



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

Advanced Meeting Package

***Regular Meeting &
FY 2027 Budget Public Hearing***

***Tuesday
August 25, 2026
6:00 p.m.***

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

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

Fleming Island Plantation Community Development District

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

Board of Supervisors
Fleming Island Plantation Community Development District

Dear Board Members,

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, August 25, 2026, at 6:00 p.m.** at the **Splash Park Meeting Room at 1510 Calming Water Dr., Fleming Island, FL.**

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

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

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Fleming Island Plantation Community Development District

Meeting Date: Tuesday, August 25, 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. 7-9](#)

V. Vendor Reports

A. Pond Maintenance Update – The Lake Doctors, Inc.
(Representative in Attendance)

[Exhibit 2](#)

[Pgs. 11-20](#)

B. Lifeguard Services Report – Elite Amenities

[Exhibit 3](#)

[Pgs. 22-23](#)

C. Landscaping Update – Ruppert Landscape – *To Be Distributed, If Available*

[Exhibit 4](#)

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

[Exhibit 5](#)

[Pg. 26](#)

VI. Public Hearings

A. FY 2026-2027 Budget Public Hearing

1. Open the Public Hearing
2. Presentation of FY 2026-2027 Approved Proposed Budget [Exhibit 6](#)
[Pgs. 28-36](#)
 - a. Presentation of FY 2027 Security Budget Numbers – *To Be Distributed* [Exhibit 7](#)
3. Open the Public Comments
4. Close the Public Hearing
5. Consideration & Adoption of **Resolution 2026-06**, Adopting FY 2026-2027 Budget [Exhibit 8](#)
[Pgs. 39-41](#)

B. FY 2026-2027 Levying Assessments Public Hearing

1. Open the Public Hearing
2. Open the Public Comments
3. Close the Public Hearing
4. Consideration & Adoption of **Resolution 2026-07**, Levying Assessments [Exhibit 9](#)
[Pgs. 43-47](#)

C. Revised Rules of Procedure Public Hearing

1. Open the Public Hearing
2. Presentation of Revised Rules of Procedure [Exhibit 10](#)
[Pgs. 49-124](#)
3. Open the Public Comments
4. Close the Public Hearing
5. Consideration & Adoption of **Resolution 2026-08**, Adopting Revised Rules of Procedure [Exhibit 11](#)
[Pgs. 126-127](#)

VII. Staff Reports

A. District Engineer

1. Consulting Engineer Report [Exhibit 12](#)
[Pg. 129](#)
2. Add Project Update – David Couch, Landscape Architect [Exhibit 13](#)
[Pg. 131](#)

B. District Counsel

1. Request for Title Search for Ownership of Calming Water Drive

C. General Manager's Report – *To Be Distributed, if available*

[Exhibit 14](#)

D. Amenity Manager's Report

[Exhibit 15](#)

E. Field Operations Manager's Report

[Pgs. 134-136](#)

[Exhibit 16](#)

[Pgs. 138-139](#)

VII. Staff Reports – continued

F. District Manager

1. **Action Item Report** [Exhibit 17](#)
[Pg. 141](#)
2. Meeting Matrix [Exhibit 18](#)
[Pgs. 143-147](#)
3. FY 2027 Performance Standards & Measures [Exhibit 19](#)
[Pgs. 149-151](#)

VIII. Consent Agenda

- A. **Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 28, 2026** [Exhibit 20](#)
[Pgs. 153-156](#)
- B. **Consideration for Acceptance – The July 2026 Unaudited Financial Statements** [Exhibit 21](#)
[Pgs. 158-207](#)
- C. **Ratification of District Manager’s Letter to Trustee Regarding Payment of Cumulative Rebataable Arbitrage** [Exhibit 22](#)
[Pgs. 209-210](#)

IX. Business Items

- A. **Presentation & Acceptance LLS Tax Solutions Inc. Series 2021 Arbitrage Report** [Exhibit 23](#)
[Pgs. 212-225](#)
- B. Consideration & Adoption of **Resolution 2026-09**, Approving FY 2026-2027 Meeting Schedule [Exhibit 24](#)
[Pgs. 227-228](#)

X. Discussion Topics

XI. Supervisors’ Requests

XII. Action Items Summary

XIII. Next Regular Meeting Agenda Items

XIV. Next Meeting Quorum Check: September 22 at 6:00PM

Mike Cella	☐ IN PERSON	☐ REMOTE	☐ NO
Michelle Szafranski	☐ IN PERSON	☐ REMOTE	☐ NO
Rodney Ashford	☐ IN PERSON	☐ REMOTE	☐ NO
Michael Glickman	☐ IN PERSON	☐ REMOTE	☐ NO
Rick Nelson	☐ IN PERSON	☐ REMOTE	☐ NO

XV. Adjournment

EXHIBIT 1

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PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of Rule Making

RUN DATES

7/16/2026

COST

\$81.00

NOTICE OF RULE DEVELOPMENT BY THE

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Fleming Island Plantation Community Development District (the "District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District. The rule number for the Proposed Rule of the District is 1.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rule-making authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 or dmcinnes@vestapropertyservices.com.

David McInnes, District Manager
Fleming Island Plantation
Community Development District
**Legal 208138 Published 7/16/2026 in
Clay County's Clay Today newspaper**

3515 U.S. HWY 17, Suite A
Fleming Island FL 32003

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FAX: (904) 264-3285

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RUN DATES

7/23/2026

COST

\$120.15

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NOTICE OF RULEMAKING

REGARDING THE REVISED RULES OF PROCEDURE OF

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Fleming Island Plantation Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules"). The rule number for the Proposed Rules of the District is 2026-01. Prior notice of rule development relative to the Proposed Rules was published in the Clay Today on Thursday, July 16, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on **Tuesday, August 25, 2026, at 06:00 p.m.** at Splash Park, 1510 Calming Water Dr., Fleming Island, FL, relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office. For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 or dmcmnnes@vestapropertyservices.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

David McInnes
Fleming Island Plantation
Community Development District
**Legal 209020 Published 7/23/2026 in
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Fleming Island Plantation CDD
FY 2027 Proposed Budget Hearing
August 25, 2026

RUN DATES

8/6/2026 and 8/13/2026

COST

\$172.30

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Fleming Island Plantation Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: Tuesday, August 25, 2026

TIME: 6:00 p.m.

LOCATION: Splash Park
1510 Calming Waters Dr.,
Fleming Island, FL 32003

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://fipccd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings 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 such appeal is to be based.

District Manager

Legal 211025 Published 8/6/2026 and
8/13/2026 in Clay County's Clay Today
newspaper

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EXHIBIT 2



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

Fleming Island Plantation CDD

8/18/2026

2300 Town Center Blvd.
Fleming Island, FL 32003

RE: July/August Lakes Report

Please see the photos below and summary of treatments completed to date since our July 21st report. We are progressing well for this month with just two zones remaining on the schedule. The ponds are in good shape overall with the main concern being some algae and aquatic weed growth on a few problem ponds that include #7, 25, 27 and 35. We will continue to monitor these areas and treat as often as allowed. Please let us know if there are any questions or concerns and our field team will be sure they are addressed promptly. As always, we greatly appreciate the opportunity to work for you and the homeowners of Fleming Island Plantation.

Zone	Technician	Date	Pond #	Service Provided
4	Drew Lagenour	July 23rd	4, 21, 42, 49	Algae, Emergent, Terrestrial
12	Jeremy Mashek	July 23rd	11, 12, 16, 17	Algae, Emergent, Submersed *
1	Kory Kines	Aug. 6th	45, 50, 51, 52	Algae, Emergent, Terrestrial
3	Cole Iken	Aug. 4th	33, 43, 54, 55	Algae, Emergent, Terrestrial
4	Drew Lagenour	Aug. 11th	4, 21, 42, 49	Algae, Emergent, Terrestrial
5	Alex Kastner	Aug. 5th	38, 39, 40, 41	Algae, Emergent, Terrestrial
6	Troy Weaver	Aug. 4th	19, 22, 23, 26	Algae, Emergent, Terrestrial
7	Marcus Thigpen	Aug. 10th	1, 2, 3, 30	Algae, Emergent, Terrestrial
8	Eric Walker	Aug. 7th	27, 34	Algae
10	Eric Walker	Aug. 18th	5, 8, 9, 24	Algae
11	Garrett Potter	Aug. 12th	6, 7, 14, 25	Algae, Emergent, Terrestrial
12	Jeremy Mashek	Aug. 11th	11, 12, 16, 17	Algae, Emergent, Terrestrial
13	Nicholas Zumwalt	Aug. 18th	10, 13, 15	Algae, Emergent, Terrestrial
14	Brandon Ernst	Aug. 7th	29, 35, 36, 37	Algae, Emergent, Terrestrial

*beneficial bacteria/probiotic applied

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Pond 4



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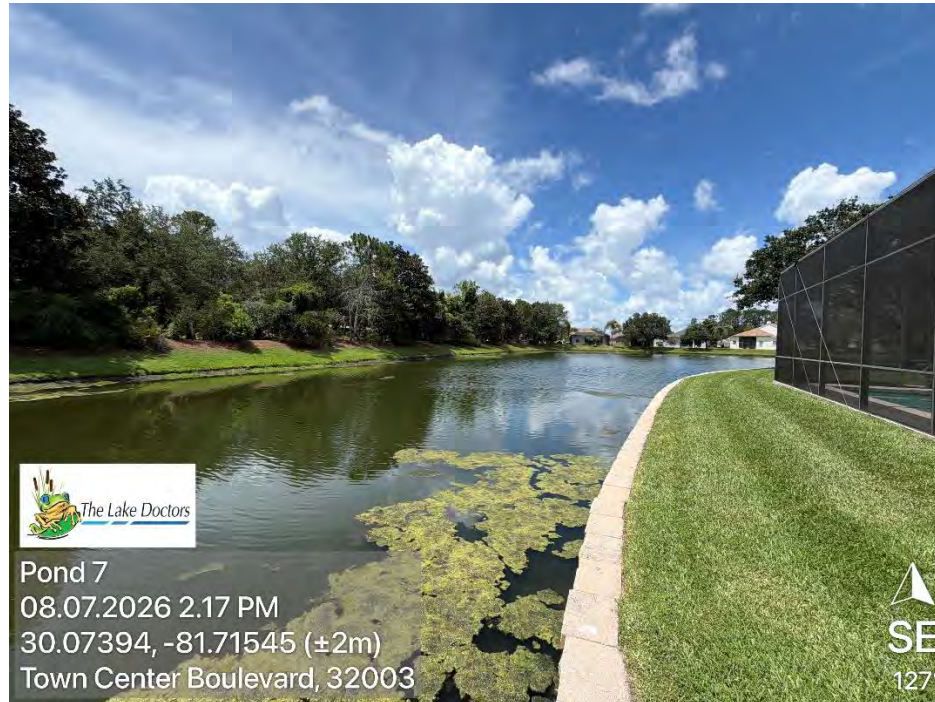
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Pond 12



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Pond 21
08.07.2026 1.51 PM
30.06669, -81.72314 ($\pm 3m$)
The Golf Club at Fleming Island,
2260, Town Center Boulevard,
32003

Pond 22



Pond 22
08.07.2026 1.48 PM
30.06674, -81.7221 ($\pm 5m$)
The Golf Club at Fleming Island,
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Pond 23



Pond 23
08.07.2026 1.53 PM
30.06453, -81.72343 (±5m)
Hickory Trace Drive, 32003

SE
144°

Pond 25



Fleming Island Plantation
Pond 25
08.07.2026 12.46 PM
30.07048, -81.71946 (±8m)
The Golf Club at Fleming Island,
2260, Town Center Boulevard,
32003

N
16°

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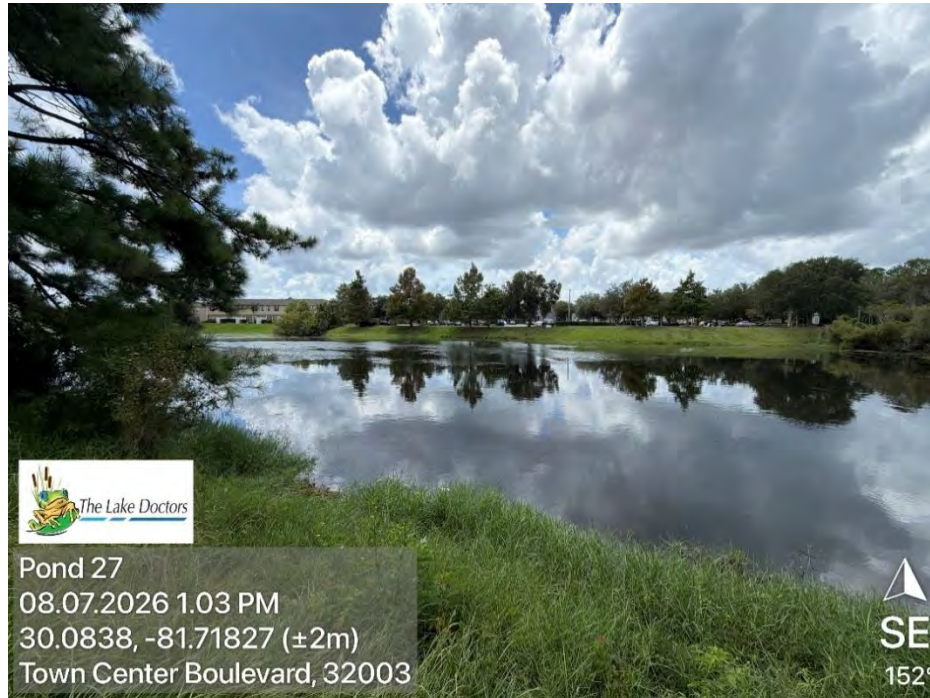
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Pond 27 – NW end by YMCA



Pond 27 - Chatham Village



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Pond 27 – Baptist Lot



Pond 27
08.07.2026 1:12 PM
30.08085, -81.71257 ($\pm 2m$)
Baptist Clay Medical Campus, 1771,
Village Square Parkway, 32003

SW
239°

Pond 34



Pond 34
08.07.2026 1:58 PM
30.0653, -81.72213 ($\pm 5m$)
1999, Hickory Trace Drive, 32003

SE
146°

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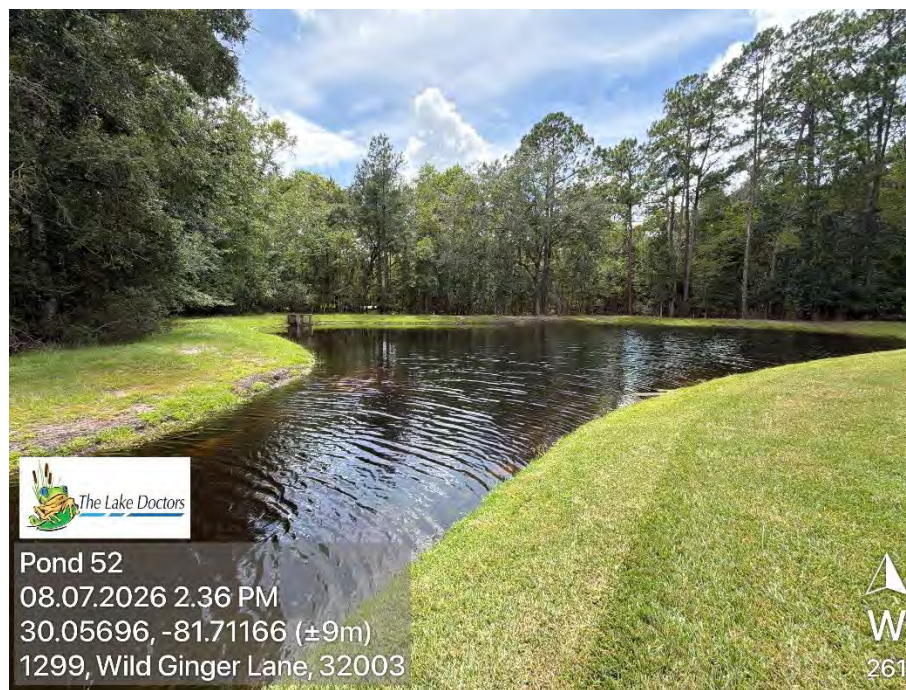
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Pond 52



