Meadows	Amenity Manager, Vesta Property Services
21	Jason Davidson	Regional General Manager, Vesta Property Services
22	Katie Buchanan ( <i>via phone</i> )	District Counsel, Kutak Rock
23	Ryan Stilwell	District Engineer, Prosser, Inc.
24	Chris Cassera	Ruppert Landscape
25	David Harris	Ruppert Landscape
26	Bill Bonney	Tri-County Safety & Security, Inc.
27	Kristy Hamilton	Resident

28  
29 *The following is a summary of the discussions and actions taken at the May 19, 2026 Fleming Island*  
30 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*  
31 *records request by emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

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

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

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

40 Kristy Hamilton noted that Lake Doctors was causing ruts in the landscaping and asked about  
41 possible landscape improvements within the budget.

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

43

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

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

46 Ms. Alfano presented the report for the month.

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

48 Ms. Alfano presented the report for the month initially.

49 Eric, with Elite Amenities, presented the report as well

50 **The meeting moved to Item A, Exhibit 6 – District Engineer under the Sixth Order of**  
51 **Business – Staff Reports, at this time.**  
52

53 C. Exhibit 4: Landscaping Update – Ruppert Landscape

54 Mr. Cassera and Mr. Harris presented the report for the month as well as the water savings report.  
55 Discussion ensued.

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

57 Mr. Bonney presented the report for the month. Discussion ensued regarding e-bikes legislation  
58 and Mr. Bonney presented his request for additional hours, which was followed by further  
59 discussion on the specifics.

60 **The meeting moved back to Item B under the same Order of Business, at this time.**

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

62 A. Exhibit 6: District Engineer

63 Mr. Stilwell provided updates on some outstanding engineering items, which included the “gray  
64 area” on Calming Water Dr. Discussion ensued.

65 1. Project Update – David Couch, Landscape Architect

66 B. District Counsel

67 1. General Election Qualification Period Reminder – Noon on June 8, 2026 through Noon on June  
68 12, 2026

69 Ms. Buchanan provided a brief explanation of the qualifying period.

70 C. Exhibit 7: General Manager’s Report

71 Ms. Alfano presented the report for the month.

72 Mr. Davidson presented information regarding obtaining a beer and wine license in the district’s  
73 name, which was not originally presented on the agenda for discussion. Discussion ensued.

74 Ms. Alfano requested an additional six hundred hours annually for the amenity and maintenance  
75 staff at a not-to-exceed of \$11,000.00. Discussion ensued.

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

77 On a MOTION by Mr. Glickman, SECONDED by Mr. Nelson, WITH ALL IN FAVOR, the Board  
78 approved an additional 600 hours annually for amenity and maintenance staff for the Vesta Property  
79 Services agreement for FY 2026, at a not-to-exceed of \$11,000.00, for the Fleming Island Plantation  
80 Community Development District.

- 82 1. Exhibit 8: Consideration of Storage Shed Proposal at Splash Park – *To Be Distributed*  
83 Ms. Alfano presented the options found for storage sheds. Discussion ensued.  
84 2. Exhibit 9: Consideration of Concrete & Fencing Proposal for the Courts Pavilion – *To Be*  
85 *Distributed*  
86 Ms. Alfano presented the concrete and fencing proposal. Discussion ensued. This item was  
87 tabled to the June Board meeting.

88 On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
89 approved the Storage Shed proposal from the remaining Bond Proceeds, at a not-to-exceed of \$8,500.00,  
90 for the Fleming Island Plantation Community Development District.

- 91 3. Exhibit 10: Consideration of Hydro Fitness FY 2026 Season Proposal – *To Be Distributed*  
92 D. Exhibit 11: Amenity Manager’s Report  
93 Ms. Meadows presented the report for the month.  
94 E. Exhibit 12: Field Operations Manager’s Report  
95 Mr. Atwood presented the report for the month.  
96 1. Exhibit 13: Consideration of Pond 34 Hydro Pumping Proposal – *To Be Distributed*  
97 This item was tabled to the June Board meeting.  
98 F. District Manager  
99 1. Exhibit 14: Action Item Report  
100 2. Exhibit 15: Meeting Matrix  
101 3. Exhibit 16: Presentation of Clay County Number of Qualified Electors – F.S. 190.006 – 4,619  
102 4. Form 1 Submittal Reminder: July 1<sup>st</sup>

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

- 104 A. Exhibit 17: Consideration for Approval – The Minutes of the Board of Supervisor Workshop Held  
105 on April 6, 2026  
106 B. Exhibit 18: Consideration for Acceptance – The April 2026 Unaudited Financial Statements  
107 C. Exhibit 19: Ratification of Blue Solutions, Inc. Additional Repairs of Slide at Splash Park Invoice  
108 - \$37,450.00

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

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

- 113 A. Exhibit 20: Consideration & Adoption of **Resolution 2026-02**, Approving FY27 Proposed Budget  
114 & Setting PH  
115 Mr. McInnes provided a brief overview of the proposed FY 2027 budget. Discussion ensued.

116

117 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board  
118 adopted **Resolution 2026-02**, Approving FY27 Proposed Budget & Setting PH, as amended in substantial  
119 form and authorizing the District Manager to make technical changes if necessary, for the Fleming Island  
120 Plantation Community Development District.

121 B. Exhibit 21: Consideration & Adoption of **Resolution 2026-03**, Setting Public Hearing on Rules of  
122 Procedure

123 Ms. Buchanan provided a brief explanation.

124 On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board  
125 adopted **Resolution 2026-03**, Setting Public Hearing on Rules of Procedure, for the Fleming Island  
126 Plantation Community Development District.

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

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

129 There being no Supervisors’ requests, the next item followed.

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

131 Mr. Atwood to work on obtaining numbers for irrigation expenses.

132

133 Mr. Atwood to check into installing a timer on ceiling fans located in the tennis center pavilion.

134

135 Ms. Buchanan to perform title search for "gray area" on Calming Water.

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

137 Consideration of Concrete and Fencing Proposal of \$11,023.

138

139 Consideration of Pond 34 Hydro Pumping Proposal

140

141 David Couch, Landscape Architect under DE Report.

142

143 Ms. Alfano to work with security on pricing for 6 hours days.

144 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: June 23 at 6:00PM**

145 Four out of the five Board members stated that they would be attending the next Board meeting on

146 June 23 at 6:00 p.m. Mr. Nelson stated that he would not be attending the next Board meeting on

147 June 23 at 6:00 p.m.

148 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

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

151 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board  
152 adjourned the meeting at 9:54 p.m. for the Fleming Island Plantation Community Development District.

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

156 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
157 **meeting held on June 23, 2026.**

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

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

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

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

162 **Title:**    **Secretary**    **Assistant Secretary**

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

# EXHIBIT 17

FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

MAY 31, 2026



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

	<b>General Fund</b>	<b>Debt Service 2021</b>	<b>A &amp; C 2021</b>	<b>Total</b>
<b>1 ASSETS</b>				
2 Operating Account - VNB	2,312,495	-	-	2,312,495
3 Money Markey - BU	1,372,333	-	-	1,372,333
4 Cash - HW	11,584	-	-	11,584
5 Investments:				
6 Revenue Trust Fund	-	91,048	-	91,048
7 Interest Fund	-	8	-	8
8 Prepayment	-	17	-	17
9 Rebate	-	21,193	-	21,193
10 Sinking Fund	-	140	-	140
11 Reserve Fund	-	-	-	-
12 Construction Fund	-	-	127,187	127,187
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	99,077	106,937	-	206,015
15 Due from Other Funds	-	49,046	-	49,046
16 Prepaid Items	-	-	-	-
17 Deposits	7,632	-	-	7,631.99
<b>18 TOTAL ASSETS</b>	<b>\$ 3,804,601</b>	<b>\$ 268,389</b>	<b>\$ 127,187</b>	<b>\$ 4,200,176</b>
<b>19 LIABILITIES</b>				
20 Accounts Payable	\$ 179,980	\$ -	\$ -	\$ 179,980.48
21 Accrued Expenses	-	-	-	-
22 Due to Other Funds	49,046	-	-	49,045.70
23 Deferred Revenue - On Roll	99,077	106,937	-	206,014.52
<b>24 TOTAL LIABILITIES</b>	<b>328,103</b>	<b>106,937</b>	<b>-</b>	<b>435,041</b>
<b>25 Fund Balance:</b>				
26 Nonspendable	7,632			7,632
27 Assigned	1,942,418			1,942,418
28 Restricted		161,451	127,187	288,638
29 Unassigned	1,526,448			1,526,448
<b>30 TOTAL FUND BALANCE</b>	<b>3,476,498</b>	<b>161,451</b>	<b>127,187</b>	<b>3,765,136</b>
<b>31 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 3,804,601</b>	<b>\$ 268,389</b>	<b>\$ 127,187</b>	<b>\$ 4,200,176</b>