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Pond 54



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Pond 55



Pond 55
08.07.2026 2.09 PM
30.06302, -81.7182 (±4m)
2099, Cypress Bluff Court, 32003

Florida Offices

Ft. Lauderdale: (954) 565-7488
Fort Myers: (239) 693-2270
Fort Pierce: (772) 241-5773
Jacksonville: (904) 262-5500
Orlando: (407) 327-7918

Pensacola: (850) 939-5787
Sarasota: (941) 377-0658
Tallahassee: (850) 329-2389
Tampa: (727) 544-7644

Georgia Offices

Savannah: (912) 219-0100

Ohio Offices

Columbus: (614) 987-5098
Dayton: (937) 433-2942

South Carolina Offices

Charleston: (843) 873-1911
Greenville: (864) 498-6050
Myrtle Beach: (843) 492-4080

EXHIBIT 3



FIP Lifeguard Report for August 2026

Leadership Team:

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 35 lifeguards
- Staffing levels will increase as needed throughout the season
- Hiring information: <https://www.eliteamenities.com/hiring.html>
- Or QR Code



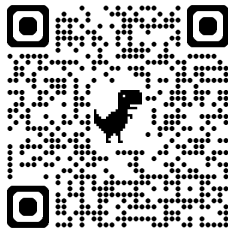


New and returning lifeguard orientation:

- 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

Swim Lessons:

- Swim instructor: Katherine Wilson
- 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
- Swim lesson Earnings: \$60

Lifeguard Equipment:

- Additional whistles and shirts have been added to the closet
- Lifeguard chair relocated to Amenity Center from Splash

Staff Events:

- August 1st back to school event

Google Review QR Code:



EXHIBIT 4

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

July 2026 / August 2026

1. Criminal Offences – 2
 - A. E bike
 - B. Failure to present ID, Combative
2. Injuries – No Reports
3. Major Incidents – No Reports
4. Minor Incidents – 10 Reports
 - A. Ejections: 18
 1. 2 Main Amenities
 2. 2 Pickle Ball
 3. 5 Basket Ball
 4. 2 E Bike
5. Maintenance Reports – 4 Reports
6. Other FIP Policy Violations / Information
 1. ID Cards left behind and turned in
 2. 3 Unsecure doors found and secured by officers

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

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

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	\$ VARIANCE FY26 - FY27	% VARIANCE FY26 - FY27
REVENUES						
SPECIAL ASSESSMENTS - TAX COLLECTOR	\$ 3,236,564	\$ 3,330,993	\$ 3,533,212	\$ 3,095,179	\$ (438,033)	-12.4%
SPECIAL ASSESSMENTS - DISCOUNTS	(118,086)	(123,341)	(141,328)	-	141,328	-100.0%
INTEREST - INVESTMENTS	169,618	160,338	75,000	34,034	(40,966)	-54.6%
ROOM RENTALS	8,163	11,098	8,000	7,000	(1,000)	-12.5%
SWIMMING PROGRAM FEES	751	362	1,000	500	(500)	-50.0%
TENNIS MEMBERSHIP	2,400	3,108	2,500	-	(2,500)	-100.0%
COURT PROGRAM FEES	-	648	500	500	-	0.0%
SPECIAL EVENTS	3,797	7,141	6,500	6,500	-	0.0%
OTHER MISCELLANEOUS REVENUES	1,788	3,358	2,250	2,250	-	0.0%
ACCESS CARDS	6,085	10,994	7,000	7,000	-	0.0%
INSURANCE REIMBURSEMENTS	6,000	6,438	-	-	-	0.0%
TOTAL REVENUES	3,317,080	3,411,136	3,494,633	3,152,963	(341,670)	-329.5%
EXPENDITURES						
ADMINISTRATIVE						
P/R-BOARD OF SUPERVISORS	13,000	13,400	16,000	13,000	(3,000)	-18.8%
FICA TAXES	995	658	1,224	-	(1,224)	-100.0%
PROFSERV-ARBITRAGE REBATE	600	-	600	600	-	0.0%
PROFSERV-DISSEMINATION AGENT	1,200	-	1,200	1,236	36	3.0%
PROFSERV-ENGINEERING	42,949	27,621	30,000	35,000	5,000	16.7%
PROFSERV-LEGAL SERVICES	46,253	52,912	45,000	45,000	-	0.0%
PROFSERV-MGMT CONSULTING SERVICES	62,339	61,694	62,339	64,209	1,870	3.0%
PROFSERV-OTHER LEGAL SETTLEMENTS	37,000	-	-	-	-	0.0%
PROFSERV-SPECIAL ASSESSMENT	9,360	8,940	9,360	9,641	281	3.0%
PROFSERV-TRUSTEE FEES	4,000	4,000	4,000	4,000	-	0.0%
AUDITING SERVICES	4,000	4,100	4,100	4,400	300	7.3%
POSTAGE AND FREIGHT	2,078	3,684	3,600	3,600	-	0.0%
INSURANCE-GENERAL LIABILITY	50,752	52,925	58,000	54,000	(4,000)	-6.9%
LEGAL ADVERTISING	1,748	2,161	3,200	3,200	-	0.0%
MISC-ASSESSMENT COLLECTION COST	62,370	64,153	70,664	-	(70,664)	-100.0%
(1 of 2) MISC-CONTINGENCY	3,102	7,331	5,000	5,600	600	12.0%
(2 of 2) MISC-CREDIT CARD FEES	615	831	600	-	(600)	-100.0%
ADMIN-SCHOLARSHIPS	-	-	-	-	-	0.0%
(1 of 2) OFFICE SUPPLIES	141	972	300	550	250	83.3%
(2 of 2) PRINTING AND BINDING	1,204	47	250	-	(250)	-100.0%
ANNUAL DISTRICT FILING FEE	175	175	175	175	-	0.0%
TOTAL ADMINISTRATIVE	343,881	305,604	315,612	244,211	(71,401)	-22.6%
FIELD						
PROFSERV-FIELD MANAGEMENT (VESTA)	759,922	786,908	831,769	876,419	44,650	5.4%
PROFSERV-WEB SITE DEVELOPMENT	1,800	1,800	2,000	2,000	-	0.0%
CONTRACTS-LIFEGUARD SERVICES	247,855	286,448	276,000	276,000	-	0.0%
CONTRACTS-JANITORIAL SERVICES	30,742	30,161	35,000	38,000	3,000	8.6%

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

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	\$ VARIANCE FY26 - FY27	% VARIANCE FY26 - FY27
43 CONTRACTS-SECURITY SERVICES	56,897	55,782	60,000	93,306	33,306	55.5%
44 CONTRACTS-LANDSCAPE	658,400	658,400	688,577	688,577	-	0.0%
45 ELECTRICITY - GENERAL	73,318	71,916	85,000	80,000	(5,000)	-5.9%
46 UTILITY - WATER	114,327	78,966	86,000	88,000	2,000	2.3%
47 R&M--AQUASCAPING	68,475	62,025	66,500	73,000	6,500	9.8%
48 R&M--COMMON AREA	40,134	30,696	40,000	45,000	5,000	12.5%
49 R&M--ELECTRICAL	31,996	19,902	33,000	30,000	(3,000)	-9.1%
50 R&M--OTHER LANDSCAPE	122,196	70,132	160,000	160,000	-	0.0%
51 R&M--IRRIGATION	28,058	14,598	36,000	36,000	-	0.0%
52 MISC--HOLIDAY DÉCOR	4,621	11,661	12,000	12,000	-	0.0%
53 OP SUPPLIES - GENERAL	16,972	15,751	15,000	15,500	500	3.3%
54 TOTAL FIELD	2,270,211	2,195,146	2,426,846	2,513,802	86,956	3.6%
55 PARKS & RECREATION--AMENITIES						
56 (1 of 2) COMMUNICATION - TELEPH - FIELD	12,050	8,362	12,500	19,000	6,500	52.0%
57 (2 of 2) COMMUNICATION - TELEPH - FIELD (MOVED FROM SPLASH PARK)	6,377	9,502	6,500	-	(6,500)	-100.0%
58 POSTAGE AND FREIGHT	57	-	-	-	-	0.0%
59 INTERNET & WIFI - GAZEBO	1,479	2,146	1,600	1,700	100	6.3%
60 (1 of 2) ELECTRICITY - GENERAL	32,094	31,061	36,000	54,000	18,000	50.0%
61 (2 of 2) ELECTRICITY - GENERAL (MOVED FROM SPLASH PARK)	20,484	19,067	22,000	-	(22,000)	-100.0%
62 (1 of 2) UTILITY - REFUSE REMOVAL	5,840	7,389	5,500	9,900	4,400	80.0%
63 (2 of 2) UTILITY - REFUSE REMOVAL (MOVED FROM SPLASH PARK)	3,575	5,007	4,400	-	(4,400)	-100.0%
64 (1 of 2) UTILITY - WATER & SEWER	38,712	26,710	28,000	58,000	30,000	107.1%
65 (2 of 2) UTILITY - WATER & SEWER (MOVED FROM SPLASH PARK)	19,004	15,590	20,000	-	(20,000)	-100.0%
66 LEASE - COPIER	8,312	10,904	10,000	10,000	-	0.0%
67 (1 of 2) R&M--AIR CONDITIONING	3,247	3,733	3,500	4,500	1,000	28.6%
68 (2 of 2) R&M--AIR CONDITIONING (MOVED FROM SPLASH PARK)	108	867	1,000	-	(1,000)	-100.0%
69 (1 of 2) R&M--FIRE SUPRESSION SYSTEM	508	1,016	700	2,800	2,100	300.0%
70 (2 of 2) R&M--FIRE SUPRESSION SYSTEM (MOVED FROM SPLASH PARK)	1,447	1,526	1,500	-	(1,500)	-100.0%
71 (1 of 2) R&M--GROUNDS	11,787	20,255	16,000	35,000	19,000	118.8%
72 (2 of 2) R&M--GROUNDS (MOVED FROM SPLASH PARK)	16,144	9,093	10,000	-	(10,000)	-100.0%
73 (1 of 2) R&M--PEST CONTROL	758	1,177	1,000	3,300	2,300	230.0%
74 (2 of 2) R&M--PEST CONTROL (MOVED FROM SPLASH PARK)	500	550	650	-	(650)	-100.0%
75 R&M--TENNIS COURTS	5,567	11,054	24,000	20,000	(4,000)	-16.7%
76 R&M--PICKLEBALL COURT	-	-	1,000	1,500	500	50.0%
77 R&M--OUTDOOR/FITNESS (MOVED FROM SPLASH PARK)	-	-	2,000	2,000	-	0.0%
78 MISC--EVENT EXPENSE	45,276	54,290	40,000	48,000	8,000	20.0%
79 (1 of 2) MISC--TERMITE BOND	784	519	750	1,400	650	86.7%
80 (2 of 2) MISC--TERMITE BOND (MOVED FROM SPLASH PARK)	292	300	375	-	(375)	-100.0%
81 (1 of 2) MISC--LICENSES & PERMITS	775	1,525	700	1,350	650	92.9%
82 (2 of 2) MISC--LICENSES & PERMITS (MOVED FROM SPLASH PARK)	475	975	500	-	(500)	-100.0%
83 MISC--AMENITY CENTER EQUIPMENT	7,120	6,223	5,000	6,000	1,000	20.0%
84 MISC--REC CENTER EQUIPMENT (MOVED FROM SPLASH PARK)	1,103	6,444	2,000	2,500	500	25.0%

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

	FY 2024 ACTUALS	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	\$ VARIANCE FY26 - FY27	% VARIANCE FY26 - FY27
85 (1 of 2) MISC--CONTINGENCY	17,297	24,447	10,000	19,000	9,000	90.0%
86 (2 of 2) MISC--CONTINGENCY (MOVED FROM SPLASH PARK)	4,119	29,879	8,500	-	(8,500)	-100.0%
87 NEW LINE: OPERATING SUPPLIES	-	-	-	11,000	11,000	100.0%
88 (1 of 4) OP SUPPLIES - GENERAL	5,692	12,583	7,000	-	(7,000)	-100.0%
89 (2 of 4) CLEANING SUPPLIES (MOVED TO OPERATING SUPPLIES)	559	334	1,000	-	(1,000)	-100.0%
90 (3 of 4) OP SUPPLIES - GENERAL (MOVED FROM SPLASH PARK)	2,148	2,823	2,000	-	(2,000)	-100.0%
91 (4 of 4) CLEANING SUPPLIES (MOVED FROM SPLASH PARK)	279	110	1,000	-	(1,000)	-100.0%
92 NEW LINE: AMENITY OFFICE SUPPLIES	-	-	-	4,500	4,500	100.0%
93 (1 of 2) OFFICE SUPPLIES (MOVED TO OPERATING SUPPLIES)	5,124	4,969	4,000	-	(4,000)	-100.0%
94 (2 of 2) OFFICE SUPPLIES (MOVED FROM SPLASH PARK)	420	423	500	-	(500)	-100.0%
95 (1 of 2) OP SUPPLIES - POOL CHEMICALS	27,013	19,420	33,000	65,000	32,000	97.0%
96 (2 of 2) OP SUPPLIES - POOL CHEMICALS (MOVED FROM SPLASH PARK)	25,854	36,491	33,000	-	(33,000)	-100.0%
97 (1 of 2) OP SUPPLIES - POOL & SPLASH PAD	2,905	5,118	5,000	11,000	6,000	120.0%
98 (2 of 2) OP SUPPLIES - POOL & WADING POOL (MOVED FROM SPLASH PARK)	1,545	1,921	2,500	-	(2,500)	-100.0%
99 SUBSCRIPTIONS & MEMBERSHIPS	6,026	3,509	2,500	3,500	1,000	40.0%
100 COMMUNITY CENTER--OTHER (MOVED FROM SPLASH PARK)	-	1,500	-	-	-	0.0%
101 TOTAL PARKS & RECREATION - AMENITIES	342,856	398,812	367,175	394,950	27,775	7.6%
102 RESERVES						
103 RESERVE - CDD AMENITY	41,599	431,569	325,000	-	(325,000)	-100.0%
104 RESERVE - SPLASH PARK	36,990	2,737	60,000	-	(60,000)	-100.0%
105 RESERVE -OTHER	-	14,319	-	-	-	0.0%
106 TOTAL RESERVES	78,589	448,626	385,000	-	(385,000)	
107						
108 TOTAL EXPENDITURES & RESERVES	3,035,537	3,348,188	3,494,633	3,152,963	(341,670)	
109						
110 EXCESS OF REVENUE OVER (UNDER) EXPEND.	284,793	62,949	-	-	-	
111						
112 OTHER FINANCING SOURCES & USES						
113 TRANSFER TO CAPITAL RESERVE FUND	-	-	-	(1,753,025)	(1,753,025)	
114 TOTAL OTHER FINANCING SOURCES & USES	-	-	-	(1,753,025)	(1,753,025)	
115						
116 FUND BALANCE						
117 FUND BALANCE - BEGINNING - AUDITED	1,983,123	2,267,916	2,267,916	2,330,865	62,949	
118 NET CHANGE IN FUND BALANCE	284,793	62,949	-	(1,753,025)	-	
119 FUND BALANCE - ENDING - PROJECTED	2,267,916	2,330,865	2,267,916	577,840	62,949	-