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2026 Adopted Budget	FY2026 Actual May	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>1 REVENUES</b>					
2 Special Assessments - Tax Collector	\$ 3,533,212	\$ 17,555	\$ 3,434,135	\$ (99,077)	97.20%
3 Special Assessments - Discounts	(141,328)	(234)	(82,557)	58,771	58.42%
4 Interest	75,000	11,632	111,871	36,871	149.16%
5 Room Rentals	8,000	2,037	5,878	(2,122)	73.47%
6 Swimming - Program Fees	1,000	-	-	(1,000)	0.00%
7 Tennis Membership	2,500	-	-	(2,500)	0.00%
8 Court Program Fees	500	-	1,268	768	253.63%
9 Special Events	6,500	115	5,609	(891)	86.30%
10 Access Cards	7,000	374	1,016	(5,984)	14.52%
11 Other Miscellaneous Revenues	2,250	-	17,531	15,281	779.17%
<b>12 TOTAL REVENUES</b>	<b>\$ 3,494,633</b>	<b>\$ 31,479</b>	<b>\$ 3,494,751</b>	<b>\$ 118</b>	<b>100.00%</b>
<b>13 EXPENDITURES</b>					
<b>14 ADMINSTRATIVE</b>					
15 Supervisor Compensation	16,000	1,000	9,000	(7,000)	56.25%
16 Payroll Taxes	1,224	-	-	(1,224)	0.00%
17 Arbitrage	600	-	600	-	100.00%
18 Dissemination Agent	1,200	-	1,200	-	100.00%
19 Engineering Services	30,000	2,868	34,346	4,346	114.49%
20 Legal Services	45,000	(17,267)	26,960	(18,040)	59.91%
21 Management Fees	62,339	5,195	41,559	(20,780)	66.67%
22 Assessment Administration	9,360	780	6,240	(3,120)	66.67%
23 Trustee Fees	4,000	-	-	(4,000)	0.00%
24 Auditing Services	4,100	-	-	(4,100)	0.00%
25 Postage & Freight	3,600	(13)	281	(3,319)	7.80%
26 Insurance - General Liability	58,000	-	44,506	(13,494)	76.73%
27 Printing & Binding	250	-	-	(250)	0.00%
28 Legal Advertisements	3,200	130	768	(2,432)	24.00%
29 Misc- Assessment Collection Cost	70,664	117	40,584	(30,080)	57.43%
30 Misc - Credit Card Fees	600	-	26	(574)	4.31%
31 Misc - Contingency	5,000	178	2,048	(2,952)	40.96%
32 Office Supplies	300	-	215	(85)	71.76%
33 Regulatory & Permit Fees	175	-	175	-	100.00%
<b>34 TOTAL ADMINSTRATIVE</b>	<b>315,612</b>	<b>(7,013)</b>	<b>208,509</b>	<b>(107,104)</b>	<b>66.06%</b>
<b>35 FIELD</b>					
36 Field Management	831,769	71,323	525,985	(305,784)	63.24%
37 Web Site Development	2,000	-	2,000	-	100.00%
38 Lifeguard Services - Contract	276,000	7,985	30,929	(245,071)	11.21%
39 Janitorial Services - Contract	35,000	3,337	22,097	(12,903)	63.13%
40 Security Services - Contract	60,000	4,878	30,134	(29,866)	50.22%
41 Landscape - Contracts	688,577	49,936	404,416	(284,161)	58.73%
42 Electric	85,000	6,189	49,143	(35,857)	57.82%
43 Water	86,000	10,169	59,654	(26,346)	69.36%
44 Aquascaping - R&M	66,500	5,125	45,700	(20,800)	68.72%
45 Common Area - R&M	40,000	1,611	25,719	(14,281)	64.30%
46 Electrical - R&M	33,000	-	8,283	(24,717)	25.10%
47 Other Landscape - R&M	160,000	8,372	134,463	(25,538)	84.04%
48 Irrigation - R&M	36,000	9,599	34,901	(1,099)	96.95%
49 Misc - Holiday Décor	12,000	534	9,583	(2,417)	79.86%
50 Operating Supplies - General	15,000	1,186	8,680	(6,320)	57.87%
<b>51 TOTAL FIELD</b>	<b>2,426,846</b>	<b>180,243</b>	<b>1,391,685</b>	<b>(1,035,161)</b>	<b>57.35%</b>

Fleming Island Plantation CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

	FY2026 Adopted Budget	FY2026 Actual May	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>52 <u>PARKS &amp; RECREATION</u></b>					
53 Telephone - Field	12,500	952	7,543	(4,957)	60.35%
54 Internet & WiFi - Gazebo	1,600	139	1,094	(506)	68.40%
55 Electric - General	36,000	2,583	19,551	(16,449)	54.31%
56 Refuse Removal	5,500	741	5,108	(392)	92.88%
57 Water & Sewer	28,000	4,706	24,252	(3,748)	86.61%
58 Lease - Copier	10,000	823	5,071	(4,929)	50.71%
59 Air Conditioner - R&M	3,500	658	1,878	(1,622)	53.66%
60 Fire Supression System - R&M	700	-	-	(700)	0.00%
61 Grounds - R&M	16,000	-	6,972	(9,028)	43.57%
62 Pest Control - R&M	1,000	-	1,791	791	179.13%
63 Tennis Courts - R&M	24,000	5,114	13,725	(10,275)	57.19%
64 Pickleball Courts - R&M	1,000	-	500	(500)	50.00%
65 Event Expense	40,000	5,672	33,738	(6,262)	84.35%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	877	4,396	(604)	87.93%
69 Contingency	10,000	873	4,996	(5,004)	49.96%
70 Office Supplies	4,000	16	1,403	(2,597)	35.07%
71 Cleaning Supplies	1,000	-	543	(457)	54.29%
72 Operating Supplies - General	7,000	34	1,238	(5,762)	17.68%
73 Operating Supplies - Pool Chemicals	33,000	142	26,626	(6,374)	80.69%
74 Operating Supplies - Pool & Splash Pad	5,000	130	8,912	3,912	178.25%
75 Subscriptions & Memberships	2,500	286	4,083	1,583	163.33%
<b>76 <u>TOTAL PARKS &amp; RECREATION</u></b>	<b>248,750</b>	<b>23,746</b>	<b>173,422</b>	<b>(75,328)</b>	<b>69.72%</b>
<b>77 <u>COMMUNITY CENTER</u></b>					
78 Telephone	6,500	556	4,409	(2,091)	67.83%
79 Electric - General	22,000	1,354	11,189	(10,811)	50.86%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	2,564	15,103	(4,897)	75.51%
82 Air Conditioner - R&M	1,000	-	640	(360)	64.00%
83 Fire Supression System - R&M	1,500	942	942	(558)	62.77%
84 Grounds - R&M	10,000	1,556	10,158	158	101.58%
85 Pest Control - R&M	650	-	734	84	112.92%
86 Outdoor/Fitness - R&M	2,000	-	-	(2,000)	0.00%
87 Rec Center Equipment	2,000	36	439	(1,561)	21.95%
88 Termite Bond	375	-	-	(375)	0.00%
89 Licenses & Permits	500	1,375	1,375	875	275.07%
90 Contingency	8,500	474	6,254	(2,246)	73.58%
91 Office Supplies	500	-	34	(466)	6.78%
92 Cleaning Supplies	1,000	-	147	(853)	14.66%
93 Operating Supplies - General	2,000	60	1,738	(262)	86.89%
94 Operating Supplies - Pool Chemicals	33,000	-	36,467	3,467	110.51%
95 Operating Supplies - Pool & Wading Pool	2,500	1,057	9,442	6,942	377.66%
<b>96 <u>TOTAL COMMUNITY CENTER</u></b>	<b>118,425</b>	<b>9,974</b>	<b>99,070</b>	<b>(19,355)</b>	<b>83.66%</b>
<b>97 <u>RESERVES</u></b>					
98 CDD Amenity	325,000	6,611	411,756	86,756	126.69%
99 Splash Park	60,000	37,650	41,730	(18,270)	69.55%
<b>100 <u>TOTAL RESERVES</u></b>	<b>385,000</b>	<b>44,261</b>	<b>453,486</b>	<b>68,486</b>	<b>117.79%</b>
<b>101 <u>TOTAL EXPENDITURES &amp; RESERVES</u></b>	<b>\$ 3,494,633</b>	<b>\$ 251,210</b>	<b>\$ 2,326,172</b>	<b>\$ (1,168,461)</b>	<b>66.56%</b>

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

	FY2026 Adopted Budget	FY2026 Actual May	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 <b>EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES</b>	-	(219,731)	1,168,579	\$ (1,168,461)	
103 <b>NET CHANGE IN FUND BALANCE</b>					
104 Fund Balance Beginning	2,267,916		2,307,918	40,002	
105 <b>FUND BALANCE - ENDING</b>	<b>\$ 2,267,916</b>	<b>\$ (219,731)</b>	<b>\$ 3,476,498</b>	<b>\$ (1,128,459)</b>	

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*

118			<u>304,051</u>	
			<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 May 31, 2026**

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>	<b>% of Budget</b>
<b>1 REVENUES</b>				
2 Special Assessments	\$ 1,700,275	\$ 1,593,338	\$ (106,937)	93.71%
3 Interest	-	6,872	6,872	
<b>4 TOTAL REVENUES</b>	<b>1,700,275</b>	<b>1,600,210</b>	<b>(100,065)</b>	<b>94.11%</b>
<b>5 EXPENDITURES</b>				
6 Interest Expense				
*November 1, 2025		83,606		
7 May 1, 2026	84,394	83,606	(788)	99.07%
8 November 1, 2026	70,875	-	(70,875)	
9 Prinicpal Payment				
May 1, 2026	1,545,000	1,545,000	-	100.00%
<b>10 TOTAL EXPENDITURES</b>	<b>1,700,269</b>	<b>1,712,213</b>	<b>(71,663)</b>	<b>100.70%</b>
<b>11 REVENUES OVER (UNDER) EXPENDITURES</b>	<b>6</b>	<b>(112,003)</b>	<b>(28,403)</b>	<b>-1792044%</b>
<b>12 OTHER FINANCING SOURCES/(USES)</b>				
13 Transfers In		-	-	
14 Transfers Out		-	-	
<b>15 TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>17 NET CHANGES IN FUND BALANCE</b>	<b>6</b>	<b>(112,003)</b>	<b>(112,009)</b>	
16 Fund Balance - Beginning	-	273,454	273,454	
<b>18 FUND BALANCE, ENDING</b>	<b>\$ 6</b>	<b>\$ 161,451</b>	<b>\$ 161,445</b>	

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

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>
<b>1 REVENUE</b>			
2 Interest	\$ -	\$ 10,478	10,478
<b>3 TOTAL REVENUE</b>	<b>-</b>	<b>10,478</b>	<b>10,478</b>
<b>4 EXPENDITURES</b>			
5 Construction in Progress	-	574,359	574,359
<b>6 TOTAL EXPENDITURES</b>	<b>-</b>	<b>574,359</b>	<b>574,359</b>
<b>7 REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-</b>	<b>(563,881)</b>	<b>(563,881)</b>
<b>8 OTHER FINANCING SOURCES/(USES)</b>			
9 Transfers In	-	-	-
10 Transfers Out	-	-	-
<b>11 TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>13 NET CHANGES IN FUND BALANCE</b>	<b>-</b>	<b>(563,881)</b>	<b>(563,881)</b>
12 Fund Balance - Beginning		691,068	
<b>14 FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 127,187</b>	<b>\$ (563,881)</b>

**FLEMING ISLAND PLANTATION**

Community Development District

*Balance Sheet - All Funds*

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

**General Fund**

► **Assets**

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

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

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

Total Accounts Receivable      \$      1,479

■ **Due From Other Funds \$0**

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

**General Fund**

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Total Prepaid Items      \$      -

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

Clay Electric Cooperative      7,632

Total Deposits      \$      7,632

► **Liabilities**

■ **Accounts Payable \$179,980** - Invoices that were posted but not paid until May.