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

FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	SERVICE PROVIDER	COMMENTS (SCOPE OF SERVICE)
REVENUES			
SPECIAL ASSESSMENTS - TAX COLLECTOR	\$3,095,179	N/A	Non-Ad Valorem assessment on all assessable properties to fund operating expenses. This line represents the portion of assessments collected via the Clay County Tax Collector.
INTEREST - INVESTMENTS	\$34,034		The District earns interest income on its operating accounts. Interest is calculated based on the average monthly collected balance in the primary operating account.
ROOM RENTALS	\$7,000	N/A	
SWIMMING PROGRAM FEES	\$500		
TENNIS MEMBERSHIP	\$0		
COURT PROGRAM FEES	\$500		
SPECIAL EVENTS	\$6,500	N/A	
OTHER MISCELLANEOUS REVENUES	\$2,250	N/A	
ACCESS CARDS	\$7,000	N/A	
EXPENDITURES			
ADMINISTRATIVE			
P/R-BOARD OF SUPERVISORS	\$13,000	N/A	Florida Statute, Chapter 190.006(8) sets a \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year per Supervisor. The District anticipates 12 meetings 1 workshop.
FICA TAXES	\$0	N/A	
PROFSERV-ARBITRAGE REBATE	\$600	LLS Tax Solutions Inc.	Vendor calculates the annual arbitrage rebate liability for the Series 2021 bond (Contract: 6/29/2024-6/28/2027)
PROFSERV-DISSEMINATION AGENT	\$1,236	Vesta District Services	The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues.
PROFSERV-ENGINEERING	\$35,000	Prime AE	The District Engineer provides general engineering support, including attendance at Board meetings and execution of specific assignments as requested.
PROFSERV-LEGAL SERVICES	\$45,000	Kutak Rock	The District's legal counsel delivers general legal services, including attendance at Board meetings, contract review, and other matters as assigned by the Board.
PROFSERV-MGMT CONSULTING SERVICES	\$64,209	Vesta District Services	Florida Statute, Chapter 190.007(1) states that the Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District. (Contract: 2/15/2026-9/30/2028)
PROFSERV-OTHER LEGAL SETTLEMENTS	\$0	N/A	
PROFSERV-SPECIAL ASSESSMENT	\$9,641	Vesta District Services	The District Manager prepares the District's Special Assessment Roll and maintain the lien books
PROFSERV-TRUSTEE FEES	\$4,000	Hancock Whitney	Covers trustee services for the Series 2021 Bonds. Annual fees are based on a notice received from the Trustee
AUDITING SERVICES	\$4,400	Grau & Associates	Annual audit of District financials conducted by an independent CPA firm. (Contract: Ends 9/30/2025)
POSTAGE AND FREIGHT	\$3,600	N/A	Postage for mailings, including the annual letters to residents related to the annual assessments and public hearings
INSURANCE-GENERAL LIABILITY	\$54,000	Public Risk Underwriters of Florida, Inc.	The District maintains General Liability insurance coverage (Contract 10/1/2025-9/30/2026)
LEGAL ADVERTISING	\$3,200	Clay Today	The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation.
(1 of 2) MISC-CONTINGENCY	\$5,600	N/A	This category provides funds for credit card fees and administrative expenditures that may not have been budgeted anywhere else.
(2 of 2) MISC-CREDIT CARD FEES	\$0		
(1 of 2) OFFICE SUPPLIES	\$550	N/A	Supplies used in the preparation of agenda packages, required mailings, and other special projects.
(2 of 2) PRINTING AND BINDING	\$0		
ANNUAL DISTRICT FILING FEE	\$175	FL Department of Commerce	The District must registered with the State of Florida each year
FIELD			
PROFSERV-FIELD MANAGEMENT (VESTA)	\$876,419	Vesta Property Services, Inc.	The District's management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds. (Contract: 7/1/2025-9/30/206)
PROFSERV-WEB SITE DEVELOPMENT	\$2,000	Unicorn Web Development Inc.	This represents costs for the community website (Contract 1/1/2010-Present)
CONTRACTS-LIFEGUARD SERVICES	\$276,000	Elite Amenities NE Florida, LLC	The District's vendor provides lifeguard services during a certain period of time each year (Contract: 1/1/2026-Present)
CONTRACTS-JANITORIAL SERVICES	\$38,000	Citywide Facility Solutions	The District's vendor cleans the Amenity Center building, pool bathrooms and the bathroom facility located at Village Square.
CONTRACTS-SECURITY SERVICES	\$93,306	Tri-County Safety and Training, LLC	Security within the District is provided through a contracted service agreement (Contract: 8/1/2022-XXXXX)
CONTRACTS-LANDSCAPE	\$688,577	Ruppert Landscape LLC	The District contractor is to provide routine maintenance services for all of the common areas which includes mowing, trimming, fertilization and insect control for sod, shrubs and annuals, pruning of shrubs, trimming of all trees, monthly inspection of irrigation system, and installing holiday decorations at entrances.
ELECTRICITY - GENERAL	\$80,000	Clay Electric	This represents the estimated cost for electricity of the various subdivision entrances and common grounds within the District.
UTILITY - WATER	\$88,000	Clay Utilities	This represents the estimated cost for irrigation of the various subdivision entrances, fountains etc. and also includes common grounds within the District.
R&M-AQUASCAPING	\$73,000	The Lake Doctors, Inc.	The District's vendor is to maintain the ponds located within the District. The contract includes aquatic weed control and water chemistry testing.

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

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

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

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26-FY27
REVENUES				
SPECIAL ASSESSMENTS	\$ -	\$ -	\$ 385,000	\$ 385,000
FUND BALANCE FORWARD	-	-	132,034	132,034
OTHER ASSESSMENTS	-	-	-	-
INTEREST & MISCELLANEOUS	-	-	40,966	40,966
TOTAL REVENUES	-	-	558,000	558,000
EXPENDITURES				
CAPITAL IMPROVEMENT PLAN--CURRENT FY	-	-	558,000	558,000
CAPITAL CONTINGENCY	-	-	-	-
TOTAL CAPITAL IMPROVEMENT PLAN	-	-	558,000	558,000
TOTAL EXPENSES	-	-	558,000	558,000
REVENUES OVER (UNDER) TOTAL EXPENDITURES	-	-	-	-
OTHER FINANCING SOURCES & USES				
TRANSFER IN FROM GENERAL FUND	-	-	1,753,025	
TOTAL OTHER FINANCING SOURCES & USES	-	-	1,753,025	-
FUND BALANCE - BEGINNING	-	-	-	-
USE OF FUND BALANCE FORWARD	-	-	(132,034)	(132,034)
NET CHANGE IN FUND BALANCE	-	-	1,753,025	1,753,025
FUND BALANCE - ENDING - PROJECTED	\$ -	\$ -	\$ 1,620,991	\$ 1,620,991

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

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

OPERATIONS & MAINTENANCE BUDGET	
NET O&M BUDGET	\$3,095,179.00
COUNTY COLLECTION COSTS (2%)	\$65,854.87
EARLY PAYMENT DISCOUNT (4%)	\$131,709.74
GROSS O&M ASSESSMENT	\$3,292,743.62

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

ALLOCATION OF O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU'S	% TOTAL ERU'S	TOTAL O&M	O&M PER LOT
0.20	100.2	3.34%	\$110,093.63	\$219.75
0.75	165.0	5.51%	\$181,295.17	\$824.07
0.75	254.3	8.48%	\$279,359.38	\$824.07
0.75	72.0	2.40%	\$79,110.62	\$824.07
1.00	58.0	1.94%	\$63,728.00	\$1,098.76
1.00	104.0	3.47%	\$114,270.90	\$1,098.76
1.00	218.0	7.27%	\$239,529.38	\$1,098.76
1.00	75.0	2.50%	\$82,406.90	\$1,098.76
1.00	52.0	1.74%	\$57,135.45	\$1,098.76
1.00	1.0	0.03%	\$1,098.76	\$1,098.76
1.00	160.0	5.34%	\$175,801.38	\$1,098.76
1.00	1.0	0.03%	\$1,098.76	\$1,098.76
1.00	176.0	5.87%	\$193,381.52	\$1,098.76
1.00	59.0	1.97%	\$64,826.76	\$1,098.76
1.00	130.0	4.34%	\$142,838.62	\$1,098.76
1.00	47.0	1.57%	\$51,641.66	\$1,098.76
1.00	2.0	0.07%	\$2,197.52	\$1,098.76
1.00	116.0	3.87%	\$127,456.00	\$1,098.76
1.00	146.0	4.87%	\$160,418.76	\$1,098.76
1.00	99.0	3.30%	\$108,777.10	\$1,098.76
1.00	180.0	6.01%	\$197,776.55	\$1,098.76
3.50	204.7	6.83%	\$224,932.95	\$3,845.67
7.00	534.5	17.84%	\$587,309.97	\$7,691.33
7.00	37.1	1.24%	\$40,764.05	\$7,691.33
5.00	5.0	0.17%	\$5,493.81	\$5,493.81
	2,997	100.00%	\$3,292,743.62	

FY 2026 PER UNIT	\$ VARIANCE	% VARIANCE
\$365.03	\$11.29	3.09%
\$1,207.32	\$42.32	3.51%
\$1,207.32	\$42.32	3.51%
\$1,207.32	\$42.32	3.51%
\$1,825.13	\$56.43	3.09%
\$1,825.13	\$56.43	3.09%
\$1,825.13	\$56.43	3.09%
\$1,825.13	\$56.43	3.09%
\$1,825.13	\$56.43	3.09%
\$1,261.33	\$56.43	4.47%
\$1,825.13	\$56.43	3.09%
\$1,261.33	\$56.43	4.47%
\$1,825.13	\$56.43	3.09%
\$1,825.13	\$56.43	3.09%
\$1,825.13	\$56.43	3.09%
\$1,825.13	\$56.43	3.09%
\$1,261.33	\$56.43	4.47%
\$1,825.13	\$56.43	3.09%
\$1,825.13	\$56.43	3.09%
\$1,825.13	\$56.43	3.09%
\$6,387.98	\$197.50	3.09%
\$12,775.97	\$395.01	3.09%
\$8,829.31	\$395.01	4.47%
\$9,125.69	\$282.15	3.09%

(3) Annual assessments that will appear on the November, 2026 Clay County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**FLEMING ISLAND PLANTATION CDD
FISCAL YEAR 2025-2026 ADOPTED BUDGET
SERIES 2021 AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
9/30/2025						9,555,000
11/1/2025		1.75%	83,606	83,606	83,606	9,555,000
5/1/2026	1,545,000	1.75%	83,606	1,628,606		8,010,000
11/1/2026		1.75%	70,088	70,088	1,698,694	8,010,000
5/1/2027	1,545,000	1.75%	70,088	1,615,088		6,465,000
11/1/2027		1.75%	56,569	56,569	1,671,656	6,465,000
5/1/2028	1,575,000	1.75%	56,569	1,631,569		4,890,000
11/1/2028		1.75%	42,788	42,788	1,674,356	4,890,000
5/1/2029	1,600,000	1.75%	42,788	1,642,788		3,290,000
11/1/2029		1.75%	28,788	28,788	1,671,575	3,290,000
5/1/2030	1,630,000	1.75%	28,788	1,658,788		1,660,000
11/1/2030		1.75%	14,525	14,525	1,673,313	1,660,000
5/1/2031	1,660,000	1.75%	14,525	1,674,525	1,674,525	-
Total	\$ 9,555,000		\$ 592,725	\$ 10,147,725	\$ 10,147,725	

Maximum Annual Debt Service (MADS) \$ 1,698,694

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

EXHIBIT 7

EXHIBIT 8

RESOLUTION 2026-06
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Fleming Island Plantation Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website, <https://fipcdd.com>, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Fleming Island Plantation Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25th DAY OF AUGUST 2026.

ATTEST:

**FLEMING ISLAND PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Exhibit A
FY 2027 Budget

EXHIBIT 9

RESOLUTION 2026-07
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fleming Island Plantation Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

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

PASSED AND ADOPTED THIS 25th DAY OF AUGUST 2026.

ATTEST:

**FLEMING ISLAND PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A
Adopted Budget

Exhibit B
Assessment Roll

EXHIBIT 10

RULES OF PROCEDURE

COMMUNITY DEVELOPMENT DISTRICT

RULE NO.

EFFECTIVE AS OF _____, **2026**

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Rule 1.0 General.

- (1) The _____ Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by ~~electronic mail~~-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation ~~in~~within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and ~~Committees~~committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (6~~7~~) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “voting conflict of interest” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, [286.012](#), Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

- (a) Agenda packages for prior 24 months and next meeting;
- (b) Official minutes of meetings, including adopted resolutions of the Board;
- (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
- (d) Adopted engineer's reports;
- (e) Adopted assessment methodologies/reports;
- (f) Adopted disclosure of public financing;
- (g) Limited Offering Memorandum for each financing undertaken by the District;
- (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
- (i) District policies and rules;
- (j) Fiscal year end audits; and
- (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but ~~no~~not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation ~~in~~within the county or counties in which the District ~~and~~is located. A newspaper is deemed to be a newspaper of "general circulation" in the county in which the District is located. ~~"General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public~~ if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published ~~in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week~~ as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at _____. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

- (e) The following or substantially similar language: “A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings 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.”
- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ~~any~~ ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public ~~comment~~ comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business

Staff reports

- (a) District Counsel
- (b) District Engineer
- (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures

Supervisor's requests and comments

~~Public comment~~

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.
- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and

posted at the District Office immediately following the original meeting.

- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.
- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

~~(1)~~ (1) Internal Controls. The District shall establish and maintain internal controls designed to:

~~(a)~~ (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),

(b) Florida Statutes; and

~~(b)~~ (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and

~~(c)~~ (d) Support economical and efficient operations; and

~~(d)~~ (e) Ensure reliability of financial records and reports; and

~~(e)~~ (f) Safeguard assets.

~~(2)~~ (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of ~~notice~~ Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (~~“Rule”~~). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“SERC”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (~~24~~) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a ~~Rule~~rule, the District shall provide notice of the development of a proposed rule ~~by publication of a~~ (“Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a—”) setting forth the following:

- (i) the subject area to be addressed by rule development;
- (ii) A short, plain explanation of the purpose and effect of the proposed rule, cite the specific legal authority for the proposed rule;
- (iii) The grant of rulemaking authority for the proposed rule;
- (iv) The law being implemented;
- (v) The proposed rule number; and

~~,and include~~ (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available of such rule or documents.

- (b) ~~All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes. The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.~~

(35) Notice of ~~Proceedings and Proposed Rules~~Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall ~~give~~provide notice of its intended action, (the “Notice of Rulemaking”) ~~setting forth a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a~~ the following:
- (i) A short, plain explanation of the purpose and effect of the proposed rule;

- (ii) The proposed rule number;
- (iii) A summary of the proposed rule or amendment;
- (v) The grant of rulemaking authority for the proposed rule;
- (vi) The law being implemented or interpreted;
- (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;
- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, ~~and a that~~ describes the regulatory impact of the rule in readable language;
- (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
- (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. ~~The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a~~;
- (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
- (x) The date, time, and location of the public hearing on the proposed rule;
- (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
- (xii) A reference to both the date on which and the place where the Notice of Rule Development required by ~~section (2)~~Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.

- (b) The ~~notice~~Notice of Rulemaking shall be published in a newspaper of general circulation ~~in within~~ the ~~District and each~~ county or counties in which the District is located ~~not less than~~at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. ~~The proposed rule shall be available for inspection and copying by the public at the time~~ If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of notice, the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- ~~(c)~~ (c) The ~~notice~~Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days ~~prior to such mailing~~before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice ~~by mail of District~~of the District's rulemaking proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
- (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
- (a) Technical Changes.
- (i) Prior to rule adoption, the District shall publish a notice of correction ("Notice of Correction") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
- (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

- (i) Prior to rule adoption, the District shall publish a notice of change (“**Notice of Change**”) if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:
 - 1. Supported by the record of the public hearing held on the proposed rule;
 - 2. In response to written materials submitted to the District; or
 - 3. In response to an objection with the proposed rule by the District Board.
- (ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located,

and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.

- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(48) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must ~~either~~ conduct a rule development workshop prior to proposing rules for adoption ~~or for the purposes of rule development or information gathering for the preparation of the SERC, unless~~ the Chairperson ~~must explain~~ explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

- (5a) ~~Petitions to Initiate Rulemaking~~—All Petitions to Initiate Rulemaking ~~proceedings~~ Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. ~~Not later than sixty (60) calendar~~ District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.

(b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the ~~Board~~District shall either i) initiate rulemaking proceedings~~or, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.~~

(c) If the petition is directed to an ~~existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and~~unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the ~~policy~~proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule. ~~However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.~~

~~(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:~~

(i) If the District elects to hold a public hearing, notice of the public hearing (“**Notice of Rulemaking Petition Public Hearing**”) shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

~~(a) The text of the proposed rule, or any amendment or repeal of any existing rules;~~

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

~~(b) A detailed written statement of the facts and circumstances justifying the proposed rule;~~

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

~~(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and~~

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the

unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(~~d~~10) ~~The published notice~~Public Hearing.