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

**General Fund**

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Total Accrued Expenses      \$      -

■ **Due To DS2021 \$49,046** - Tax collections owed to the debt service.

**FLEMING ISLAND PLANTATION**

Community Development District

**Balance Sheet - All Funds****Notes to the Financial Statements****May 31, 2026****► Fund Balance**

- Per FY24 Assigned Fund Balance approved by BOS at 1/23/24 meeting. Reduced by monthly usage:

Operating Reserves - FY26	\$	582,439	- Assigned to cover 1st qtr expenditures.
Entry Features		166,636	
Parks		143,744	
Recreation Facilities		547,195	
Misc. Site Improvement		272,140	
Signage		221,332	
Total Assigned Fund Balances	\$	<u>1,933,486</u>	

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

**Financial Overview / Highlights**

- ▶ Total Non-Ad Valorem assessments are 93.71% collected as of 5/31/2026.
- ▶
- ▶ Other Miscellaneous Revenue -Kutak, Air-Max, Pool & Patio, and PrimeAE refunds for duplicate bills paid in FY25 and Polar Plunge Shirts
- ▶
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 66.56% of the annual budget. Significant variances are explained below.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<i><u>Administrative</u></i>				
ProfServ-Arbitrage	\$ 600	\$ 600	100%	Paid in Full
ProfServ-Dissemination	\$ 1,200	\$ 1,200	100%	Paid in Full
ProfServ-Engineering	\$ 30,000	\$ 34,346	114%	Monthly Engineering
ProfServ-Legal Services	\$ 45,000	\$ 26,960	60%	Monthly Legal, Two bills received in April from prior FY
ProfServ-Special Assessment	\$ 9,360	\$ 6,240	67%	Monthly Assessment Preparation
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	Paid in Full
Legal Advertising	\$ 3,200	\$ 768	24%	
Misc-Credit Card Fees	\$ 600	\$ 26	4%	
Office Supplies	\$ 300	\$ 215	72%	
Annual District Filing Fee	\$ 175	\$ 175	100%	Paid in Full
<i><u>Field</u></i>				
ProfServ-Field Management	\$ 831,769	\$ 525,985	63%	Monthly Amenity Management
Contracts - Lifeguard Services	\$ 276,000	\$ 30,929	11%	Only have bills for Oct. 2025, March & April 2026
R&M-Common Area	\$ 40,000	\$ 25,719	64%	Large Expenses include paver repair, washing, sealing and arbor work

**FLEMING ISLAND PLANTATION**  
Community Development District

**SOR - General Fund**

R&M-Electrical	\$ 33,000	\$ 8,283	25%	
R&M-Other Landscape	\$ 160,000	\$ 134,463	84%	Mulch installation, tree removals, irrigation work & enhancements
R&M-Irrigation	\$ 36,000	\$ 34,901	97%	Repairs and parts
Holiday Decoration	\$ 12,000	\$ 9,583	80%	Various Amazon Purchases
Op Supplies-General	\$ 15,000	\$ 8,680	58%	Various Amazon Purchases, Home Depot Card

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

Internet/Wi-Fi - Gazebo	\$ 1,600	\$ 1,094	68%	Monthly
Utility - Refuse Removal	\$ 5,500	\$ 5,108	93%	Monthly Trash, two months higher than other months
Utility - Water & Sewer	\$ 28,000	\$ 24,252	87%	Monthly Water for Pool, Pavilion, Tennis Courts, Info Center & Irrigation
R&M-Air Conditioning	\$ 3,500	\$ 1,878	54%	Routine maintenance and service call
R&M-Grounds	\$ 16,000	\$ 6,972	44%	Pressure washing, roof cleaning
R&M - Pest Control	\$ 1,000	\$ 1,791	179%	Quarterly Pest Control
R&M-Fire Suppression	\$ 700	\$ -	0%	
R&M-Tennis Courts	\$ 24,000	\$ 13,725	57%	Tennis supplies and irrigation work
Event Expenses	\$ 40,000	\$ 33,738	84%	Amazon Orders, Entertainment for Events
Lease - Copier	\$ 10,000	\$ 5,071	51%	Monthly fee - missing two bills
Misc - Amenity Center Equipment	\$ 5,000	\$ 4,396	88%	Exterior Railing(50%), Amazon Orders
Misc-Contingency	\$ 10,000	\$ 4,996	50%	Amazon Orders
Office Supplies	\$ 4,000	\$ 1,403	35%	Amazon Orders
Cleaning Supplies	\$ 1,000	\$ 543	54%	Amazon & Home Depot purchases
Op Supplies - General	\$ 7,000	\$ 1,238	18%	Amazon Orders
Op Supplies - Pool Chemicals	\$ 33,000	\$ 26,626	81%	Poolsure bill paid on annual basis
OP Supplies - Pool & Splash Pad	\$ 5,000	\$ 8,912	178%	Pool Repairs for \$5,000, various Amazon purchases
Subscriptions & Memberships	\$ 2,500	\$ 4,083	163%	Adobe, Canva, Sam's Club, Music License

**Community Center**

**FLEMING ISLAND PLANTATION**

Community Development District

**SOR - General Fund**

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Refuse Removal	\$ 4,400	\$ -	0%	
Rec Center Equipment	\$ 2,000	\$ 439	22%	Amazon Purchases
Contingency	\$ 8,500	\$ 6,254	74%	WhisperFlo Pump Install, Misc. Items
<b><u>Reserves</u></b>				
Reserve - CDD Amenity	\$ 325,000	\$ 411,756	127%	Road Work, Pool Pump, Painting Ramp Railings, Electrical Panel, Painting, Exterior Floor Recoating
Reserve - Splash Park	\$ 60,000	\$ 41,730	70%	Repair Work on Water Slide, Amazon, Walmart

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

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

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

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

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

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

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

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

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

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11/13/2025	111325ACH14	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 9/18/25 - 10/19/25		48.00	725,345.44
11/13/2025	111325ACH15	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 9/18/25- 10/19/25		48.00	725,297.44
11/13/2025	111325ACH16	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 9/18/25- 10/19/25		48.00	725,249.44
11/13/2025	111325ACH17	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 9/18/25 - 10/19/25		48.00	725,201.44
11/13/2025	111325ACH18	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 9/18/25 - 10/19/25		48.00	725,153.44
11/13/2025	111325ACH19	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 9/19/25 - 10/20/25		49.00	725,104.44
11/13/2025			Deposit	401,172.07		1,126,276.51
11/13/2025	111325ACH20	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 9/18/25- 10/19/25		50.00	1,126,226.51
11/13/2025	111325ACH21	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 9/18/25- 10/19/25		55.00	1,126,171.51
11/13/2025	111325ACH22	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 9/18/25 - 10/19/25		55.00	1,126,116.51
11/13/2025	111325ACH23	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 89/18/25 - 10/19/25		56.00	1,126,060.51
11/13/2025	111325ACH24	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 9/18/25 - 10/19/25		59.00	1,126,001.51
11/13/2025	111325ACH25	Clay Electric Cooperative, Inc.	2204 LINKS DR 9/18/25 - 10/19/25		75.00	1,125,926.51
11/13/2025	111325ACH26	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 9/18/25 - 10/19/25		272.00	1,125,654.51
11/13/2025	111325ACH27	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 9/18/25 - 10/19/25		281.00	1,125,373.51
11/13/2025	111325ACH28	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 9/18/25 - 10/19/25		284.00	1,125,089.51
11/13/2025	111325ACH29	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 9/18/25 - 10/19/25		1,568.00	1,123,521.51
11/13/2025	111325ACH30	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 9/18/25 - 10/19/25		2,067.00	1,121,454.51
11/13/2025	111325ACH31	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 9/19/25 - 10/20/25		3,160.00	1,118,294.51
11/13/2025	111325ACH32	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 9/18/25- 10/19/25		49.00	1,118,245.51
11/13/2025	111325ACH33	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 9/18/25 - 10/19/25		46.00	1,118,199.51
11/13/2025	111325ACH34	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 9/18/25 - 10/19/25		48.00	1,118,151.51
11/13/2025	111325ACH35	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 9/18/25- 10/19/25		49.00	1,118,102.51
11/13/2025	111325ACH36	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 9/18/25 - 10/19/25		630.00	1,117,472.51
11/13/2025	27		Refund for Spooktacular		25.00	1,117,447.51
11/17/2025	111725ACH1	GFL	Trash Service		607.97	1,116,839.54
11/17/2025	111725ACH2	GFL	Trash Service		394.69	1,116,444.85
11/19/2025	200138	Kutak Rock LLP	Invoice: 3655563 (Reference: Legal Services Sept 25. )		3,135.09	1,113,309.76
11/19/2025	200139	Tri-County Public Safety and Training	Invoice: B-1570 (Reference: Security 11/1/25 - 11/15/25. )		2,413.75	1,110,896.01
11/19/2025	200140	Pickett Electric, Inc.	Invoice: 573 (Reference: Light Replacement. )		880.00	1,110,016.01
11/19/2025	200141	Vak Pak	Invoice: SO25-01450 (Reference: Replace Pool Light. )		924.35	1,109,091.66
11/19/2025	200142	Vesta District Services	Invoice: 429437 (Reference: Billable Expenses - Oct 2025. )		49.95	1,109,041.71
11/21/2025	100259	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	1,108,866.71
11/21/2025	200143	Uline, Inc.	Invoice: 200062920 (Reference: Supplies. )		1,167.87	1,107,698.84
11/21/2025	200144	AquaSeal Resurfacing, LLC.	Invoice: 3354 (Reference: Splash Pad Combi-Joint Installation. )		5,256.00	1,102,442.84
11/21/2025			Deposit	57.05		1,102,499.89
11/22/2025			Deposit	16.02		1,102,515.91