(~~7~~a) ~~Hearing.~~—The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the ~~notice described in section (3) of this Rule~~Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. ~~The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing.~~When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:

(i) The date, time, and location of the public hearing; and

(ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

(~~8~~a) ~~Emergency Rule Adoption.~~—The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action. ~~Prior to the adoption of an emergency~~

~~rule, or if the Legislature authorizes the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of to adopt emergency rules shall be published as soon as possible in a newspaper of general circulation in the District.~~ The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District ~~and otherwise complies with these provisions.~~

(b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “Notice of Emergency Rule”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:

(i) The full text of the rule(s); and

(ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

(c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

(i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “Notice of Renewal of Emergency Rule”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.

- (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (912) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation ~~in~~within the county or counties in which the District is located.
- (4013) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. ~~The record~~ (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, if ~~as~~ applicable:
 - (a) ~~The texts~~ A copy of the ~~proposed rule and the adopted~~ rule;
 - (b) ~~All notices given for a proposed~~ Any material incorporated by reference in the rule;

- (c) ~~Any~~A detailed written statement of ~~estimated regulatory costs for the~~the facts and circumstances justifying the proposed rule;
- (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
- (~~d~~e) A ~~written summary of hearings, if any, on~~statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
- (e) ~~All written comments received by the District and responses to those written comments; and~~
- (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
- (~~f~~g) ~~All notices and findings pertaining to~~If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(~~11~~14) Petitions to Challenge ~~Existing~~ Rules.

- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) ~~Within 30 days after~~At the hearing, the ~~hearing officer shall render a decision and state the reasons therefor in writing.~~ petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. ~~The~~ For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. ~~The~~ During the hearing, the hearing officer may:
- (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
- (f) ~~The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.~~

(f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

~~(1215)~~ Variances and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
- (b) A person who is subject to regulation by a District ~~Rule~~rule may file a petition with the District, requesting a variance or waiver from the District’s ~~Rule~~rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by ~~Rule~~rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the ~~petitioner's~~petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the ~~District's~~District's action. The District shall maintain a record of the type and disposition of each petition filed.
- (~~13~~16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. ~~Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.~~

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the ~~firm’s~~ firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation ~~in~~within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each ~~consultant's~~consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all ~~consultants~~ by proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile~~, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “Auditing Services” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

~~(1)~~ Definitions.

- ~~(a)~~ “Auditing Services” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- ~~(b)~~ “Committee” means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

~~(2)~~ (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section ~~(43)~~ of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

~~(3)~~ (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section ~~(43)~~ of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- ~~(a)~~ Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

~~(4)~~ (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section ~~(32)~~ of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation ~~in the District and~~ within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

~~(5)~~ (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines

is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals—, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- ~~(6)~~ (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection ~~(32)~~(32)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

~~(7)~~ (6) Board Selection of Auditor.

- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

~~(8)~~ (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

- (a) A provision specifying the services to be provided and fees or other compensation for such services;
- (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
- (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
- (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
- (e) Provisions required by law that require the auditor to comply with public records laws.

~~(9)~~ (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute

a waiver of proceedings under those Rules,^{“”} or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - ~~(a)~~ (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - ~~(b)~~ (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - ~~(c)~~ (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - ~~(d)~~ (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - ~~(e)~~ (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - ~~(f)~~ (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - ~~(g)~~ (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- ~~(h)~~ (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all ~~bidders by~~ proposers by e-mail (with a delivery and read receipt), United States Mail, ~~by~~ hand delivery, or ~~by~~ overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - ~~(a)~~ (a) The Board shall cause to be prepared a Request for Qualifications.
 - ~~(b)~~ (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - ~~(c)~~ (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the ~~District and within the~~ county or counties in which the ~~District~~project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - ~~(d)~~ (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery, ~~or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - ~~(e)~~ (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (~~j~~k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all ~~vendors by~~proposers by e-mail (with a delivery and read receipt), United States Mail, ~~electronic mail~~, hand delivery, ~~facsimile~~, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) ~~(3)~~ Suspension, Revocation, or Denial of Qualification

- ~~(a)~~(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
- ~~i.~~ (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - ~~ii.~~ (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - ~~iii.~~ (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - ~~iv.~~ (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - ~~v.~~ (v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- ~~vi.~~ (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
 - ~~vii.~~ (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
 - ~~viii.~~ (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
 - ~~ix.~~ (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
 - ~~x.~~ (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
 - ~~xi.~~ (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
 - ~~xii.~~ (xii) The vendor or affiliate(s) has been convicted of a contract crime.
-
- ~~1.~~ 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - ~~2.~~ 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- ~~(b)~~ (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- ~~(e)~~ (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- ~~(d)~~ (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- ~~(e)~~ (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- ~~i.~~ (i) Impacts on project schedule, cost, or quality of work;
- ~~ii.~~ (ii) Unsafe conditions allowed to exist;
- ~~iii.~~ (iii) Complaints from the public;
- ~~iv.~~ (iv) Delay or interference with the bidding process;
- ~~v.~~ (v) The potential for repetition;
- ~~vi.~~ (vi) Integrity of the public contracting process;
- ~~vii.~~ (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation ~~in the District and in~~ within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile~~, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~ e-mail, United States Mail, hand delivery, or ~~facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all ~~contractors~~ by proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile~~, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- ~~(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.~~
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:

- (a) The project is undertaken as repair or maintenance of an existing public facility;
- (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
- (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation ~~in~~within the county in which the ~~District~~project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~email, United States Mail, hand delivery, ~~or~~ ~~facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all ~~consultants by~~ proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile~~, or overnight delivery service. The District may alternatively post the notice of intent to award on its website

at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: ~~"~~"~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board ~~should~~shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - ~~(a)~~ (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - ~~(b)~~ (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - ~~(c)~~ (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~ e-mail, United States Mail, hand delivery, ~~or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - ~~(d)~~ (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all ~~vendors by~~ proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile~~, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the ~~District and within the~~ county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~ e-mail, United States Mail, hand delivery, ~~or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all ~~vendors by~~ proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~faesimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

[Link-to-previous setting changed from off in original to on in modified.]

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

[Link-to-previous setting changed from off in original to on in modified.]

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by ~~electronic mail~~e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via ~~facsimile~~e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;

- (c) Regulate the course of the hearing, including any pre-hearing matters;
- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- ~~(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.~~
- ~~(65)~~ Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- ~~(78)~~ Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

[Link-to-previous setting changed from off in original to on in modified.]

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § [120.69\(2\)\(a\)](#), 190.033, Fla. Stat.

[Link-to-previous setting changed from off in original to on in modified.]

[Link-to-previous setting changed from off in original to on in modified.]

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2025, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

[Link-to-previous setting changed from off in original to on in modified.]

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 6/23/2026 8:13:57 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: nd://4899-8735-7091/1/Pre-2026 Rules of Procedure (Form).docx	
Modified DMS: nd://4929-0681-0794/1/FORM Rules of Procedure - No Rule Review (5.8.2026).docx	
Changes:	
<u>Add</u>	378
Delete	263
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	641

EXHIBIT 11

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall supersede any rules of procedure previously adopted by the District and remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of August, 2026.

ATTEST:

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure

EXHIBIT A

RULES OF PROCEDURE

EXHIBIT 12



PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members

FROM: PRIME AE Group, Inc. - Ryan Stilwell, PE

DATE: August 18, 2026

RE: August 2026 Engineer's Update

Capital Projects

- Tennis Restroom – All documents and payments have been provided to Clay County Utility Authority and we are awaiting final sign off.

Landscape Architect Review of FIPCDD Grounds

- Update to be provided at meeting.

Cypress Glen Pond Outfall Structure

- Meeting held with Mr. Jeff Reindl from SJRWMD about options to resolve the problem outfall structure. Mr. Reindl concurred that he has not seen a similar situation before and suggested revising calculations based on new stormwater rules to see if we can reduce the requirements, lower the water level or change routing of the stormwater piping to reduce pressure on the pond bank. We are currently running calculations for these proposed options.

Carrington Place Stormwater Lift Station

- We are investigating the history of the original SJRWMD permitting for this lift station and calculations. Update will be provided at the meeting.

End of Report

EXHIBIT 13



Jacksonville Office

13901 Sutton Park Drive S., Suite 200, Jacksonville, FL 32224
P: 1.833.723.4768

June 15, 2026

John C. Shiroda, CCTS
Vice President, Corporate Trust
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

**PROJECT: Fleming Island Plantation Community Development District
PRIME AE Project No. 109064.04**

SUBJECT: Consulting Engineer's Report 2026

Dear Mr. Shiroda:

In accordance with Section 9.21 of the Master Trust Indenture for the Fleming Island Plantation Community Development District ("District"), PRIME AE GROUP, INC. ("PRIME AE"), the District Engineer, has reviewed the portion of the Project (as defined in the Indenture) owned by the District, and such portion appears to have been maintained in good repair, working order and condition.

The fiscal year 2026 budget along with current reserves are sufficient, in our opinion, to provide for operation and maintenance of the portion of the Project owned by the District.

In accordance with Section 9.14 of the Master Trust Indenture, PRIME AE has reviewed the District Insurance Property Schedule and the policy appears to be proportionate to the value of the District owned improvements.

Should you have any questions or comments related to the information provided in this report, please do not hesitate to contact our office.

Sincerely,



A handwritten signature in blue ink, appearing to read "Ryan P. Stilwell".

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

EXHIBIT 14

EXHIBIT 15



Amenity Manager's Report

Meeting date: **8-25-2026**

Submitted by: **Jennifer Meadows**

EVENT UPDATES / No Board action required:

WACKY WEDNESDAY – ZOO TO YOU: For our Grande Finale of Wacky Wednesdays, the awesome Jacksonville Zoo Outreach Program joined us on Wednesday, July 29 at the Splash Park for an afternoon of animal education and of course, cute little creatures! One of the favorites was a Turtle named Porsche who had to have a lifesaving procedure on his eyes that left him blind. But that doesn't slow down this turtle, who is ironically named after a luxury sport vehicle known for its speed. They also met a Lizard named Maui and an Indigo Snake named Lucien. It was a great way to stay cool and learn more about the incredible animals that live amongst us here in Florida.

HOP BACK INTO SCHOOL: Mother Nature couldn't squash this big day! Due to weather concerns, Margaret, Joy, Brandon, Grace, and I worked diligently for a day and a half revising our outdoor event into an indoor event! The Amenity Center was decked from head to toe in all things school with a sprinkle of frogs along the way. When you walked into the office you were greeted by the principal of Thunderbolt Elementary school, Ms. Bathurst who had some goodies to share with the excited kids. In the side room, we had games (such as Kiss the Frog and Fly Toss) where you could win some fun prizes.

The conference room held our craft room where we were lucky to have a representative from the Clay County Parks and Rec Department helping with the creations. She taught everyone how to make origami frogs that actually hopped when you pressed them. There was also a cute frog on a lily pad craft that could float in water once it was assembled. Kids could also create their own safari hats made from paper plates. Too cute!!

Outside, just below the patio steps, Jeremiah's Italian Ice set up this adorable, yet massive, inflatable hut where they served complimentary treats for all our residents in attendance. It may not have been a sunny day, but it was still a hot one! Those ice-cold treats really hit the spot! Special thanks to Jeremiah's for being such a wonderful sponsor and partner for so many of our events!

BLOOD DRIVE: With election day voters filing in at the Splash Park on August 18, we thought it would be a great opportunity to invite LifeSouth to join us for a Blood Drive. We will have an update on how many lives were saved on the evening of the CDD meeting.

BINGO NIGHT (ADULTS ONLY): Back by popular demand... a community favorite is making its return on Wednesday, August 19! We will be co-hosting Bingo Night for all adults 21 and up along with the Fleming Island Golf Course and Hibernia Pub. This is a great night full of laughs, great food, delicious drinks, and awesome prizes!

BABYSITTING SAFETY CERTIFICATION COURSE: FIP is partnering with Safety First to bring an awesome course for kids ages 11-16 who would like to arm themselves with knowledge to be a great babysitter. For \$52, participants complete an online portion of the class and then they receive hands-on education from 10am-12pm at the

Amenity Center Conference Room. When the class is completed, the kids will receive an official 2-year certification card from the American Safety & Health Institute.

COMEDY NIGHT (ADULTS ONLY): We are excited to kick off the final holiday of the summer with our Labor Day Loads of Laughs Comedy Night at the Splash Park on Thursday, September 4 from 7pm-9pm. The show will be headlined by “Duval Famous” Jpaw, along with Nan Cardoso and Bob Lauver. Cost is \$7 per resident and \$10 per non-resident guests. Snacks are included with the ticket, while drinks may be purchased from our licensed bartender. Do not miss out on this incredible event!

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Fall Paint Class – September 19
- Concert on the Green – September 26
- Community Yard Sale – October 3
- Pumpkin Decorating Day – October 10
- Halloween Event – October 23





JULY EVENTS RECAP

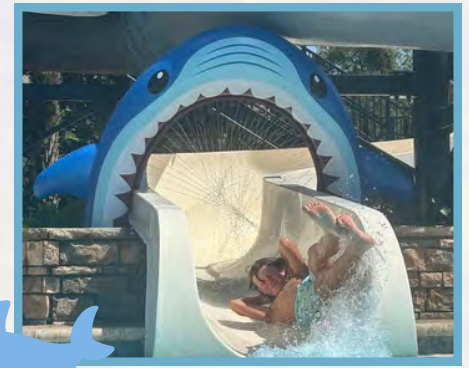


EXHIBIT 16



Field Operations Report

Meeting date: **8-25-2026**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

VILLAGE SQUARE FOUNTAIN / No Board action required:

Mosquito treatment is completed.

TENNIS BUILDING ADD-ONS / Project Completed:

The concrete pad and fence are now completed. The landscaping for this entire area including concealing the fence will be part of the Landscape Architects plan.

MARGARETS WALK DOCK INSPECTION / No Board action required:

Tabled until our October 2026 meeting.

CARRINGTON PLACE STORMWATER PUMPS / No Board action required:

This item is currently being reviewed by the District Engineer.

TENNIS COURT WINDSCREENS / No Board action required:

Project is underway, stay tuned.