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11/24/2025	112425BOS1	Michael Glickman	BOS Meeting 11/18/25		200.00	1,102,315.91
11/24/2025	112425BOS2	Michelle Szafranski	BOS Meeting 11/18/25		200.00	1,102,115.91
11/24/2025	112425BOS3	Mike Cella	BOS Meeting 11/18/25		200.00	1,101,915.91
11/24/2025	112425BOS4	Rick Nelson	BOS Meeting 11/18/25		200.00	1,101,715.91
11/24/2025	112425BOS5	Rodney Ashford	BOS Meeting 11/18/25		200.00	1,101,515.91
11/24/2025			Deposit	46.00		1,101,561.91
11/25/2025	200145	Dolphin Backflow Inc.	Invoice: 46144 (Reference: Reinsulate backflow preventer. )		2,175.00	1,099,386.91
11/25/2025	200147	Progressive Entertainment, Inc.	Invoice: 12810724 (Reference: Entertainment for Christmas Event. )		344.00	1,099,042.91
11/25/2025			Deposit	1,075,589.14		2,174,632.05
11/25/2025			Deposit	11.35		2,174,643.40
11/26/2025	112625ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		694.15	2,173,949.25
11/28/2025	112825ACH1	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.73	2,173,926.52
11/28/2025	112825ACH2	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	2,173,891.24
11/28/2025	112825ACH3	Clay County Utility Authority	2300 Town Center Blvd Info Center		112.62	2,173,778.62
11/28/2025	112825ACH4	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		353.42	2,173,425.20
11/28/2025	112825ACH5	Clay County Utility Authority	426 -2 Old Hard Road Restroom		357.56	2,173,067.64
11/28/2025	112825ACH6	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		697.58	2,172,370.06
11/28/2025	112825ACH7	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	2,172,318.73
11/28/2025	112825ACH8	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		108.11	2,172,210.62
11/28/2025	112825ACH9	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		164.24	2,172,046.38
11/28/2025	112825ACH10	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,171,717.91
11/28/2025	112825ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,171,389.44
11/28/2025	112825ACH12	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,171,060.97
11/28/2025	112825ACH14	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		26.93	2,171,034.04
11/28/2025	112825ACH15	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		55.47	2,170,978.57
11/28/2025	112825ACH16	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		71.51	2,170,907.06
11/28/2025	112825ACH17	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.60	2,170,794.46
11/28/2025	112825ACH18	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		121.91	2,170,672.55
11/28/2025	112825ACH19	Clay County Utility Authority	Spine Road Reclaimed Irrigation		346.21	2,170,326.34
11/28/2025	112825ACH21	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		539.13	2,169,787.21
11/28/2025	112825ACH22	Clay County Utility Authority	Spine Road Reclaimed Irrigation		672.88	2,169,114.33
11/28/2025	112825ACH23	Clay County Utility Authority	2300 Town Center Blvd Pool		733.56	2,168,380.77
11/28/2025	112825ACH24	Clay County Utility Authority	Spine Road Reclaimed Irrigation		855.16	2,167,525.61
11/28/2025	112825ACH25	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		1,029.04	2,166,496.57
11/28/2025	112825ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,542.18	2,164,954.39
11/28/2025	112825ACH27	Clay County Utility Authority	2300 Town Center Blvd Irrigation		1,645.27	2,163,309.12
11/28/2025	112825ACH20	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		420.34	2,162,888.78

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11/28/2025	112825ACH13	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		20.53	2,162,868.25
11/30/2025			Interest	3,852.38		2,166,720.63
<b>11/30/2025</b>	<b>End of Month</b>			<b>1,532,471.48</b>	<b>159,059.24</b>	<b>2,166,720.63</b>
12/01/2025			Deposit	57.36		2,166,777.99
12/02/2025	200148	Poolsure	Invoice: 131295633164 (Reference: Water Management. )		3,344.37	2,163,433.62
12/02/2025	200149	The Lake Doctors, Inc.	Invoice: 328845B (Reference: Water Management Dec 25. )		5,125.00	2,158,308.62
12/03/2025	200150	Ruppert Landscape LLC	Invoice: 780434 (Reference: Landscape Management Nov 25. )		49,935.59	2,108,373.03
12/03/2025	200151	Vesta Property Services, Inc.	Invoice: 429584 (Reference: Replacing 280 feet of railing. )		2,138.75	2,106,234.28
12/03/2025	100260	Tropical Pressure & Painting, Inc.			5,400.00	2,100,834.28
12/03/2025			Deposit	43.39		2,100,877.67
12/04/2025	200152	City Wide Facility Solutions	Invoice: 32013034081 (Reference: Janitorial Service Dec 25. )		2,660.85	2,098,216.82
12/04/2025	200153	Xerox Financial Services	Invoice: 41256043 (Reference: Copier Lease 11/15/25 - 12/14/25. )		1,073.26	2,097,143.56
12/04/2025	200154	Tri-County Public Safety and Training	Invoice: B-1597 (Reference: Security 11/16/25 - 11/30/25. )		2,490.00	2,094,653.56
12/04/2025	200155	Ruppert Landscape LLC	Invoice: 783031 (Reference: Irrigation Repairs. ) Invoice: 783033 (Reference: Irrigation Repai...		5,563.00	2,089,090.56
12/04/2025	120425ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		130.80	2,088,959.76
12/04/2025			Deposit	32.11		2,088,991.87
12/05/2025			Deposit	20.76		2,089,012.63
12/08/2025	200156	Osteen Media Group	Invoice: 2025-307155 (Reference: Legal Advertising. )		72.90	2,088,939.73
12/08/2025	200157	Neon Entertainment	Invoice: 127753 (Reference: Stuffa Squishie. )		1,400.00	2,087,539.73
12/08/2025	200158	The Lake Doctors, Inc.	Invoice: 2108025 (Reference: Debris Removal. )		900.00	2,086,639.73
12/08/2025	200159	Vesta Property Services, Inc.	Invoice: 429806 (Reference: Amenity Management Nov 25. )		58,579.60	2,028,060.13
12/08/2025	200160	Unicorn Web Development	Invoice: 3191 (Reference: Website Services. )		200.00	2,027,860.13
12/08/2025	120825ACH1	Comcast Business	1510 Calming Water Drive		542.43	2,027,317.70
12/08/2025			Deposit	2,523,065.24		4,550,382.94
12/08/2025			Deposit	55.72		4,550,438.66
12/09/2025			Deposit	57.36		4,550,496.02
12/10/2025	200161	Kutak Rock LLP	Invoice: 3669589 (Reference: General Counsel Oct 25. )		4,995.50	4,545,500.52
12/10/2025	200162	Vesta Property Services, Inc.	Invoice: 429955 (Reference: Billable Expenses - Nov 25. )		760.97	4,544,739.55
12/10/2025			Deposit	150.58		4,544,890.13
12/11/2025	200163	Vesta Property Services, Inc.	Invoice: 429957 (Reference: Billable mileage Nov.. )		85.80	4,544,804.33
12/11/2025			Deposit	53.47		4,544,857.80
12/12/2025	121225ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 10/19/25 - 11/18/25		43.00	4,544,814.80
12/12/2025	121225ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 10/19/25 - 11/18/25		76.00	4,544,738.80
12/12/2025	121225ACH3	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	4,544,511.90
12/12/2025	121225ACH4	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 10/19/25 - 11/18/25		276.00	4,544,235.90
12/12/2025			Deposit	471.44		4,544,707.34
12/13/2025			Deposit	34.05		4,544,741.39