FIELD OPERATIONS UPDATES / No Board action required:

MAINTENANCE DONE SINCE LAST CDD MEETING – July 2026 to August 2026

- Began soft washing all road signs – 17 to Amenity Center done. Expect balance to be finished before CDD meeting
- Soft washed all signs at Amenity Center
- Installed insulation in new shed at Splash Park
- Built shelving for new shed at Splash Park
- Laid out old pavers around new shed at Splash Park
- Drilled Amenity Center pool deck tables and umbrella poles and fastened together so umbrellas can't blow out.
- Cleaned all windows at Amenity Center office
- Painted inside of new glass at Amenity Center dormer black to match existing
- Brushed webs and spider eggs from all buildings and pavilions at Amenity Center
- Cleaned rain gutters at Tennis Shed
- Fixed broken court number sign at tennis
- Cleaned fans under tennis shade
- Leveled mulch and reset mats under swings at Amenity Center playground
- Added 3600lbs (total) of clay to tennis courts 1, 2, & 6
- Installed automatic air freshener sprayer to Vending Room at Courts Pavillion
- Cleaned and Soft wash entry arch to Margaret's Walk Park

- Treated rust on both fountains at Margaret's Walk Park
- Found bad fountain pump on right side of Margaret's Walk Park. New pump ordered and will be installed when it arrives
- Soft washed black aluminum fences near Cypress Glen and Amberwood to remove green
- Chemical reading probes at Splash Park pool have been cleaned multiple times and are still malfunctioning. Ordered replacement probes.
- Ordered replacement light boards for 2 bad lights at Amenity Center pool
- Vendor removed sidewalk in front of and against wall at tennis court #1
- Vendor installed concrete at Courts Pavillion
- Vendor installed fence at Courts Pavillion
- Hired tree service to take care of many broken trees after last windstorm
- Found bad outlet controlling in ground sump pump in Splash Park pool pit. Got pump running again with extension cord. Had vendor repair outlet
- Replaced kick down gate holders at Splash Park
- Added 25lbs cyanuric acid to each pool at Amenity Center
- Vendor did warranty repair on deadbolts to Splash Park Pool Office and one of the Gathering Room doors
- Replaced broken fence rails at Village Sq. entry
- Cleaned glass at Splash Park
- Assisted resident by showing how to use pool lift chair to get in and out of pool
- Vendor repaired 2 can lights in Gathering Room
- Repaired thermostat at Splash Park
- Shocked both pools at Amenity Center – both pools showing early signs of black algae due to high water temps. Pools will be hard brushed daily until signs are gone
- Removed rust spots from Lap Pool near stairs
- Resident reported broken swing saucer at Splash Park playground. Saucer has been removed and working with manufacturer to get it replaced
- Brought tables from Splash Park to Amenity Center for Back to School event
- Built new planter to block off walkway from back fenced in area at Courts Pavillion
- Vendor repaired black aluminum fence between Tennis and River Hills. Two uprights had been damaged when someone/something ran into the fence.
- Cleaned mud out of parking spot closest to Courts Pavillion
- Found small chip/hole in surface near pickleball court #2. Send pictures to Brogdon Builders. Inspected same day. He sent pictures to the court surface vendor. They will come out soon to inspect. It looks like a rock in the asphalt came loose, will know more after surface vendor comes out. Bad spot is about the size of a dime and around ½" deep. It does not appear to be getting any worse.
- Vendor replaced stuck Exit Button at pickleball
- New Hammerhead vacuum delivered for Splash Park and now in use
- Cleaned tile in all pools – Splash Park and Amenity Center
- Began order process for new tennis windscreens

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



EXHIBIT 17



Last updated on:
8/13/2026
By: Dana Harden

Date	Action Item	Status
	Field Operations Section	
10/28/2025	FOM to determine where water meters are located and that they are CDD owned	In progress
5/19/2026	FOM to check into installing a timer on ceiling fans located in the tennis center pavilion.	In Progress
7/28/2026	FOM and Supervisor Nelson to speak with Lake Ridge HOA North/South to discuss boundaries	Completed
	General Manager Section	
1/27/2026	GM to work with landscape architect for Village Fountain ideas	Completed
3/24/2026	DC/GM to create contract with vending machine vendor for six months of vending usage at 10% revenue to be reviewed in 6 months.	In Progress
	District Manager Section	
	District Engineer Section	
	District Counsel Section	
10/28/2025	DC to work with Comcast on indemnity language	In Progress
3/24/2026	DC/GM to create contract with vending machine vendor for six months of vending usage at 10% revenue to be reviewed in 6 months.	In Progress
7/28/2026	DC to write letters to homeowners letting them know that the CDD will not maintain the landscaping behind their home	In Progress
	Board of Supervisors Section	
7/28/2026	FOM and Supervisor Nelson to speak with Lake Ridge HOA North/South to discuss boundaries	Completed

EXHIBIT 18

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

October, 2026	Regular Meeting: 10/27	<i>Presentations</i> <i>Vendor Reports</i> • 1. Lake Doctors • 2. Elite Amenities • 3. Ruppert Landscape • 4. Tri-County Safety & Security Inc. <i>Staff Reports</i> • 1. District Engineer • 2. District Counsel • 3. General Manager • 4. Amenity Manager • 5. Field Operations Manager • 6. District Manager - o 6a. Action Item Report - o 6b. Meeting Matrix <i>Consent Agenda Items</i> • 1. Minutes--Regular Meeting on 9/22/2026 • 2. Unaudited Financials—September 2026 <i>Business Items</i> <i>Discussion Topics/Items</i>	
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FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

Unscheduled Items		<i>Presentations</i> <i>Consent Agenda Items</i> <i>Business Items</i> <i>Discussions (Workshop)</i> • Changing Rooms for Both Pool Areas • Comprehensive Landscape Plan <i>Public Hearing</i> <i>Vendor Reports</i>	
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FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

[illegible]

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	4/28/2026; renews 3 one-year intervals (current through 9/30/2029)
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	6/12/23026-9/30/2027 (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

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

EXHIBIT 19

***Fleming Island Plantation Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 - September 30, 2027***

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g. . newspaper, District website. electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov>) to the results to the District's website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

EXHIBIT 20

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, July 28, 2026 at 6:01 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 Katie Buchanan (<i>via phone</i>)	District Counsel, Kutak Rock
22 Ryan Stilwell	District Engineer, Prosser, Inc.
23 Jennifer Haley	Elite Amenities
24 Anthony Bretz	Ruppert Landscape
25 Timothy Rhoden	Ruppert Landscape
26 David Couch	Landscape Architect
27 Billy Bonney	Tri-County Safety & Security, Inc.
28 Jeff Daniels (<i>via phone</i>)	Resident
29 Shane Cook	Resident
30 Dan Steller	Resident
31 Dona Isley	Resident

32
33 *The following is a summary of the discussions and actions taken at the July 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.*

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.)*

Shane Cook commented on the berm on Town Center as well around the amenity center and noted that it needed to be better maintained.

Dan Stellar also noted his concern regarding the maintenance of the berm.

Donna Isley also expressed concerns regarding the maintenance of the berms.

The meeting moved to Item. A. 1 under the Sixth Order of Business – Staff Reports, at this time.

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

FIFTH ORDER OF BUSINESS – Vendor Reports

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

Ms. Alfano provided a brief update and read into the record a note from Jesse Mason of The Lake Doctors, Inc. Discussion ensued.

B. Exhibit 3: Lifeguard Services Report – Elite Amenities

Ms. Haley provided a brief update for August.

C. Exhibit 4: Landscaping Update – Ruppert Landscape

Mr. Bretz introduced Mr. Rhoden, the new account manager. Discussion ensued regarding improper and incomplete mulching, as well as other concerns regarding landscaping.

1. Mowing Behind Certain Property on Ponds

Ms. Alfano provided an update on her research regarding whether or not the landscaper should be maintaining the areas in question. Discussion ensued. The Board agreed to no longer mow the areas behind the ponds and to notify the HOA for Margaret's Walk so that they could notify the residents.

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

Ms. Alfano provided updates on certain incidents. Discussion ensued.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Engineer

1. Project Update – David Couch, Landscape Architect

Mr. Couch provided an overview of his report. Discussion ensued and the Board offered feedback and direction for the landscape architect to bring back to the August Board meeting.

2. Exhibit 6: Consideration of Requisition #189 - \$713.75

On a MOTION by Mr. Ashford, SECONDED Mr. Glickman, WITH ALL IN FAVOR, the Board approved Requisition #189, in the amount of \$713.75, for the Fleming Island Plantation Community Development District.

Mr. Stilwell provided an update on the tennis building.

3. Exhibit 7: Consideration of Proposed Boundary Map

Mr. Stilwell provided an update as well as next possible steps and provided a few more updates on other projects, including the results of the Vallencourt meeting. Discussion ensued.

The meeting moved back to the Fifth Order of Business – Vendor Reports, at this time.

B. District Counsel

82 Ms. Buchanan had nothing to report.

83 C. Exhibit 8: General Manager's Report

84 Ms. Alfano had nothing further to report.

85 D. Exhibit 9: Amenity Manager's Report

86 Ms. Meadows presented the report for the month. Discussion ensued.

87 E. Exhibit 10: Field Operations Manager's Report

88 Mr. Atwood presented the report for the month. Discussion ensued.

89 1. Consideration of Proposal(s) for Carrington Place Stormwater Pumps – *To Be Distributed*

90 2. Consideration of Proposals for Tennis Court Windscreens in an Amount NTE \$25,000

91 Mr. Atwood presented the proposal. Mr. McInnes provided input regarding the District's funds.

92 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
93 approved the Ten-S Tennis Court Windscreens proposal, at a not-to-exceed of \$25,000.00, for the Fleming
94 Island Plantation Community Development District.

95 F. District Manager

96 1. Exhibit 11: Action Item Report

97 2. Exhibit 12: Meeting Matrix

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

99 A. Exhibit 13: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
100 Held on June 23, 2026

101 B. Exhibit 14: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

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

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

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

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

108 Supervisor Nelson noted the need for a landscape RFP. Discussion ensued regarding ongoing
109 landscaping issues.

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

111 GM to work with HOA regarding notifying residents on pond who will no longer have their grass
112 cut by Ruppert

113

114 FOM & Supervisor Nelson to discuss CDD boundaries with Lake Ridge North/South

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

116 **THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 25, 6:00PM &**
117 **Budget Public Hearing**

118 All five Board members present stated that they would be attending the next Board meeting and
119 budget public hearing on August 25 at 6:00 p.m.

120 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

121 Supervisor Cella asked for final questions, comments, or corrections before requesting a motion to
122 adjourn the meeting. There being none, Mr. Glickman made a motion to adjourn the meeting.

123 On a MOTION by Mr. Glickman, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board
124 adjourned the meeting at 10:00 p.m. for the Fleming Island Plantation Community Development District.

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

128 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
129 **meeting held on August 25, 2026.**

130

131

132

133

Signature

Signature

Printed Name

Printed Name

134 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 21

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

JULY 31, 2026



Fleming Island Plantation CDD
Balance Sheet
July 31, 2026

	General Fund	Debt Service 2021	A & C 2021	Total
1 <u>ASSETS</u>				
2 Operating Account - VNB	1,877,835	-	-	1,877,835
3 Money Markey - BU	1,379,953	-	-	1,379,953
4 Cash - HW	9,293	-	-	9,293
5 Investments:				
6 Revenue Trust Fund	-	91,546	-	91,546
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	-	-	46,389	46,389
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	6,593	63,321	-	69,914
15 Due from Other Funds	-	92,662	-	92,662
16 Prepaid Items	-	-	-	-
17 Deposits	7,632	-	-	7,631.99
18 <u>TOTAL ASSETS</u>	\$ 3,282,786	\$ 268,888	\$ 46,389	\$ 3,598,062
19 <u>LIABILITIES</u>				
20 Accounts Payable	\$ 213,706	\$ -	\$ -	\$ 213,705.61
21 Accrued Expenses	-	-	-	-
22 Due to Other Funds	92,662	-	-	92,662.07
23 Deferred Revenue - On Roll	6,593	63,321	-	69,913.93
24 <u>TOTAL LIABILITIES</u>	312,961	63,321	-	376,282
25 <u>Fund Balance:</u>				
26 Nonspendable	7,632			7,632
27 Assigned	1,942,418			1,942,418
28 Restricted		205,566	46,389	251,956
29 Unassigned	1,019,775			1,019,775
30 <u>TOTAL FUND BALANCE</u>	2,969,825	205,566	46,389	3,221,781
31 <u>TOTAL LIABILITIES & FUND BALANCE</u>	\$ 3,282,786	\$ 268,888	\$ 46,389	\$ 3,598,062

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

	FY2026 Adopted Budget	FY2026 Actual July	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES					
2 Special Assessments - Tax Collector	\$ 3,533,212	\$ -	\$ 3,526,619	\$ (6,593)	99.81%
3 Special Assessments - Discounts	(141,328)	-	(83,789)	57,539	59.29%
4 Interest	75,000	9,970	132,060	57,060	176.08%
5 Room Rentals	8,000	489	8,080	80	101.00%
6 Swimming - Program Fees	1,000	56	56	(944)	5.60%
7 Tennis Membership	2,500	-	-	(2,500)	0.00%
8 Court Program Fees	500	-	960	460	191.92%
9 Special Events	6,500	731	7,638	1,138	117.50%
10 Access Cards	7,000	328	1,707	(5,293)	24.38%
11 Other Miscellaneous Revenues	2,250	-	17,531	15,281	779.17%
12 TOTAL REVENUES	\$ 3,494,633	\$ 11,574	\$ 3,610,860	\$ 116,227	103.33%
13 EXPENDITURES					
14 ADMINSTRATIVE					
15 Supervisor Compensation	16,000	1,800	10,800	(5,200)	67.50%
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	12,469	56,945	26,945	189.82%
20 Legal Services	45,000	3,414	34,790	(10,210)	77.31%
21 Management Fees	62,339	5,195	51,949	(10,390)	83.33%
22 Assessment Administration	9,360	780	7,800	(1,560)	83.33%
23 Trustee Fees	4,000	-	4,000	-	100.00%
24 Auditing Services	4,100	-	4,200	100	102.44%
25 Postage & Freight	3,600	31	342	(3,258)	9.50%
26 Insurance - General Liability	58,000	-	44,506	(13,494)	76.73%
27 Printing & Binding	250	-	-	(250)	0.00%
28 Legal Advertisements	3,200	273	1,112	(2,088)	34.76%
29 Misc- Assessment Collection Cost	70,664	-	41,201	(29,464)	58.30%
30 Misc - Credit Card Fees	600	-	26	(574)	4.31%
31 Misc - Contingency	5,000	178	2,405	(2,595)	48.10%
32 Office Supplies	300	-	205	(95)	68.22%
33 Regulatory & Permit Fees	175	-	175	-	100.00%
34 TOTAL ADMINSTRATIVE	315,612	24,139	262,256	(53,356)	83.09%
35 FIELD					
36 Field Management	831,769	84,498	692,562	(139,207)	83.26%
37 Web Site Development	2,000	-	2,000	-	100.00%
38 Lifeguard Services - Contract	276,000	59,638	140,005	(135,995)	50.73%
39 Janitorial Services - Contract	35,000	2,791	28,091	(6,909)	80.26%
40 Security Services - Contract	60,000	5,331	40,612	(19,388)	67.69%
41 Landscape - Contracts	688,577	49,936	586,543	(102,034)	85.18%
42 Electric	85,000	5,888	61,485	(23,515)	72.34%
43 Water	86,000	9,934	78,389	(7,611)	91.15%
44 Aquascaping - R&M	66,500	6,525	57,650	(8,850)	86.69%
45 Common Area - R&M	40,000	-	27,708	(12,292)	69.27%
46 Electrical - R&M	33,000	-	8,283	(24,717)	25.10%
47 Other Landscape - R&M	160,000	4,371	80,800	(79,200)	50.50%
48 Irrigation - R&M	36,000	1,175	57,112	21,112	158.64%
49 Misc - Holiday Décor	12,000	1,964	11,988	(12)	99.90%
50 Operating Supplies - General	15,000	708	12,436	(2,564)	82.91%
51 TOTAL FIELD	2,426,846	232,758	1,885,664	(541,182)	77.70%

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

	FY2026 Adopted Budget	FY2026 Actual July	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
52 <u>PARKS & RECREATION</u>					
53 Telephone - Field	12,500	938	9,431	(3,069)	75.45%
54 Internet & WiFi - Gazebo	1,600	135	1,368	(232)	85.50%
55 Electric - General	36,000	3,294	25,929	(10,071)	72.02%
56 Refuse Removal	5,500	1,237	8,068	2,568	146.68%
57 Water & Sewer	28,000	6,855	37,059	9,059	132.35%
58 Lease - Copier	10,000	-	5,071	(4,929)	50.71%
59 Air Conditioner - R&M	3,500	-	1,878	(1,622)	53.66%
60 Fire Supression System - R&M	700	-	-	(700)	0.00%
61 Grounds - R&M	16,000	181	8,303	(7,697)	51.89%
62 Pest Control - R&M	1,000	-	1,869	869	186.87%
63 Tennis Courts - R&M	24,000	1,912	17,953	(6,047)	74.80%
64 Pickleball Courts - R&M	1,000	-	500	(500)	50.00%
65 Event Expense	40,000	4,747	44,228	4,228	110.57%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	482	4,645	(355)	92.89%
69 Contingency	10,000	1,345	6,905	(3,095)	69.05%
70 Office Supplies	4,000	493	2,210	(1,790)	55.25%
71 Cleaning Supplies	1,000	45	889	(111)	88.93%
72 Operating Supplies - General	7,000	297	1,560	(5,440)	22.29%
73 Operating Supplies - Pool Chemicals	33,000	-	26,626	(6,374)	80.69%
74 Operating Supplies - Pool & Splash Pad	5,000	89	9,083	4,083	181.66%
75 Subscriptions & Memberships	2,500	488	3,617	1,117	144.68%
76 <u>TOTAL PARKS & RECREATION</u>	248,750	22,539	217,191	(31,559)	87.31%
77 <u>COMMUNITY CENTER</u>					
78 Telephone	6,500	543	5,506	(994)	84.70%
79 Electric - General	22,000	2,493	15,950	(6,050)	72.50%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	2,987	20,204	204	101.02%
82 Air Conditioner - R&M	1,000	-	640	(360)	64.00%
83 Fire Supression System - R&M	1,500	-	942	(558)	62.77%
84 Grounds - R&M	10,000	-	12,701	2,701	127.01%
85 Pest Control - R&M	650	155	889	239	136.75%
86 Outdoor/Fitness - R&M	2,000	-	-	(2,000)	0.00%
87 Rec Center Equipment	2,000	14	816	(1,184)	40.79%
88 Termite Bond	375	-	-	(375)	0.00%
89 Licenses & Permits	500	-	1,375	875	275.07%
90 Contingency	8,500	-	7,057	(1,443)	83.03%
91 Office Supplies	500	23	161	(339)	32.13%
92 Cleaning Supplies	1,000	-	368	(632)	36.84%
93 Operating Supplies - General	2,000	137	2,330	330	116.50%
94 Operating Supplies - Pool Chemicals	33,000	-	36,766	3,766	111.41%
95 Operating Supplies - Pool & Wading Pool	2,500	-	8,514	6,014	340.56%
96 <u>TOTAL COMMUNITY CENTER</u>	118,425	6,352	114,219	(4,206)	96.45%
97 <u>RESERVES</u>					
98 CDD Amenity	325,000	(63,817)	424,996	99,996	130.77%
99 Splash Park	60,000	1,588	44,628	(15,372)	74.38%
100 <u>TOTAL RESERVES</u>	385,000	(62,229)	469,624	84,624	121.98%
101 <u>TOTAL EXPENDITURES & RESERVES</u>	\$ 3,494,633	\$ 223,559	\$ 2,948,954	\$ (545,680)	84.39%