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

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

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12/29/2025	122925ACH17	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	4,782,810.20
12/29/2025	122925ACH18	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		184.94	4,782,625.26
12/29/2025	122925ACH19	Clay County Utility Authority	426 -2 Old Hard Road Restroom		357.56	4,782,267.70
12/29/2025	122925ACH20	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	4,781,939.23
12/29/2025	122925ACH21	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		126.30	4,781,812.93
12/29/2025	122925ACH22	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		602.05	4,781,210.88
12/29/2025	122925ACH23	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		114.76	4,781,096.12
12/29/2025	122925ACH24	Clay County Utility Authority	2300 Town Center Blvd Irrigation		1,465.87	4,779,630.25
12/29/2025	122925ACH25	Clay County Utility Authority	2300 Town Center Blvd Info Center		112.61	4,779,517.64
12/29/2025	122925ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,343.01	4,778,174.63
12/29/2025	122925ACH27	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		51.41	4,778,123.22
12/29/2025	122925ACH28	Clay County Utility Authority	2300 Town Center Blvd Pool		963.57	4,777,159.65
12/29/2025	122925ACH29	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		20.53	4,777,139.12
12/29/2025	122925ACH3	Clay County Utility Authority	Spine Road Reclaimed Irrigation		333.85	4,776,805.27
12/29/2025			Deposit	9.34		4,776,814.61
12/31/2025			Deposit	48.25		4,776,862.86
12/31/2025			Interest	13,506.26		4,790,369.12
<b>12/31/2025</b>	<b>End of Month</b>			<b>3,039,681.92</b>	<b>416,033.43</b>	<b>4,790,369.12</b>
01/02/2026			Deposit	357.02		4,790,726.14
01/03/2026			Deposit	105.00		4,790,831.14
01/04/2026			Deposit	14.26		4,790,845.40
01/05/2026	010526ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	4,790,706.60
01/05/2026			Deposit	67.36		4,790,773.96
01/06/2026			Deposit	20.09		4,790,794.05
01/07/2026	200174	The Lake Doctors, Inc.	Invoice: 336533B (Reference: Water Management Jan 26. )		5,125.00	4,785,669.05
01/07/2026	200175	Ruppert Landscape LLC	Invoice: 792386 (Reference: Mainline Repair. ) Invoice: 792388 (Reference: Irrigation Repairs ...		25,818.99	4,759,850.06
01/07/2026	010726ACH1	Comcast Business	1510 Calming Water Drive		542.43	4,759,307.63
01/07/2026			Deposit	57.44		4,759,365.07
01/07/2026			Deposit	0.78		4,759,365.85
01/08/2026	200176	Tri-County Public Safety and Training	Invoice: B-1643 (Reference: Safety Service 12/16/25 - 12/31/25. )		2,871.25	4,756,494.60
01/08/2026	200177	City Wide Facility Solutions	Invoice: 32013034725 (Reference: Janitorial Service & Supplies Jan 26. )		2,660.85	4,753,833.75
01/08/2026	200178	Vesta District Services	Invoice: 430304 (Reference: Management Fees Jan 26. )		5,974.92	4,747,858.83
01/08/2026	200179	Baker Pools Inc.	Invoice: 1025 (Reference: Paver Repair. )		4,200.00	4,743,658.83
01/08/2026	200180	Vesta Property Services, Inc.	Invoice: 430398 (Reference: Amenity Management Dec 25. ) Invoice: 430392 (Reference: Billable ...		66,007.42	4,677,651.41
01/08/2026	200181	HomeTeam Pest Defense	Invoice: 113413690 (Reference: Pest Control. ) Invoice: 113414238 (Reference: Pest Control. )		354.00	4,677,297.41
01/08/2026	200182	Kutak Rock LLP	Invoice: 3686201 (Reference: General Counsel Nov 25. )		3,041.00	4,674,256.41
01/08/2026	200183	Ruppert Landscape LLC	Invoice: 791418 (Reference: Landscape Maintenance Dec 25. )		49,935.59	4,624,320.82

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

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

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Date	Number	Name	Memo	Deposits	Payments	Balance
01/28/2026			Deposit	28.83		4,699,824.48
01/29/2026	200199	The Lake Doctors, Inc.	Invoice: 2135387 (Reference: Pond Stocking. )		3,200.00	4,696,624.48
01/29/2026	200200	Vak Pak	Invoice: SO26-00062 (Reference: Installation of WhisperFlo Pump. )		2,599.40	4,694,025.08
01/29/2026			Deposit	14.83		4,694,039.91
01/30/2026	200201	Lisa M. Dardis	Invoice: 126 (Reference: Musical Service for March 7, 2026. )		900.00	4,693,139.91
01/30/2026			Deposit	496.59		4,693,636.50
01/31/2026			Deposit	101.41		4,693,737.91
01/31/2026			Interest	14,327.57		4,708,065.48
<b>01/31/2026</b>	<b>End of Month</b>			<b>118,474.87</b>	<b>200,778.51</b>	<b>4,708,065.48</b>
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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Date	Number	Name	Memo	Deposits	Payments	Balance
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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Date	Number	Name	Memo	Deposits	Payments	Balance
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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Date	Number	Name	Memo	Deposits	Payments	Balance
02/20/2026	200223	HomeTeam Pest Defense	Invoice: 115944266 (Reference: Pest Control. )		234.50	4,638,281.44
02/20/2026	200224	Tri-County Public Safety and Training	Invoice: B-1706 (Reference: Safety Service 2/1/26 - 2/15/26. ) Invoice: B-1613 (Reference: Sec...		4,675.00	4,633,606.44
02/20/2026	200225	Broadcast Music, Inc.	Invoice: 500000172768 (Reference: Music License Fee. )		459.00	4,633,147.44
02/20/2026	200226	Investment Painting of North FL	Invoice: D-4791 (Reference: Commercial Painting Bathrooms. ) Invoice: D-4793 (Reference: Paint...		1,700.00	4,631,447.44
02/20/2026	EFT0222026	Florida Department of Revenue	January 2026 Sales Tax		196.42	4,631,251.02
02/24/2026	100261	Florida Backyard by Ebel Inc.	Outdoor Dining chairs and tables		5,149.60	4,626,101.42
02/25/2026	200227	C Buss Enterprises, Inc.	Invoice: 5394 (Reference: Installation of Pool Pump. )		18,803.41	4,607,298.01
02/25/2026	200228	HomeTeam Pest Defense	Invoice: 115944812 (Reference: Pest Control. ) Invoice: 116325959 (Reference: Pest Control. )...		397.63	4,606,900.38
02/25/2026	022526ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		725.78	4,606,174.60
02/26/2026	022626BOS1	Michael Glickman	BOS Meeting 02/24/25		200.00	4,605,974.60
02/26/2026	022626BOS2	Michelle Szafranski	BOS Meeting 02/24/25		200.00	4,605,774.60
02/26/2026	022626BOS3	Mike Cella	BOS Meeting 02/24/25		200.00	4,605,574.60
02/26/2026	022626BOS4	Rick Nelson	BOS Meeting 02/24/25		200.00	4,605,374.60
02/26/2026	022626BOS5	Rodney Ashford	BOS Meeting 02/24/25		200.00	4,605,174.60
02/26/2026	022626CC1	Valley Bank Credit Card	Various Purchases		7,635.55	4,597,539.04
02/26/2026			Deposit	23.97		4,597,563.01
02/27/2026			Deposit	492.00		4,598,055.01
02/28/2026			Deposit	57.75		4,598,112.76
02/28/2026			Interest	12,619.58		4,610,732.34
<b>02/28/2026</b>	<b>End of Month</b>			<b>70,423.90</b>	<b>167,757.04</b>	<b>4,610,732.34</b>
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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Date	Number	Name	Memo	Deposits	Payments	Balance
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
<b>03/31/2026</b>		<b>End of Month</b>		<b>61,533.03</b>	<b>64,393.58</b>	<b>4,607,871.79</b>
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

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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

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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

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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	200270	Jax AA Fencing, LLC	Invoice: 1835 (Reference: Deposit. )		1,699.75	2,911,922.49
04/22/2026	200271	HomeTeam Pest Defense	Invoice: 118362581 (Reference: Pest Control. )		234.50	2,911,687.99
04/22/2026	200272	Ruppert Landscape LLC	Invoice: 817630 (Reference: Irrigation Repairs. ) Invoice: 818793 (Reference: Landscape Manage...		176,332.62	2,735,355.37
04/22/2026	200273	Ruppert Landscape LLC	Invoice: 817622 (Reference: Replace grass on Fenceline. ) Invoice: 820392 (Reference: Irrigati...		5,250.00	2,730,105.37
04/23/2026			Deposit	124.82		2,730,230.19
04/24/2026			Deposit	95.60		2,730,325.79
04/25/2026			Deposit	56.39		2,730,382.18
04/26/2026			Deposit	66.47		2,730,448.65
04/27/2026	200274	The Lake Doctors, Inc.	Invoice: 2139009 (Reference: Quarterly Fountain Cleaing. )		200.00	2,730,248.65
04/27/2026	200275	Prime AE	Invoice: 22012024 (Reference: Engineering Services Mar 26. )		1,814.14	2,728,434.51
04/27/2026	042726ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		725.52	2,727,708.99
04/27/2026			Deposit	77.08		2,727,786.07
04/28/2026	042826ACH1	Valley Bank Credit Card	Various Purchases		9,629.48	2,718,156.59
04/29/2026	042926BOS1	Michael Glickman	BOS Meeting 4/28/26		200.00	2,717,956.59
04/29/2026	042926BOS2	Michelle Szafranski	BOS Meeting 4/28/26		200.00	2,717,756.59