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

	FY2026 Adopted Budget	FY2026 Actual July	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES	-	(211,985)	661,907	\$ (545,680)	
103 NET CHANGE IN FUND BALANCE					
104 Fund Balance Beginning	2,267,916		2,307,918	40,002	
105 FUND BALANCE - ENDING	\$ 2,267,916	\$ (211,985)	\$ 2,969,825	\$ (505,678)	
106 FUND BALANCE ANALYSIS					
107 <i>Nonspendable Fund Balance</i>					
108 Prepaid			\$ 19,982		
109 Deposits			10,397		
			30,379		
110 <i>Assigned Fund Balance</i>					
111 Operating Reserves - FY26			\$ 582,439		
112 Entry Features			166,636		
113 Parks			143,744		
114 Recreation Facilities			547,195		
115 Misc. Site Improvement			272,140		
116 Signage			221,332		
			1,933,486		
117 <i>Unassigned Fund Balance</i>			304,051		
118			2,267,916		

Fleming Island Plantation CDD
Debt Service 2021
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through July 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 1,700,275	\$ 1,636,954	\$ (63,321)	96.28%
3 Interest	-	7,371	7,371	
4 TOTAL REVENUES	1,700,275	1,644,325	(55,950)	96.71%
5 EXPENDITURES				
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 Prinicipal Payment				
May 1, 2026	1,545,000	1,545,000	-	100.00%
10 TOTAL EXPENDITURES	1,700,269	1,712,213	(71,663)	100.70%
11 REVENUES OVER (UNDER) EXPENDITURES	6	(67,888)	15,712	-1086204%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		-	-	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
17 NET CHANGES IN FUND BALANCE	6	(67,888)	(67,894)	
16 Fund Balance - Beginning	-	273,454	273,454	
18 FUND BALANCE, ENDING	\$ 6	\$ 205,566	\$ 205,560	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget
1 REVENUE			
2 Interest	\$ -	\$ 11,188	11,188
3 TOTAL REVENUE	-	11,188	11,188
4 EXPENDITURES			
5 Construction in Progress	-	655,866	655,866
6 TOTAL EXPENDITURES	-	655,866	655,866
7 REVENUES OVER/(UNDER) EXPENDITURES	-	(644,678)	(644,678)
8 OTHER FINANCING SOURCES/(USES)			
9 Transfers In	-	-	-
10 Transfers Out	-	-	-
11 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-
13 NET CHANGES IN FUND BALANCE	-	(644,678)	(644,678)
12 Fund Balance - Beginning		691,068	
14 FUND BALANCE - ENDING	\$ -	\$ 46,389	\$ (644,678)

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds**Fleming Island Plantation CDD
Notes to the Financial Statements
July 31, 2026****General Fund****► Assets**

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

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

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

1,479

Total Accounts Receivable	\$	1,479
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- **Due From Other Funds \$0**

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

	General Fund
Total Prepaid Items	\$ -

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

Clay Electric Cooperative	7,632
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Total Deposits	\$ 7,632
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► Liabilities

- **Accounts Payable \$213,705.61**- Invoices that were posted but not paid until August

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

	General Fund
	-
Total Accrued Expenses	\$ -

- **Due To DS2021 \$92,662.07** - Tax collections owed to the debt service.

FLEMING ISLAND PLANTATION

Community Development District

Balance Sheet - All Funds**Notes to the Financial Statements****July 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
July 31, 2026

Financial Overview / Highlights

- ▶ Total Non-Ad Valorem assessments are 99.81% collected as of 6/30/2026.
- ▶
- ▶ Other Miscellaneous Revenue -Kutak, Air-Max, Pool & Patio, and PrimeAE refunds for duplicate bills paid in FY25 and Polar Plunge Shirts
- ▶
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 84.39% of the annual budget. Significant variances are explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Arbitrage	\$ 600	\$ 600	100%	Paid in Full
ProfServ-Dissemination	\$ 1,200	\$ 1,200	100%	Paid in Full
ProfServ-Engineering	\$ 30,000	\$ 56,945	190%	Monthly Engineering
ProfServ-Legal Services	\$ 45,000	\$ 34,790	77%	Monthly Legal, Two bills received in April from prior FY
ProfServ-Special Assessment	\$ 9,360	\$ 7,800	83%	Monthly Assessment Preparation
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	Paid in Full
Legal Advertising	\$ 3,200	\$ 1,112	35%	
Misc-Credit Card Fees	\$ 600	\$ 26	4%	
Office Supplies	\$ 300	\$ 205	68%	
Annual District Filing Fee	\$ 175	\$ 175	100%	Paid in Full
<u>Field</u>				
ProfServ-Field Management	\$ 831,769	\$ 692,562	83%	Monthly Amenity Management
Contracts - Lifeguard Services	\$ 276,000	\$ 140,005	51%	Only have bills for when pool and splash pad are open
R&M-Common Area	\$ 40,000	\$ 27,708	69%	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%	Light Replacements
R&M-Other Landscape	\$	160,000	\$	80,800	50%	Mulch installation, tree removals, irrigation work & enhancements
R&M-Irrigation	\$	36,000	\$	57,112	159%	Repairs and parts
Holiday Decoration	\$	12,000	\$	11,988	100%	Various Amazon Purchases
Op Supplies-General	\$	15,000	\$	12,436	83%	Various Amazon Purchases, Home Depot Card

Parks and Recreation - General (Amenity Center)

Internet/Wi-Fi - Gazebo	\$	1,600	\$	1,368	86%	Monthly
Utility - Refuse Removal	\$	5,500	\$	8,068	147%	Monthly Trash, two months higher than other months
Utility - Water & Sewer	\$	28,000	\$	37,059	132%	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	\$	8,303	52%	Pressure washing, roof cleaning
R&M - Pest Control	\$	1,000	\$	1,869	187%	Quarterly Pest Control
R&M-Fire Suppression	\$	700	\$	-	0%	
R&M-Tennis Courts	\$	24,000	\$	17,953	75%	Tennis supplies and irrigation work
Event Expenses	\$	40,000	\$	44,228	111%	Amazon Orders, Entertainment for Events
Lease - Copier	\$	10,000	\$	5,071	51%	Monthly fee
Misc - Amenity Center Equipment	\$	5,000	\$	4,645	93%	Exterior Railing(50%), Amazon Orders
Misc-Contingency	\$	10,000	\$	6,905	69%	Amazon Orders
Office Supplies	\$	4,000	\$	2,210	55%	Amazon Orders
Cleaning Supplies	\$	1,000	\$	889	89%	Amazon & Home Depot purchases
Op Supplies - General	\$	7,000	\$	1,560	22%	Amazon Orders
Op Supplies - Pool Chemicals	\$	33,000	\$	26,626	81%	Poolsure bill paid on annual basis
OP Supplies - Pool & Splash Pad	\$	5,000	\$	9,083	182%	Pool Repairs for \$5,000, various Amazon purchases
Subscriptions & Memberships	\$	2,500	\$	3,617	145%	Adobe, Canva, Sam's Club, Music License, Pandora, Peacock

Community Center

FLEMING ISLAND PLANTATION

Community Development District

SOR - General Fund

Refuse Removal	\$	4,400	\$	-	0%	
Grounds - R&M	\$	10,000	\$	12,701	127%	Lock Installation, Light Repairs, Sanded & Recleared Ceiling
Pest Control - R&M	\$	650	\$	889	137%	Treatments
Rec Center Equipment	\$	2,000	\$	816	41%	Amazon Purchases
Licenses & Permits	\$	500	\$	1,375	275%	Pool Permits
Contingency	\$	8,500	\$	7,057	83%	WhisperFlo Pump Install, Misc. Items
Operating Supplies - General	\$	2,000	\$	2,330	117%	Amazon, Walmart, Home Depot & Food Purchases
Operating Supplies - Pool Chemicals	\$	33,000	\$	36,766	111%	Annual Pool Service & 3 months of Water management
Operating Supplies - Pool & Wading Pool	\$	2,500	\$	8,514	341%	Splash Pad Combi Joint Install, Aquashield , Various Amazon Purchases
<u>Reserves</u>						
Reserve - CDD Amenity	\$	325,000	\$	424,996	131%	Road Work, Pool Pump, Painting Ramp Railings, Electrical Panel, Painting, Exterior Floor Recoating, Blance of Stair Work, Stair Treads, Slide Piping, Fence Deposit
Reserve - Splash Park	\$	60,000	\$	44,628	74%	Repair Work on Water Slide, Amazon, Walmart, Fence Repair, Shed Insulation & Shelves

Fleming Island Plantation CDD

Check Register

July 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
July 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
July 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
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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
10/31/2025	End of Month			22,647.44	379,800.54	793,308.39
11/01/2025			Deposit	18.93		793,327.32
11/03/2025	200122	Poolsure	Invoice: 131295632645 (Reference: Water Management Nov 25.)		3,344.37	789,982.95
11/03/2025	200123	Ruppert Landscape LLC	Invoice: 744853 (Reference: Grass Replacement.) Invoice: 744849 (Reference: Front Monument Si...		4,475.15	785,507.80
11/03/2025	200124	Prime AE	Invoice: 55263 (Reference: Engineering Services Aug 30, 2025 - Oct 3, 2025.)		552.50	784,955.30
11/04/2025	110425ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		130.80	784,824.50
11/04/2025	110425CC1	Valley Bank Credit Card			16,807.06	768,017.44
11/04/2025			Deposit	101.05		768,118.49
11/05/2025	200125	The Lake Doctors, Inc.	Invoice: 321033B (Reference: Water Management Nov 25.)		5,125.00	762,993.49
11/05/2025	200126	Neon Entertainment	Invoice: 27,395 (Reference: Stuffa Squishie.)		2,775.00	760,218.49
11/05/2025	200127	Pickett Electric, Inc.	Invoice: 560 (Reference: Service Call Light Repair.)		390.00	759,828.49

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

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

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

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

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

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

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

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

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

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01/28/2026			Deposit	28.83		4,699,824.48
01/29/2026	200199	The Lake Doctors, Inc.	Invoice: 2135387 (Reference: Pond Stocking.)		3,200.00	4,696,624.48
01/29/2026	200200	Vak Pak	Invoice: SO26-00062 (Reference: Installation of WhisperFlo Pump.)		2,599.40	4,694,025.08
01/29/2026			Deposit	14.83		4,694,039.91
01/30/2026	200201	Lisa M. Dardis	Invoice: 126 (Reference: Musical Service for March 7, 2026.)		900.00	4,693,139.91
01/30/2026			Deposit	496.59		4,693,636.50
01/31/2026			Deposit	101.41		4,693,737.91
01/31/2026			Interest	14,327.57		4,708,065.48
01/31/2026	End of Month			118,474.87	200,778.51	4,708,065.48
02/01/2026			Deposit	84.54		4,708,150.02
02/02/2026	200202	Wesco Turf, Inc.	Invoice: 48854081 (Reference: PM Service.)		329.87	4,707,820.15
02/02/2026	200203	Xerox Financial Services	Invoice: 41536680 (Reference: Copier Lease 1/15/26 - 2/14/26.)		744.20	4,707,075.95
02/02/2026	200204	Tropical Pressure & Painting, Inc.	Invoice: 013-2025 (Reference: Repairs & Painting.) Invoice: 012-2026 (Reference: Repairs & Pa...		5,800.00	4,701,275.95
02/02/2026	200205	Pickett Electric, Inc.	Invoice: 616 (Reference: Service call on pool pump motor.)		180.00	4,701,095.95
02/02/2026	200206	Prime AE	Invoice: 55561 (Reference: Engineering Services Dec 25.)		3,999.11	4,697,096.84
02/02/2026	200207	Kutak Rock LLP	Invoice: 3690218 (Reference: Legal Services Dec 25.)		3,595.15	4,693,501.69
02/02/2026	200208	Dolphin Backflow Inc.	Invoice: 42447 ()		75.00	4,693,426.69
02/02/2026	200209	JP Custom Carts	Invoice: 10638 (Reference: Service Utility Cart.)		308.72	4,693,117.97
02/02/2026	200210	The Lake Doctors, Inc.	Invoice: 344273B (Reference: Water Management Feb 26.)		5,125.00	4,687,992.97
02/02/2026	200211	Vesta District Services	Invoice: 430648 (Reference: Management Fees Feb 26.)		5,974.92	4,682,018.05
02/02/2026			Deposit	33.38		4,682,051.43
02/04/2026	020426ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	4,681,912.63
02/05/2026	020526ACH1	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		23.33	4,681,889.30
02/05/2026	020526ACH2	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	4,681,837.97
02/05/2026	020526ACH3	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		67.88	4,681,770.09
02/05/2026	020526ACH4	Clay County Utility Authority	Spine Road Reclaimed Irrigation		336.82	4,681,433.27
02/05/2026	020526ACH5	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		493.93	4,680,939.34
02/05/2026	020526ACH6	Clay County Utility Authority	Spine Road Reclaimed Irrigation		612.19	4,680,327.15
02/05/2026	020526ACH7	Clay County Utility Authority	Spine Road Reclaimed Irrigation		1,079.29	4,679,247.86
02/05/2026	020526ACH8	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		22.79	4,679,225.07
02/05/2026	020526ACH9	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	4,679,189.79
02/05/2026	020526ACH10	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		51.34	4,679,138.45
02/05/2026	020526ACH11	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.60	4,679,025.85
02/05/2026	020526ACH12	Clay County Utility Authority	2300 Town Center Blvd Info Center		112.60	4,678,913.25
02/05/2026	020526ACH13	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		113.87	4,678,799.38
02/05/2026	020526ACH14	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		221.30	4,678,578.08
02/05/2026	020526ACH15	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		390.85	4,678,187.23

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

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

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02/20/2026	200223	HomeTeam Pest Defense	Invoice: 115944266 (Reference: Pest Control.)		234.50	4,638,281.44
02/20/2026	200224	Tri-County Public Safety and Training	Invoice: B-1706 (Reference: Safety Service 2/1/26 - 2/15/26.) Invoice: B-1613 (Reference: Sec...		4,675.00	4,633,606.44
02/20/2026	200225	Broadcast Music, Inc.	Invoice: 500000172768 (Reference: Music License Fee.)		459.00	4,633,147.44
02/20/2026	200226	Investment Painting of North FL	Invoice: D-4791 (Reference: Commercial Painting Bathrooms.) Invoice: D-4793 (Reference: Paint...		1,700.00	4,631,447.44
02/20/2026	EFT0222026	Florida Department of Revenue	January 2026 Sales Tax		196.42	4,631,251.02
02/24/2026	100261	Florida Backyard by Ebel Inc.	Outdoor Dining chairs and tables		5,149.60	4,626,101.42
02/25/2026	200227	C Buss Enterprises, Inc.	Invoice: 5394 (Reference: Installation of Pool Pump.)		18,803.41	4,607,298.01
02/25/2026	200228	HomeTeam Pest Defense	Invoice: 115944812 (Reference: Pest Control.) Invoice: 116325959 (Reference: Pest Control.)...		397.63	4,606,900.38
02/25/2026	022526ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		725.78	4,606,174.60
02/26/2026	022626BOS1	Michael Glickman	BOS Meeting 02/24/25		200.00	4,605,974.60
02/26/2026	022626BOS2	Michelle Szafranski	BOS Meeting 02/24/25		200.00	4,605,774.60
02/26/2026	022626BOS3	Mike Cella	BOS Meeting 02/24/25		200.00	4,605,574.60
02/26/2026	022626BOS4	Rick Nelson	BOS Meeting 02/24/25		200.00	4,605,374.60
02/26/2026	022626BOS5	Rodney Ashford	BOS Meeting 02/24/25		200.00	4,605,174.60
02/26/2026	022626CC1	Valley Bank Credit Card	Various Purchases		7,635.55	4,597,539.04
02/26/2026			Deposit	23.97		4,597,563.01
02/27/2026			Deposit	492.00		4,598,055.01
02/28/2026			Deposit	57.75		4,598,112.76
02/28/2026			Interest	12,619.58		4,610,732.34
02/28/2026	End of Month			70,423.90	167,757.04	4,610,732.34
03/03/2026	200230	The Lake Doctors, Inc.	Invoice: 352098B (Reference: Water Management March 26.)		5,125.00	4,605,607.34
03/03/2026	030326ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	4,605,468.54
03/03/2026			Deposit	91.14		4,605,559.68
03/04/2026	200231	Vesta District Services	Invoice: 431095 (Reference: Management Fees Mar 26.)		5,974.92	4,599,584.76
03/04/2026	200232	Progressive Entertainment, Inc.	Invoice: 12810755 (Reference: Petting Zoo for Special Event.)		885.00	4,598,699.76
03/04/2026	200233	Optima Security Inc.	Invoice: 51293 (Reference: Lock Installation.)		682.00	4,598,017.76
03/04/2026	200234	Tri-County Public Safety and Training	Invoice: B-1743 (Reference: Security 2/16/26 - 2/28/26.)		2,263.00	4,595,754.76
03/04/2026	200235	Integrated Access Solutions, LLC	Invoice: 5565 (Reference: PDK Licensing March 26.) Invoice: 5558 (Reference: Service Call on ...		553.00	4,595,201.76
03/04/2026			Deposit	52.70		4,595,254.46
03/05/2026	200236	Bouncers, Slides and More, Inc.	Invoice: 04172026.12 (Reference: Mechanical Bull.)		600.00	4,594,654.46
03/05/2026	030526ACH1	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		21.09	4,594,633.37
03/05/2026	030526ACH2	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		3,316.98	4,591,316.39
03/05/2026	030526ACH3	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		22.30	4,591,294.09
03/05/2026	030526ACH4	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	4,591,258.81
03/05/2026	030526ACH5	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	4,591,207.48
03/05/2026	030526ACH6	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		62.99	4,591,144.49
03/05/2026	030526ACH7	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		103.26	4,591,041.23

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

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

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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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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
04/30/2026	End of Month			139,939.03	2,019,836.39	2,727,974.43
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

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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

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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
06/01/2026	200314	Air-Max Heating & Cooling, Inc.	Invoice: 48265132 (Reference: Return Box.)		550.00	2,311,945.43
06/01/2026	200315	Ruppert Landscape LLC	Invoice: 837939 (Reference: Landscape Management May 26.)		49,935.59	2,262,009.84
06/01/2026	200316	City Wide Facility Solutions	Invoice: 52013015426 (Reference: Janitorial Supplies.)		47.31	2,261,962.53
06/01/2026	200317	Poolsure	Invoice: 131295635539 (Reference: Water Management June 26.)		144.92	2,261,817.61
06/02/2026			Deposit	42.97		2,261,860.58
06/03/2026	060326ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	2,261,721.78
06/03/2026			Deposit	611.31		2,262,333.09
06/04/2026	200318	The Lake Doctors, Inc.	Invoice: 377879B (Reference: Water Management June 26.)		5,125.00	2,257,208.09
06/04/2026	200319	Ruppert Landscape LLC	Invoice: 835676 (Reference: Landscape Enhancement.) Invoice: 835667 (Reference: Landscape Enh...		1,682.00	2,255,526.09
06/04/2026	200320	Grau and Associates	Invoice: 29574 (Reference: Audit Services thru September 2025.)		4,200.00	2,251,326.09
06/04/2026	060426ACH1	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		1,240.79	2,250,085.30
06/04/2026	060426ACH2	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		21.61	2,250,063.69
06/04/2026	060426ACH3	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	2,250,028.41
06/04/2026	060426ACH4	Clay County Utility Authority	2300 Town Center Blvd Info Center		121.45	2,249,906.96
06/04/2026	060426ACH5	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		449.73	2,249,457.23
06/04/2026	060426ACH6	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		546.33	2,248,910.90
06/04/2026	060426ACH7	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		164.24	2,248,746.66
06/04/2026	060426ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,248,418.19
06/04/2026	060426ACH9	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.49	2,248,089.70
06/04/2026	060426ACH10	Clay County Utility Authority	426 -2 Old Hard Road Restroom		357.80	2,247,731.90
06/04/2026	060426ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,999.98	2,244,731.92
06/04/2026	060426ACH12	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		27.09	2,244,704.83
06/04/2026	060426ACH13	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	2,244,653.50
06/04/2026	060426ACH14	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		64.20	2,244,589.30
06/04/2026	060426ACH15	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		112.15	2,244,477.15
06/04/2026	060426ACH16	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		164.24	2,244,312.91
06/04/2026	060426ACH17	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		170.99	2,244,141.92
06/04/2026	060426ACH18	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,243,813.45
06/04/2026	060426ACH19	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,243,484.98
06/04/2026	060426ACH20	Clay County Utility Authority	Spine Road Reclaimed Irrigation		649.36	2,242,835.62
06/04/2026	060426ACH22	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		1,323.17	2,241,512.45
06/04/2026	060426ACH23	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,701.45	2,238,811.00
06/04/2026	060426ACH24	Clay County Utility Authority	2300 Town Center Blvd Irrigation		3,074.21	2,235,736.79
06/04/2026	060426ACH25	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		52.95	2,235,683.84
06/04/2026	060426ACH27	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.60	2,235,571.24

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06/04/2026	060426ACH28	Clay County Utility Authority	Spine Road Reclaimed Irrigation		763.92	2,234,807.32
06/04/2026	060426ACH29	Clay County Utility Authority	2300 Town Center Blvd Pool		851.41	2,233,955.91
06/04/2026	060426ACH26	Clay County Utility Authority	Village Square Parkway Fountain		69.22	2,233,886.69
06/04/2026	060426ACH21	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		990.26	2,232,896.43
06/04/2026			Deposit	43.35		2,232,939.78
06/05/2026			Deposit	28.47		2,232,968.25
06/06/2026			Deposit	23.66		2,232,991.91
06/08/2026	200321	City Wide Facility Solutions	Invoice: 52013015444 (Reference: Janitorial Supplies.) Invoice: 52013015456 (Reference: Janit...		3,214.93	2,229,776.98
06/08/2026	200322	Tri-County Public Safety and Training	Invoice: B-1912 (Reference: Guard Services 5/15/26 - 5/31/26.)		2,718.00	2,227,058.98
06/08/2026	200323	Ruppert Landscape LLC	Invoice: 839163 (Reference: Grading.) Invoice: 839180 (Reference: Pump Replacement.) Invoi...		19,289.00	2,207,769.98
06/08/2026	200324	Jacksonville Zoo and Gardens	Invoice: 060426- (Reference: Special Event 7/29/26.)		450.00	2,207,319.98
06/08/2026	200325	Integrated Access Solutions, LLC	Invoice: 5957 (Reference: PDK Licensing June 26.)		53.00	2,207,266.98
06/08/2026	200326	Tree Tech Tree Service Inc.	Invoice: 15060 (Reference: Remove dead Magnolia Tree.)		1,000.00	2,206,266.98
06/08/2026	200327	JP Custom Carts	Invoice: 10801 (Reference: Utility Cart Service.)		299.00	2,205,967.98
06/08/2026	200328	Elite Amenities NE FL, LLC	Invoice: 2042 (Reference: Amenity Pool 5/16/26 - 5/31/26.) Invoice: 2043 (Reference: Splash P...		19,211.32	2,186,756.66
06/08/2026	200329	Vesta Property Services, Inc.	Invoice: 432937 (Reference: Amenity Management Services -May 26.)		71,322.51	2,115,434.15
06/08/2026	200330	Mark Alan Magic LLC	Invoice: 070826 (Reference: Comedy Magic Show.)		350.00	2,115,084.15
06/08/2026	060826ACH1	Comcast Business	1510 Calming Water Drive		556.18	2,114,527.97
06/08/2026			Deposit	72.22		2,114,600.19
06/09/2026	200331	Web Watch Dogs	Invoice: 10786 (Reference: Service call on Network.)		398.00	2,114,202.19
06/09/2026	200332	Design Works	Invoice: 309290 (Reference: Balance Due for Bathroom Renovations.)		626.35	2,113,575.84
06/09/2026	200333	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 176049 (Reference: Court Materials.) Invoice: 176051 (Reference: Drag Broom.)		1,955.60	2,111,620.24
06/09/2026	200334	Bouncers, Slides and More, Inc.	Invoice: 06292026.12 (Reference: Dunk Tank.)		250.00	2,111,370.24
06/09/2026			Deposit	245.47		2,111,615.71
06/09/2026			Deposit	11,035.34		2,122,651.05
06/10/2026	200335	Vesta District Services	Invoice: 433036 (Reference: Management Fees June 26.)		5,974.92	2,116,676.13
06/10/2026	200336	Julie LeMay	Invoice: 062026 (Reference: Special Event.)		400.00	2,116,276.13
06/10/2026			Deposit	14.31		2,116,290.44
06/10/2026			Deposit	144.92		2,116,435.36
06/11/2026	200337	The Lake Doctors, Inc.	Invoice: 2227812 (Reference: Fountain Repair.)		300.00	2,116,135.36
06/11/2026	200338	Wesco Turf, Inc.	Invoice: 41349045 (Reference: Parts.)		652.30	2,115,483.06
06/11/2026	200339	Blue Solutions Inc	Invoice: 3418 (Reference: Replace Stair Treads.) Invoice: 3419 (Reference: Replace Slide Pipi...		76,900.00	2,038,583.06
06/11/2026	200340	Tropical Pressure & Painting, Inc.	Invoice: 060626- (Reference: Pressure washing.)		2,100.00	2,036,483.06
06/11/2026	200341	Jack Raftery Tennis	Invoice: 62026 (Reference: Pickleball League - Spring 2026.)		540.00	2,035,943.06
06/11/2026	200342	City Wide Facility Solutions	Invoice: 52013015564 (Reference: Janitorial Supplies.) Invoice: 52013015570 (Reference: Janit...		35.90	2,035,907.16
06/11/2026	061126ACH1	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 4/16/26 - 5/16/26		43.00	2,035,864.16
06/11/2026	061126ACH2	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 4/16/26 - 5/16/26		83.00	2,035,781.16

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06/11/2026	061126ACH3	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 4/16/26 - 5/16/26		175.00	2,035,606.16
06/11/2026	061126ACH4	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	2,035,379.26
06/11/2026			Deposit	33.44		2,035,412.70
06/11/2026	EFT061126	Florida Department of Revenue	May 2026 Sales Tax		50.10	2,035,362.60
06/12/2026			Deposit	5,775.95		2,041,138.55
06/12/2026	061226ACH1	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 4/17/26 - 5/17/26		43.00	2,041,095.55
06/12/2026	061226ACH2	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 4/17/26 - 5/17/26		43.00	2,041,052.55
06/12/2026	061226ACH3	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 4/17/26 - 5/17/26		43.00	2,041,009.55
06/12/2026	061226ACH4	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 4/17/26 - 5/17/26		56.00	2,040,953.55
06/12/2026	061226ACH5	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 4/17/26 - 5/17/26		189.00	2,040,764.55
06/12/2026	061226ACH6	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 4/17/26 - 5/17/26		249.00	2,040,515.55
06/12/2026	061226ACH7	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 4/17/26 - 5/17/26		273.00	2,040,242.55
06/12/2026	061226ACH8	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 4/17/26 - 5/17/26		1,824.00	2,038,418.55
06/12/2026	061226ACH9	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 4/17/26 - 5/17/26		43.00	2,038,375.55
06/12/2026	061226ACH10	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 4/17/26 - 5/17/26		43.00	2,038,332.55
06/12/2026	061226ACH11	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 4/17/26 - 5/17/26		43.00	2,038,289.55
06/12/2026	061226ACH12	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 4/18/26 - 5/18/26		47.00	2,038,242.55
06/12/2026	061226ACH13	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 4/17/26 - 5/17/26		47.00	2,038,195.55
06/12/2026	061226ACH14	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 4/17/26 - 5/17/26		48.00	2,038,147.55
06/12/2026	061226ACH15	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 4/17/26 - 5/17/26		48.00	2,038,099.55
06/12/2026	061226ACH16	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 4/17/26 - 5/17/26		48.00	2,038,051.55
06/12/2026	061226ACH18	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 4/17/26 - 5/17/26		55.00	2,037,996.55
06/12/2026	061226ACH19	Clay Electric Cooperative, Inc.	2204 LINKS DR 4/17/26 - 5/17/26		74.00	2,037,922.55
06/12/2026	061226ACH20	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 4/18/26 - 5/18/26		46.00	2,037,876.55
06/12/2026	061226ACH21	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 4/17/26 - 5/17/26		46.00	2,037,830.55
06/12/2026	061226ACH22	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 4/17/26 - 5/17/26		47.00	2,037,783.55
06/12/2026	061226ACH23	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 4/17/26 - 5/17/26		48.00	2,037,735.55
06/12/2026	061226ACH17	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 4/17/26 - 5/17/26		49.00	2,037,686.55
06/12/2026	061226ACH24	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 4/17/26 - 5/17/26		53.00	2,037,633.55
06/12/2026	061226ACH25	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 4/17/26 - 5/17/26		1,354.00	2,036,279.55
06/12/2026			Deposit	630.94		2,036,910.49
06/13/2026			Deposit	61.27		2,036,971.76
06/14/2026			Deposit	9.59		2,036,981.35
06/15/2026	061526ACH1	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 4/18/26 - 5/18/26		907.00	2,036,074.35
06/15/2026	061526ACH2	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 4/18/26 - 5/18/26		3,183.00	2,032,891.35
06/15/2026	061526ACH3	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 4/18/26 - 5/18/26		101.00	2,032,790.35
06/15/2026	061526ACH4	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 4/17/26 - 5/17/26		46.00	2,032,744.35