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Date	Number	Name	Memo	Deposits	Payments	Balance
04/29/2026	042926BOS3	Mike Cella	BOS Meeting 4/28/26		200.00	2,717,556.59
04/29/2026	042926BOS4	Rick Nelson	BOS Meeting 4/28/26		200.00	2,717,356.59
04/29/2026	042926BOS5	Rodney Ashford	BOS Meeting 4/28/26		200.00	2,717,156.59
04/29/2026			Deposit	4.67		2,717,161.26
04/30/2026			Interest	10,813.17		2,727,974.43
<b>04/30/2026</b>	<b>End of Month</b>			<b>139,939.03</b>	<b>2,019,836.39</b>	<b>2,727,974.43</b>
05/01/2026	200276	Xerox Financial Services	Invoice: 41953401 (Reference: Copier Lease 4/15/26 - 5/14/26. )		1,622.72	2,726,351.71
05/01/2026	200277	Ruppert Landscape LLC	Invoice: 826997 (Reference: Plant Replacement. ) Invoice: 826998 (Reference: Plant Replacement...		57,299.59	2,669,052.12
05/04/2026	200278	Integrated Access Solutions, LLC	Invoice: 5854 (Reference: PDK Licensing. )		53.00	2,668,999.12
05/04/2026	200279	City Wide Facility Solutions	Invoice: 32013037742 (Reference: Janitorial Services and supplies May 26. )		2,660.85	2,666,338.27
05/04/2026	200280	Pickett Electric, Inc.	Invoice: 746 (Reference: Installation of 120 volt receptacle. )		420.00	2,665,918.27
05/04/2026	200281	All Pro Asphalt	Invoice: 14-2-9559 (Reference: Asphalt Sealcoating & Striping. )		9,400.00	2,656,518.27
05/04/2026	200282	Investment Painting of North FL	Invoice: 4788 (Reference: Roof Cleaning. )		1,927.20	2,654,591.07
05/04/2026	200283	Jeremiah's Italian Ice	Invoice: 209 (Reference: Ice Cream for special event. )		375.00	2,654,216.07
05/04/2026	200284	The Lake Doctors, Inc.	Invoice: 369264B (Reference: Water Management May 26. )		5,125.00	2,649,091.07
05/04/2026	050426ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	2,648,952.27
05/06/2026	200285	Elite Amenities NE FL, LLC	Invoice: 2034 (Reference: Amenity Pool 4/16/26 - 4/30/26. )		3,816.74	2,645,135.53
05/06/2026	200286	Vesta Property Services, Inc.	Invoice: 432333 (Reference: Amenity Management Apr 26. )		71,918.29	2,573,217.24
05/06/2026	200287	Precision Sidewalk Safety Corp	Invoice: b-2972 (Reference: Sidewalk Repairs. )		25,710.00	2,547,507.24
05/06/2026	200288	HomeTeam Pest Defense	Invoice: 118363114 (Reference: Pest Control. ) Invoice: 118356622 (Reference: Pest Control. )...		397.63	2,547,109.61
05/06/2026	200289	Tri-County Public Safety and Training	Invoice: B-1840 (Reference: Guard Services 4/16/26 - 4/30/26. )		2,515.00	2,544,594.61
05/06/2026	050626ACH2	Comcast Business	1510 Calming Water Drive		556.18	2,544,038.43
05/06/2026	050626ACH1	Poly Shield Coatings	Exterior Flooring Recoating		11,496.00	2,532,542.43
05/06/2026			Deposit	769.14		2,533,311.57
05/07/2026			Deposit	13.37		2,533,324.94
05/07/2026	200290	Ruppert Landscape LLC	Invoice: 827001 (Reference: Sod Installation. ) Invoice: 828657 (Reference: City work at Cul d...		13,296.00	2,520,028.94
05/07/2026	200291	Clay County Board of County Commissioners	Invoice: CI-10012245 (Reference: 60% of Stormpipe & Right-of-way. )		84,321.09	2,435,707.85
05/07/2026	050726ACH2	Clay County Utility Authority	Spine Road Reclaimed Irrigation		250.32	2,435,457.53
05/07/2026	050726ACH3	Clay County Utility Authority	Spine Road Reclaimed Irrigation		250.32	2,435,207.21
05/07/2026	050726ACH4	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		315.64	2,434,891.57
05/07/2026	050726ACH6	Clay County Utility Authority	River Park Garden Area Irrigation		7.03	2,434,884.54
05/07/2026	050726ACH7	Clay County Utility Authority	Village Square Parkway Fountain		11.37	2,434,873.17
05/07/2026	050726ACH8	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		18.04	2,434,855.13
05/07/2026	050726ACH9	Clay County Utility Authority	2300 Town Center Blvd Info Center		34.60	2,434,820.53
05/07/2026	050726ACH11	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		40.98	2,434,779.55
05/07/2026	050726ACH12	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		83.42	2,434,696.13
05/07/2026	050726ACH13	Clay County Utility Authority	426 -2 Old Hard Road Restroom		110.67	2,434,585.46

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05/07/2026	050726ACH14	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		164.24	2,434,421.22
05/07/2026	050726ACH15	Clay County Utility Authority	Spine Road Reclaimed Irrigation		250.32	2,434,170.90
05/07/2026	050726ACH17	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		421.93	2,433,748.97
05/07/2026	050726ACH18	Clay County Utility Authority	Spine Road Reclaimed Irrigation		476.64	2,433,272.33
05/07/2026	050726ACH19	Clay County Utility Authority	2300 Town Center Blvd Pool		1,033.79	2,432,238.54
05/07/2026	050726ACH21	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		1,518.08	2,430,720.46
05/07/2026	050726ACH22	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,702.07	2,429,018.39
05/07/2026	050726ACH23	Clay County Utility Authority	2300 Town Center Blvd Irrigation		2,356.39	2,426,662.00
05/07/2026	050726ACH24	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		2,739.27	2,423,922.73
05/07/2026	050726ACH25	Clay County Utility Authority	Spine Road Reclaimed Irrigation		39.13	2,423,883.60
05/07/2026	050726ACH27	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		82.45	2,423,801.15
05/07/2026	050726ACH28	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		125.17	2,423,675.98
05/07/2026	050726ACH29	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,423,347.51
05/07/2026	050726ACH1	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		68.01	2,423,279.50
05/07/2026	050726ACH5	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,176.22	2,422,103.28
05/07/2026	050726ACH10	Clay County Utility Authority	2300 Town Center Blvd Pavilion		34.60	2,422,068.68
05/07/2026	050726ACH16	Clay County Utility Authority	Spine Road Reclaimed Irrigation		250.32	2,421,818.36
05/07/2026	050726ACH20	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		1,083.62	2,420,734.74
05/07/2026	050726ACH26	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		19.04	2,420,715.70
05/07/2026			Deposit	140.88		2,420,856.58
05/09/2026			Deposit	14.17		2,420,870.75
05/11/2026	051126ACH1	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	2,420,643.85
05/11/2026			Deposit	25,482.42		2,446,126.27
05/11/2026			Deposit	4.72		2,446,130.99
05/12/2026	051226ACH1	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 3/17/26 - 4/16/26		175.00	2,445,955.99
05/12/2026	051226ACH2	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 3/17/26 - 4/16/26		43.00	2,445,912.99
05/12/2026	051226ACH3	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 3/17/26 - 4/16/26		83.00	2,445,829.99
05/12/2026	200292	Osteen Media Group	Invoice: 2026-315533 (Reference: Legal Advertising. )		71.55	2,445,758.44
05/12/2026	200293	NicNevol Engineering Services, Inc.	Invoice: 01259501-01 (Reference: Engineering Services Dec 1, 2025 - Mar 7, 2026. )		13,271.58	2,432,486.86
05/12/2026			Deposit	267.64		2,432,754.50
05/13/2026			Deposit	602.50		2,433,357.00
05/13/2026	051326ACH1	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 3/18/26 - 4/17/26		43.00	2,433,314.00
05/13/2026	051326ACH2	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 3/18/26 - 4/17/26		243.00	2,433,071.00
05/13/2026	051326ACH3	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 3/18/26 - 4/17/26		250.00	2,432,821.00
05/13/2026	051326ACH4	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 3/18/26 - 4/17/26		43.00	2,432,778.00
05/13/2026	051326ACH5	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 3/18/26 - 4/17/26		43.00	2,432,735.00
05/13/2026	051326ACH6	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 3/18/26 - 4/17/26		43.00	2,432,692.00

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05/13/2026	051326ACH7	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 3/18/26 - 4/17/26		43.00	2,432,649.00
05/13/2026	051326ACH8	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 3/19/26 - 4/18/26		47.00	2,432,602.00
05/13/2026	051326ACH9	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 3/18/26 - 4/17/26		47.00	2,432,555.00
05/13/2026	051326ACH10	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 3/19/26 - 4/18/26		48.00	2,432,507.00
05/13/2026	051326ACH11	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 3/19/26 - 4/18/26		50.00	2,432,457.00
05/13/2026	051326ACH12	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 3/18/26 - 4/17/26		55.00	2,432,402.00
05/13/2026	051326ACH13	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 3/18/26 - 4/17/26		56.00	2,432,346.00
05/13/2026	051326ACH14	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 3/18/26 - 4/17/26		243.00	2,432,103.00
05/13/2026	051326ACH15	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 3/18/26 - 4/17/26		1,881.00	2,430,222.00
05/13/2026	051326ACH16	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 3/18/25 - 4/17/25		43.00	2,430,179.00
05/13/2026	051326ACH17	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 3/18/26 - 4/17/26		48.00	2,430,131.00
05/13/2026	051326ACH18	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 3/18/26 - 4/17/26		49.00	2,430,082.00
05/13/2026	051326ACH19	Clay Electric Cooperative, Inc.	2204 LINKS DR 3/18/26 - 4/17/26		75.00	2,430,007.00
05/13/2026	051326ACH20	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 3/18/26 - 4/17/26		46.00	2,429,961.00
05/13/2026	051326ACH21	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 3/18/26 - 4/17/26		47.00	2,429,914.00
05/13/2026	051326ACH22	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 3/18/26 - 4/17/26		53.00	2,429,861.00
05/13/2026	051326ACH23	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 3/18/26 - 4/17/26		46.00	2,429,815.00
05/13/2026	051326ACH24	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 3/18/26 - 4/17/26		49.00	2,429,766.00
05/13/2026	051326ACH25	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 3/18/26 - 4/17/26		1,432.00	2,428,334.00
05/13/2026			Deposit	45.69		2,428,379.69
05/14/2026	200294	Tropical Pressure & Painting, Inc.	Invoice: 008-2026 (Reference: Pressure washing & Painting. ) Invoice: 009-2026 (Reference: Pre...		1,500.00	2,426,879.69
05/14/2026	200295	Wesco Turf, Inc.	Invoice: 41348401 (Reference: Parts. ) Invoice: 41348145 (Reference: Parts. )		948.08	2,425,931.61
05/14/2026	200296	Ruppert Landscape LLC	Invoice: 828645 (Reference: Irrigation Repairs. )		620.00	2,425,311.61
05/14/2026	200297	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 175505 (Reference: Tennis Court Supplies. )		2,114.25	2,423,197.36
05/14/2026	200298	City Wide Facility Solutions	Invoice: 42013028913 (Reference: Detail restroom cleaning May 26. )		75.00	2,423,122.36
05/14/2026	200299	Cintas	Invoice: 0F61689851 (Reference: Fire Protection inspection. )		941.60	2,422,180.76
05/14/2026	200300	Vesta District Services	Invoice: 432468 (Reference: Management Fees May 26. )		5,974.92	2,416,205.84
05/14/2026	200301	Investment Painting of North FL	Invoice: 4792 (Reference: strip, prime and paint 14 doors. ) Invoice: 4793 (Reference: Paintin...		6,136.00	2,410,069.84
05/14/2026	051426ACH1	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 3/18/26 - 4/17/26		47.00	2,410,022.84
05/14/2026	051426ACH2	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 3/19/26 - 4/18/26		102.00	2,409,920.84
05/14/2026	051426ACH3	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 3/19/26 - 4/18/26		804.00	2,409,116.84
05/14/2026	051426ACH4	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 3/19/26 - 4/18/26		3,183.00	2,405,933.84
05/14/2026	051426ACH5	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 3/18/26 - 4/17/26		48.00	2,405,885.84
05/14/2026	051426ACH6	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 3/18/26 - 4/17/26		50.00	2,405,835.84
05/15/2026	051526ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 3/22/26 - 4/21/26		632.00	2,405,203.84
05/15/2026	051526ACH2	GFL	Trash Service		414.77	2,404,789.07
05/15/2026	051526ACH3	GFL	Trash Service		300.60	2,404,488.47

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

Date	Number	Name	Memo	Deposits	Payments	Balance
05/15/2026			Deposit	17,267.44		2,421,755.91
05/15/2026			Deposit	92.14		2,421,848.05
05/16/2026			Deposit	19.33		2,421,867.38
05/18/2026	200302	Vallencourt, Inc.	Invoice: 2 (Reference: Pond Berm Repair. )		33,203.55	2,388,663.83
05/18/2026			Deposit	4.72		2,388,668.55
05/20/2026	200303	Vallencourt, Inc.	Invoice: 1 (Reference: Pond Berm Repair. )		56,213.50	2,332,455.05
05/20/2026	EFT052026	Florida Department of Revenue	April 2026 Sales Tax		278.39	2,332,176.66
05/21/2026	200304	Elite Amenities NE FL, LLC	Invoice: 2041 (Reference: Amenity Pool 5/1/26 - 5/15/26. )		4,167.77	2,328,008.89
05/21/2026	200305	Prime AE	Invoice: 22012298 (Reference: Engineering Services Apr 26. )		1,097.53	2,326,911.36
05/21/2026	200306	Vesta District Services	Invoice: 432424 (Reference: Billable Expenses - Apr 2026. )		57.96	2,326,853.40
05/21/2026			Deposit	124.97		2,326,978.37
05/22/2026	100266	Tropical Pressure & Painting, Inc.	Reference: Pressure washing.		2,800.00	2,324,178.37
05/22/2026	200307	Osteen Media Group	Invoice: 2026-315798 (Reference: Legal Advertising. )		58.05	2,324,120.32
05/22/2026	200308	Pickett Electric, Inc.	Invoice: 762 (Reference: Lightbulb replacement. )		1,556.00	2,322,564.32
05/22/2026	200309	Tri-County Public Safety and Training	Invoice: B-1875 (Reference: Guard Services 7/1/26 - 7/15/26. )		2,362.50	2,320,201.82
05/22/2026			Deposit	14.17		2,320,215.99
05/23/2026			Deposit	68.03		2,320,284.02
05/24/2026			Deposit	126.02		2,320,410.04
05/25/2026			Deposit	125.87		2,320,535.91
05/26/2026	200310	Prime AE	Invoice: 22012189 (Reference: Engineering Services April 26. )		1,770.24	2,318,765.67
05/26/2026	052626CC1	Valley Bank Credit Card	Various Purchases		9,529.86	2,309,235.81
05/26/2026	052626ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		725.52	2,308,510.29
05/26/2026			Deposit	116.37		2,308,626.66
05/27/2026	052726ACH1	FL Department of Health			1,375.35	2,307,251.31
05/27/2026			Deposit	9.50		2,307,260.81
05/28/2026			Deposit	43.09		2,307,303.90
05/29/2026	052926BOS1	Michael Glickman	BOS Meeting 05/19/26		200.00	2,307,103.90
05/29/2026	052926BOS2	Michelle Szafranski	BOS Meeting 05/19/26		200.00	2,306,903.90
05/29/2026	052926BOS3	Mike Cella	BOS Meeting 05/19/26		200.00	2,306,703.90
05/29/2026	052926BOS4	Rick Nelson	BOS Meeting 05/19/26		200.00	2,306,503.90
05/29/2026	052926BOS5	Rodney Ashford	BOS Meeting 05/19/26		200.00	2,306,303.90
05/29/2026	200311	Air-Max Heating & Cooling, Inc.	Invoice: 48244263 (Reference: Service Call. )		108.00	2,306,195.90
05/29/2026	200312	Xerox Financial Services	Invoice: 42102443 (Reference: Copier Lease 5/15/26 - 6/14/26. )		823.11	2,305,372.79
05/29/2026	200313	Tree Tech Tree Service Inc.	Invoice: 14637 (Reference: Remove Dead Pines & Wax Myrtle. )		800.00	2,304,572.79
05/29/2026			Deposit	96.53		2,304,669.32
05/30/2026			Deposit	19.12		2,304,688.44
05/31/2026			Deposit	100.15		2,304,788.59

Fleming Island Plantation CDD  
Check Register  
May 31, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
05/31/2026			Interest	7,706.84		2,312,495.43
05/31/2026		End of Month		53,274.82	468,753.82	2,312,495.43



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

**GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Hancock Bank	Checking Account - 3330	n/a	0.00%	\$ 11,584
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	3.56%	2,312,495
				<b>Subtotal</b>	<b>\$ 2,324,080</b>
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	3.40%	\$ 1,372,333
				<b>Total GF</b>	<b>\$ 3,696,412</b>

**DEBT SERVICE FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Interest Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.25%	\$ 8
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.25%	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	3.25%	91,048
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.25%	140
				<b>Total DS</b>	<b>\$ 112,405</b>

**CONSTRUCTION FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2021 Construction Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.25%	\$ 127,187
				<b>Total CP</b>	<b>\$ 127,187</b>
				<b>Total All Funds</b>	<b>\$ 3,936,005</b>

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

Balance per Bank Statement	\$	2,332,210.78
Plus: Deposits		215.80
Less: Outstanding Checks		19,931.15
<b>Adjusted Bank Balance</b>	<b>\$</b>	<b><u>2,312,495.43</u></b>
Beginning Cash Balance Per Books	\$	2,727,974.43
Cash Receipts		53,274.82
Cash Disbursements		468,753.82
<b>Balance per Books</b>	<b>\$</b>	<b><u>2,312,495.43</u></b>

# EXHIBIT 18

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Fleming Island Plantation Community Development District  
Clay County, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Fleming Island Plantation Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 16, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 16, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Fleming Island Plantation Community Development District, Clay County, Florida ("District") provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position of \$339,048.
- The change in the District's total net position in comparison with the prior fiscal year was \$260,155, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$3,272,441, a decrease of (\$269,545) in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for deposits, restricted for debt service and capital projects, assigned to operating reserves and future repair and maintenance, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: **1)** government-wide financial statements, **2)** fund financial statements, and **3)** notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **1) Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations, and recreation functions.

#### **2) Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### 2) Fund Financial Statements (Continued)

#### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### 3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

#### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 3,527,847	\$ 3,866,290
Capital assets, net of depreciation	6,133,170	7,037,491
Total assets	9,661,017	10,903,781
Deferred outflows of resources	558,109	655,171
Current liabilities	325,078	405,059
Long-term liabilities	9,555,000	11,075,000
Total liabilities	9,880,078	11,480,059
Net position		
Net investment in capital assets	(2,172,653)	(2,374,168)
Restricted	203,783	185,146
Unrestricted	2,307,918	2,267,915
Total net position	\$ 339,048	\$ 78,893

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues:		
Charges for services	\$ 4,981,338	\$ 4,890,798
Operating grants and contributions	25,395	35,445
Capital grants and contributions	36,623	55,293
General revenues	160,338	169,618
Total revenues	<u>5,203,694</u>	<u>5,151,154</u>
Expenses:		
General government	363,162	372,286
Maintenance and operations	2,885,228	2,527,933
Community and recreational	1,415,401	1,441,641
Interest	279,748	306,252
Total expenses	<u>4,943,539</u>	<u>4,648,112</u>
Change in net position	260,155	503,042
Net position - beginning	78,893	(424,149)
Net position - ending	<u>\$ 339,048</u>	<u>\$ 78,893</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$4,943,539. The costs of the District's activities were primarily funded by program revenues. As in the prior fiscal year, program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenues includes interest revenue and miscellaneous income. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was the result of an increase in maintenance and operations costs.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$89,184. The over-expenditure was funded by available fund balance.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$35,753,984 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$29,620,814 has been taken, which resulted in a net book value of \$6,133,170. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$9,555,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates expending funds for the Series 2021 project. No significant changes are anticipated to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the District's Finance Department at 250 International Pkwy., Ste. 208 Lake Mary, Florida 32746.

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 2,551,448
Accounts receivable	1,479
Deposits	10,397
Restricted assets:	
Cash	21,193
Investments	943,330
Capital assets:	
Nondepreciable	4,394,408
Depreciable, net	1,738,762
Total assets	9,661,017
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	558,109
Total deferred outflows of resources	558,109
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	255,406
Accrued interest payable	69,672
Non-current liabilities:	
Due within one year	1,545,000
Due in more than one year	8,010,000
Total liabilities	9,880,078
 <b>NET POSITION</b>	
Net investment in capital assets	(2,172,653)
Restricted for debt service	203,783
Unrestricted	2,307,918
Total net position	\$ 339,048

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 363,162	\$ 363,162	\$ -	\$ -	\$ -
Maintenance and operations	2,885,228	2,844,490	-	36,623	(4,115)
Community and recreational	1,415,401	43,147	-	-	(1,372,254)
Interest on long-term debt	279,748	1,730,539	25,395	-	1,476,186
Total governmental activities	4,943,539	4,981,338	25,395	36,623	99,817
		General revenues:			
		Investment earnings			160,338
		Total general revenues			160,338
		Change in net position			260,155
		Net position - beginning			78,893
		Net position - ending			\$ 339,048

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 2,551,448	\$ 21,193	\$ -	\$ 2,572,641
Investments	-	252,262	691,068	943,330
Accounts receivable	1,479	-	-	1,479
Deposits	10,397	-	-	10,397
Total assets	<u>\$ 2,563,324</u>	<u>\$ 273,455</u>	<u>\$ 691,068</u>	<u>\$ 3,527,847</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 255,406	\$ -	\$ -	\$ 255,406
Total liabilities	<u>255,406</u>	<u>-</u>	<u>-</u>	<u>255,406</u>
Fund balances:				
Nonspendable:				
Deposits	10,397	-	-	10,397
Restricted for:				
Debt service	-	273,455	-	273,455
Capital projects	-	-	691,068	691,068
Assigned to:				
Operating reserves	582,439	-	-	582,439
Future repair and maintenance	1,351,047	-	-	1,351,047
Unassigned	364,035	-	-	364,035
Total fund balances	<u>2,307,918</u>	<u>273,455</u>	<u>691,068</u>	<u>3,272,441</u>
Total liabilities and fund balances	<u>\$ 2,563,324</u>	<u>\$ 273,455</u>	<u>\$ 691,068</u>	<u>\$ 3,527,847</u>

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 3,272,441

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	35,753,984	
Accumulated depreciation	<u>(29,620,814)</u>	6,133,170

Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental fund financial statements.

558,109

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(69,672)	
Bonds payable	<u>(9,555,000)</u>	<u>(9,624,672)</u>

Net position of governmental activities		<u>\$ 339,048</u>
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See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 3,207,652	\$ 1,730,539	\$ -	\$ 4,938,191
Interest	160,338	25,395	36,623	222,356
Miscellaneous revenues	43,147	-	-	43,147
Total Revenues	<u>3,411,137</u>	<u>1,755,934</u>	<u>36,623</u>	<u>5,203,694</u>
<b>EXPENDITURES</b>				
Current:				
General government	328,551	34,611	-	363,162
Maintenance and operations	1,822,755	-	-	1,822,755
Community and recreational	1,205,509	-	-	1,205,509
Debt service:				
Principal	-	1,520,000	-	1,520,000
Interest	-	193,769	-	193,769
Capital outlay	14,319	-	353,725	368,044
Total expenditures	<u>3,371,134</u>	<u>1,748,380</u>	<u>353,725</u>	<u>5,473,239</u>
Excess (deficiency) of revenues over (under) expenditures	40,003	7,554	(317,102)	(269,545)
Fund balances - beginning	<u>2,267,915</u>	<u>265,901</u>	<u>1,008,170</u>	<u>3,541,986</u>
Fund balances - ending	<u>\$ 2,307,918</u>	<u>\$ 273,455</u>	<u>\$ 691,068</u>	<u>\$ 3,272,441</u>

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (269,545)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	368,044
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(1,272,365)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,520,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of deferred amount on refunding	(97,062)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>11,083</u>
Change in net position of governmental activities	<u><u>\$ 260,155</u></u>

See notes to the financial statements

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Fleming Island Plantation Community Development District (the "District") was created on February 28, 2000, by Rule 42BB-1.001 of the Florida Land and Water Adjudicatory Commission, pursuant to the provisions of Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters residing within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. For debt service, certain amounts are collected at lot closings as advance payments and are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities' columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

	<u>Assets</u>	<u>Years</u>
Buildings		25
Furniture, fixtures, and equipment		7 - 10
Improvements other than buildings		15 - 25
Infrastructure		10 - 25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Refundings of Debt

For current refundings the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the prior fiscal year refunding, \$97,062 was recognized as a component of interest expense in the current fiscal year.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (motion) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (motion) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the following fiscal year commencing on October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Goldman Sachs Financial Square			Weighted average of the
Government Fund	\$ 943,330	S&P AAAm	fund portfolio: 49 days
Total Investments	<u>\$ 943,330</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2: Investments* whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3: Investments* whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 2,981,778	\$ -	\$ -	\$ 2,981,778
Construction in progress	1,058,905	353,725	-	1,412,630
Total capital assets, not being depreciated	4,040,683	353,725	-	4,394,408
Capital assets, being depreciated				
Buildings	2,561,841	-	-	2,561,841
Furniture, fixtures, and equipment	188,457	14,319	-	202,776
Improvements other than buildings	2,342,373	-	-	2,342,373
Infrastructure	26,252,586	-	-	26,252,586
Total capital assets, being depreciated	31,345,257	14,319	-	31,359,576
Less accumulated depreciation for:				
Buildings	2,049,455	102,473	-	2,151,928
Furniture, fixtures, and equipment	117,391	12,687	-	130,078
Improvements other than buildings	1,136,811	107,419	-	1,244,230
Infrastructure	25,044,792	1,049,786	-	26,094,578
Total accumulated depreciation	28,348,449	1,272,365	-	29,620,814
Total capital assets, being depreciated, net	2,996,808	(1,258,046)	-	1,738,762
Governmental activities capital assets, net	\$ 7,037,491	\$ (904,321)	\$ -	\$ 6,133,170

Total infrastructure improvements for the District were estimated to cost approximately \$3,275,250. Of that amount, a portion was to be funded from the Series 2021 Bonds. The infrastructure will include park and recreational facilities.

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	\$ 1,062,473
Community and recreational	209,892
Total depreciation	<u>\$ 1,272,365</u>

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2021

On June 29, 2021, the District issued \$15,590,000 Special Assessment Refunding and Improvement Bond, Series 2021. The Series 2021 Bonds are due May 1, 2031 with an interest rate of 1.75% subject to adjustment as provided in the bond indenture. The Bonds were issued to refund the Series 2017 Bonds and finance certain improvements for the benefit of the District. Interest on the Series 2021 Bonds is to be paid semiannually on each May 1 and November 1; principal on the Series 2021 Bonds is to be paid serially on each May 1.

The Bonds are not subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. The District prepaid \$5,000 of the principal balance during the current fiscal year.

The Bond Indenture established certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2025.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ 11,075,000	\$ -	\$ 1,520,000	\$ 9,555,000	\$ 1,545,000
Total	<u>\$ 11,075,000</u>	<u>\$ -</u>	<u>\$ 1,520,000</u>	<u>\$ 9,555,000</u>	<u>\$ 1,545,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 1,545,000	\$ 167,213	\$ 1,712,213
2027	1,570,000	140,175	1,710,175
2028	1,600,000	113,138	1,713,138
2029	1,625,000	85,576	1,710,576
2030	1,655,000	57,576	1,712,576
2031	1,560,000	29,050	1,589,050
	<u>\$ 9,555,000</u>	<u>\$ 592,728</u>	<u>\$ 10,147,728</u>

## NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

## NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

## NOTE 9 – SUBSEQUENT EVENTS

### Interlocal Agreement

Subsequent to year-end, the District entered into an interlocal agreement with Clay County, Florida, regarding the repair or replacement of a stormwater pipe structure and related right-of-way repairs along Town Center Boulevard. Under the agreement, Clay County is responsible for undertaking the repair or replacement work, including procurement, contract administration, inspection, and oversight. The District agreed to fund 60% of the cost of the repair or replacement of the stormwater pipe and right-of-way; however, the District's obligation is capped at \$160,000.

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
Assessments	\$ 3,197,750	\$ 3,207,652	\$ 9,902
Interest	60,000	160,338	100,338
Other revenues	24,200	43,147	18,947
Total revenues	3,281,950	3,411,137	129,187
 EXPENDITURES			
Current:			
General government	308,774	328,551	(19,777)
Maintenance and operations	2,277,756	1,822,755	455,001
Community and recreational	322,922	1,205,509	(882,587)
Capital outlay	372,498	14,319	358,179
Total expenditures	3,281,950	3,371,134	(89,184)
Excess (deficiency) of revenues over expenditures	\$ -	40,003	\$ 40,003
Fund balance - beginning		2,267,915	
Fund balance - ending		\$ 2,307,918	

See notes to required supplementary information

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
CLAY COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$89,184. The over-expenditure was funded by available fund balance.

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT  
 CLAY COUNTY, FLORIDA  
 OTHER INFORMATION – DATA ELEMENTS  
 REQUIRED BY FL STATUTE 218.39(3)(C)  
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
 UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	Not applicable
Independent contractor compensation	\$727,002
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non-ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$222.30 - \$7,780.66 Debt service - \$82.33 - \$4,522.94
Special assessments collected	\$4,938,191
Outstanding Bonds: Series 2021, due May 1, 2031	\$9,555,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Fleming Island Plantation Community Development District  
Clay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Fleming Island Plantation Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 16, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated June 16, 2026.

## **The District's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 16, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Fleming Island Plantation Community Development District  
Clay County, Florida

We have examined Fleming Island Plantation Community Development District, Clay County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Fleming Island Plantation Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 16, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Fleming Island Plantation Community Development District  
Clay County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Fleming Island Plantation Community Development District, Clay County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 16, 2026.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 16, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Fleming Island Plantation Community Development District, Clay County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Fleming Island Plantation Community Development District, Clay County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 16, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2025-01 Budget:**

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2025.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: The transition in District Management during FY25 resulted in a disconnect between vendors and the District Management team with respect to the timely delivery of invoices. As a result, certain FY25 expenses were not received until December. While we recognize that the budget amendment process must be completed within 60 days following the end of the fiscal year, these late-arriving invoices were attributable to FY25 activity. Consequently, when they were properly accrued to the applicable period, they contributed to the reported budget overrun.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

## **REPORT TO MANAGEMENT (Continued)**

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

# EXHIBIT 19

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** David McInnes is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

Dana Harden is appointed Assistant Secretary.

Jacquelyn Leger is appointed Assistant Secretary.

Chrissy Richie is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of June, 2026.

ATTEST:

**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

# EXHIBIT 20

**RESOLUTION 2026-05**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the 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;

**WHEREAS**, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

**WHEREAS**, the Board has previously established a local operating bank account for the District; and

**WHEREAS**, the Board has previously designated authorized signatories on the bank account; and

**WHEREAS**, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

**SECTION 1.** Vesta District Services is directed to maintain a local bank account for the District.

**SECTION 2.** Chrissy Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

**SECTION 3.** Chrissy Richie, Treasurer and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

**SECTION 4.** All previous signers on the District's accounts shall be automatically removed effective as of June 23, 2026.

**SECTION 5.** This Resolution shall take effect on June 23, 2026, and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of June, 2026.

ATTEST:

**FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair, Board of Supervisors