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06/15/2026	061526ACH5	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 4/17/26 - 5/17/26		47.00	2,032,697.35
06/15/2026	061526ACH6	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 4/18/26 - 5/18/26		50.00	2,032,647.35
06/15/2026	061526ACH7	GFL	Trash Service		311.30	2,032,336.05
06/15/2026	061526ACH8	GFL	Trash Service		429.37	2,031,906.68
06/15/2026			Deposit	33.08		2,031,939.76
06/16/2026			Deposit	171.60		2,032,111.36
06/17/2026	061726ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 4/21/26 - 5/21/26		632.00	2,031,479.36
06/17/2026			Deposit	154.91		2,031,634.27
06/17/2026			Deposit	123,216.89		2,154,851.16
06/18/2026	200343	Osteen Media Group	Invoice: 2026-316357 (Reference: Legal Advertising.)		71.55	2,154,779.61
06/18/2026	200344	Progressive Entertainment, Inc.	Invoice: 12811204 (Reference: Special Event.)		640.00	2,154,139.61
06/18/2026	200345	Tri-County Public Safety and Training	Invoice: B-1944 (Reference: Security 6/1/26 - 6/15/26.)		2,429.00	2,151,710.61
06/18/2026	200346	Hancock Whitney Bank	Invoice: 44785 (Reference: Trustee Fees.)		4,000.00	2,147,710.61
06/18/2026	200347	Pickett Electric, Inc.	Invoice: 767 (Reference: Remove damaged light from slide structure.)		1,558.00	2,146,152.61
06/18/2026			Deposit	95.35		2,146,247.96
06/19/2026			Deposit	111.71		2,146,359.67
06/20/2026			Deposit	57.10		2,146,416.77
06/21/2026			Deposit	202.55		2,146,619.32
06/22/2026			Deposit	42.49		2,146,661.81
06/23/2026			Deposit	123.82		2,146,785.63
06/24/2026			Deposit	427.01		2,147,212.64
06/25/2026	062526ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		723.07	2,146,489.57
06/25/2026			Deposit	110.46		2,146,600.03
06/26/2026	200348	City Wide Facility Solutions	Invoice: 42013029532 (Reference: Monthly detail clean pavilion restroom June26.) Invoice: 420...		275.00	2,146,325.03
06/26/2026	200349	Prime AE	Invoice: 22012604 (Reference: Professional Engineering Services from May 02, 2026 to May 29, 202...		2,456.61	2,143,868.42
06/26/2026	200350	Elite Amenities NE FL, LLC	Invoice: 2063 (Reference: Splash Pool 6/1/26 to 6/15/26 (755 hours @ \$25.53).) Invoice: 206...		30,227.52	2,113,640.90
06/26/2026	062626CC1	Valley Bank Credit Card	Various Purchases		11,157.52	2,102,483.38
06/26/2026			Deposit	288.73		2,102,772.11
06/28/2026			Deposit	4.55		2,102,776.66
06/30/2026	200351	Tree Tech Tree Service Inc.	Invoice: 15152 (Reference: Dead Tree Removal.)		750.00	2,102,026.66
06/30/2026	200352	Pickett Electric, Inc.	Invoice: 787 (Reference: Relocate Slide Timeclock.)		1,970.00	2,100,056.66
06/30/2026			Deposit	14.26		2,100,070.92
06/30/2026			Interest	6,476.12		2,106,547.04
06/30/2026	End of Month			150,303.84	356,252.23	2,106,547.04
07/01/2026	200353	Kutak Rock LLP	Invoice: 3763756 (Reference: Legal Services Mar 26 & April 26.)		4,417.00	2,102,130.04
07/01/2026	200354	Vesta District Services	Invoice: 433142 (Reference: Management Fees July 26.)		5,974.92	2,096,155.12
07/01/2026	070126BOS1	Michael Glickman	BOS Meeting 06/23/26		200.00	2,095,955.12

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07/01/2026	070126BOS2	Michelle Szafranski	BOS Meeting 06/23/26		200.00	2,095,755.12
07/01/2026	070126BOS3	Mike Cella	BOS Meeting 06/23/26		200.00	2,095,555.12
07/01/2026	070126BOS4	Rodney Ashford	BOS Meeting 06/23/26		200.00	2,095,355.12
07/02/2026	070226ACH1	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		25.32	2,095,329.80
07/02/2026	070226ACH2	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.33	2,095,278.47
07/02/2026	070226ACH3	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		54.88	2,095,223.59
07/02/2026	070226ACH4	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		113.63	2,095,109.96
07/02/2026	070226ACH5	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		164.24	2,094,945.72
07/02/2026	070226ACH6	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,094,617.25
07/02/2026	070226ACH7	Clay County Utility Authority	Spine Road Reclaimed Irrigation		330.85	2,094,286.40
07/02/2026	070226ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		347.42	2,093,938.98
07/02/2026	070226ACH9	Clay County Utility Authority	Spine Road Reclaimed Irrigation		482.69	2,093,456.29
07/02/2026	070226ACH10	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		716.51	2,092,739.78
07/02/2026	070226ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		982.90	2,091,756.88
07/02/2026	070226ACH12	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		21.57	2,091,735.31
07/02/2026	070226ACH13	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	2,091,700.03
07/02/2026	070226ACH14	Clay County Utility Authority	2300 Town Center Blvd Info Center		129.95	2,091,570.08
07/02/2026	070226ACH15	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		203.03	2,091,367.05
07/02/2026	070226ACH16	Clay County Utility Authority	426 -2 Old Hard Road Restroom		358.06	2,091,008.99
07/02/2026	070226ACH17	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		426.45	2,090,582.54
07/02/2026	070226ACH18	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		1,397.51	2,089,185.03
07/02/2026	070226ACH19	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,116.72	2,087,068.31
07/02/2026	070226ACH20	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		54.18	2,087,014.13
07/02/2026	070226ACH21	Clay County Utility Authority	Village Square Parkway Fountain		69.22	2,086,944.91
07/02/2026	070226ACH22	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.60	2,086,832.31
07/02/2026	070226ACH23	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		145.76	2,086,686.55
07/02/2026	070226ACH24	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		164.24	2,086,522.31
07/02/2026	070226ACH25	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	2,086,193.84
07/02/2026	070226ACH26	Clay County Utility Authority	Spine Road Reclaimed Irrigation		618.68	2,085,575.16
07/02/2026	070226ACH27	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		807.92	2,084,767.24
07/02/2026	070226ACH28	Clay County Utility Authority	2300 Town Center Blvd Pool		878.94	2,083,888.30
07/02/2026	070226ACH29	Clay County Utility Authority	2300 Town Center Blvd Irrigation		4,403.75	2,079,484.55
07/02/2026	070226ACH30	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		5.88	2,079,478.67
07/02/2026			Deposit	57.17		2,079,535.84
07/03/2026	070326ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		138.80	2,079,397.04
07/03/2026			Deposit	150.17		2,079,547.21
07/04/2026			Deposit	19.12		2,079,566.33

Fleming Island Plantation CDD
Check Register
July 31, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
07/06/2026			Deposit	481.00		2,080,047.33
07/06/2026	070626ACH1	Comcast Business	1510 Calming Water Drive		553.73	2,079,493.60
07/06/2026			Deposit	144.90		2,079,638.50
07/07/2026			Deposit	56.92		2,079,695.42
07/08/2026			Deposit	95.87		2,079,791.29
07/09/2026			Deposit	18.82		2,079,810.11
07/10/2026	071026ACH1	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 5/16/26 - 6/16/26		180.00	2,079,630.11
07/10/2026	071026ACH2	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 5/16/26 - 6/16/26		43.00	2,079,587.11
07/10/2026	071026ACH3	Clay Electric Cooperative, Inc.	1860 TOWN HALL CIR 5/16/26 - 6/16/26		91.00	2,079,496.11
07/10/2026			Deposit	28.56		2,079,524.67
07/10/2026	51		Turpish Room Rental Check Returnned Due to Nonsuffiecent Funds		325.00	2,079,199.67
07/12/2026			Deposit	4.72		2,079,204.39
07/13/2026	071326ACH1	Comcast Business	2300 Town Center Blvd, Ofc 2		226.90	2,078,977.49
07/13/2026	071326ACH2	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 5/17/26 - 6/17/26		43.00	2,078,934.49
07/13/2026	071326ACH3	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 5/17/26 - 6/17/26		380.00	2,078,554.49
07/13/2026	071326ACH4	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 5/17/26 - 6/17/26		364.00	2,078,190.49
07/13/2026	071326ACH5	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 5/17/26 - 6/17/26		157.00	2,078,033.49
07/13/2026	071326ACH6	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 5/17/26 - 6/17/26		1,945.00	2,076,088.49
07/13/2026	071326ACH7	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 5/17/26 - 6/17/26		56.00	2,076,032.49
07/13/2026	071326ACH8	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 5/17/26 - 6/17/26		43.00	2,075,989.49
07/13/2026	071326ACH9	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 5/17/26 - 6/17/26		43.00	2,075,946.49
07/13/2026	071326ACH10	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 5/18/26 - 6/18/26		47.00	2,075,899.49
07/13/2026	071326ACH11	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 5/17/26 - 6/17/26		47.00	2,075,852.49
07/13/2026	071326ACH12	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 5/18/26 - 6/18/26		50.00	2,075,802.49
07/13/2026	071326ACH13	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 5/17/26 - 6/17/26		43.00	2,075,759.49
07/13/2026	071326ACH14	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 5/17/26 - 6/17/26		43.00	2,075,716.49
07/13/2026	071326ACH15	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 5/17/26 - 6/17/26		47.00	2,075,669.49
07/13/2026	071326ACH16	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 5/17/26 - 6/17/26		55.00	2,075,614.49
07/13/2026	071326ACH17	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 5/17/26 - 6/17/26		43.00	2,075,571.49
07/13/2026	071326ACH18	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 5/17/26 - 6/17/26		49.00	2,075,522.49
07/13/2026	071326ACH19	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 5/18/26 - 6/18/26		48.00	2,075,474.49
07/13/2026	071326ACH20	Clay Electric Cooperative, Inc.	2204 LINKS DR 5/17/26 - 6/17/26		75.00	2,075,399.49
07/13/2026	071326ACH21	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 5/17/26 - 6/17/26		53.00	2,075,346.49
07/13/2026	071326ACH22	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 5/17/26 - 6/17/26		46.00	2,075,300.49
07/13/2026	071326ACH23	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 5/17/26 - 6/17/26		47.00	2,075,253.49
07/13/2026	071326ACH24	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 5/17/26 - 6/17/26		2,268.00	2,072,985.49
07/13/2026	071326ACH25	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 5/17/26 - 6/17/26		48.00	2,072,937.49

Fleming Island Plantation CDD
Check Register
July 31, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
07/13/2026	071326ACH26	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 5/17/26 - 6/17/26		45.00	2,072,892.49
07/13/2026	200355	The Lake Doctors, Inc.	Invoice: 386644B (Reference: Lake Management July 26.)		5,125.00	2,067,767.49
07/13/2026	200356	Elite Amenities NE FL, LLC	Invoice: 2089 (Reference: Amenity Pool 6/15/26 - 6/30/26.) Invoice: 2088 (Reference: Splash P...		29,034.00	2,038,733.49
07/13/2026	200357	Vesta Property Services, Inc.	Invoice: 433413 (Reference: Amenity Management June 26.)		82,079.23	1,956,654.26
07/13/2026			Deposit	52.80		1,956,707.06
07/14/2026	200358	Vesta Property Services, Inc.	Invoice: 433495 (Reference: Billable Expenses June 26.)		287.35	1,956,419.71
07/14/2026	200359	City Wide Facility Solutions	Invoice: 42013029959 (Reference: Detail restroom cleaning July 26.)		75.00	1,956,344.71
07/14/2026	200360	Baker Pools Inc.	Invoice: 1057 (Reference: Repair on Splash Pad Valve & Fill Valve on lap pool.)		425.00	1,955,919.71
07/14/2026	200361	Tri-County Public Safety and Training	Invoice: B-1979 (Reference: Guard Services 6/16/26 - 6/30/26.)		2,535.75	1,953,383.96
07/14/2026	200362	Vanessa Sandoval	Invoice: 001 (Reference: Live Entertainment.)		900.00	1,952,483.96
07/14/2026	071426ACH1	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 5/18/26 - 6/18/26		3,246.00	1,949,237.96
07/14/2026	071426ACH2	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 5/17/26 - 6/17/26		47.00	1,949,190.96
07/14/2026	071426ACH3	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 5/17/26 - 6/17/26		48.00	1,949,142.96
07/14/2026	071426ACH4	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 5/17/26 - 6/17/26		50.00	1,949,092.96
07/14/2026	071426ACH5	GFL	Trash Service		462.35	1,948,630.61
07/14/2026	071426ACH6	GFL	Trash Service		1,259.88	1,947,370.73
07/14/2026	071426ACH7	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 5/18/26 - 6/18/26		102.00	1,947,268.73
07/14/2026	071426ACH8	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 5/18/26 - 6/18/26		1,085.00	1,946,183.73
07/15/2026	071526ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 5/21/26 - 6/21/26		638.00	1,945,545.73
07/16/2026			Deposit	130.49		1,945,676.22
07/16/2026	EFT071626	Florida Department of Revenue	June 2026 Sales Tax		29.98	1,945,646.24
07/17/2026	200363	Tri-County Public Safety and Training	Invoice: B-2002 (Reference: Guard Services 7/1/26 - 7/15/26.)		2,795.00	1,942,851.24
07/17/2026			Deposit	19.12		1,942,870.36
07/17/2026			Deposit	250.00		1,943,120.36
07/18/2026			Deposit	14.26		1,943,134.62
07/19/2026			Deposit	23.85		1,943,158.47
07/20/2026	200364	Ruppert Landscape LLC	Invoice: 848180 (Reference: Landscape Management June 26.) Invoice: 848538 (Reference: Fence ...		83,233.59	1,859,924.88
07/20/2026	200365	Osteen Media Group	Invoice: 2026-317488 (Reference: Legal Advertising.) Invoice: 2026-317489 (Reference: Legal A...		152.55	1,859,772.33
07/20/2026	200366	Vesta District Services	Invoice: 433447 (Reference: Billable Expenses June 26.)		30.49	1,859,741.84
07/20/2026	200367	Elite Amenities NE FL, LLC	Invoice: 2098 (Reference: Amenity Pol 7/1/26 - 7/15/26.) Invoice: 2099 (Reference: Splash Poo...		30,604.09	1,829,137.75
07/20/2026	200368	City Wide Facility Solutions	Invoice: 32013038861 (Reference: Janitorial Services & Supplies July 26.) Invoice: 5201301584...		2,982.87	1,826,154.88
07/20/2026	200369	Integrated Access Solutions, LLC	Invoice: 6099 (Reference: PDK Licensing July 26.) Invoice: 5431 (Reference: PDK Licensing.)		106.00	1,826,048.88
07/20/2026	200370	Girly-Girl Partea's, Inc.	Invoice: 1934 ()		850.00	1,825,198.88
07/21/2026	200371	The Lake Doctors, Inc.	Invoice: 2189644 (Reference: Quarterly Fountain Cleaing.)		200.00	1,824,998.88
07/21/2026			Deposit	116.32		1,825,115.20
07/22/2026	200372	Yellowstone Landscape - Southeast LLC	Invoice: 976217 (Reference: Mulch Installation.)		5,810.00	1,819,305.20
07/22/2026			Deposit	106.66		1,819,411.86

Fleming Island Plantation CDD
Check Register
July 31, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
07/23/2026			Deposit	101.07		1,819,512.93
07/24/2026			Deposit	178.18		1,819,691.11
07/26/2026			Deposit	4.72		1,819,695.83
07/27/2026	072726ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		714.88	1,818,980.95
07/28/2026	072826ACH1	Valley Bank Credit Card	Various Purchases		13,242.17	1,805,738.78
07/29/2026	200373	HomeTeam Pest Defense	Invoice: 120878578 (Reference: Pest Control.)		154.90	1,805,583.88
07/29/2026	200374	Jessica Pawlish	Invoice: 010518 (Reference: Special Event.)		1,000.00	1,804,583.88
07/29/2026	200375	Dolphin Backflow Inc.	Invoice: 48609 (Reference: Backflow Testing.)		1,175.00	1,803,408.88
07/29/2026	200376	Osteen Media Group	Invoice: 2026-318647 (Reference: Legal Advertising.)		120.15	1,803,288.73
07/29/2026			Deposit	149.17		1,803,437.90
07/31/2026			Deposit	67,600.00		1,871,037.90
07/31/2026			Deposit	1,699.75		1,872,737.65
07/31/2026	073126BOS1	Michael Glickman	BOS Meeting 07/31/26		200.00	1,872,537.65
07/31/2026	073126BOS2	Michelle Szafranski	BOS Meeting 07/31/26		200.00	1,872,337.65
07/31/2026	073126BOS3	Mike Cella	BOS Meeting 07/31/26		200.00	1,872,137.65
07/31/2026	073126BOS4	Rick Nelson	BOS Meeting 07/31/26		200.00	1,871,937.65
07/31/2026	073126BOS5	Rodney Ashford	BOS Meeting 07/31/26		200.00	1,871,737.65
07/31/2026			Deposit	4.72		1,871,742.37
07/31/2026			Interest	6,092.50		1,877,834.87
07/31/2026	End of Month			77,600.86	306,313.03	1,877,834.87

Fleming Island Plantation CDD
Non-Ad Valorem Special Assessments
Clay County Tax Collector
For the Fiscal Year Ending September 30, 2026

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	Allocation by Fund	
					General Fund	Series 2021 Debt Service Fund
Assessments Levied				\$ 5,233,486.70	\$ 3,533,211.70	\$ 1,700,275.00
Allocation %				100%	67.51%	32.49%
11/06/25	\$51,238.41	\$4,097.02	\$1,024.76	\$56,360.19	\$38,049.68	\$16,646.53
11/13/25	401,172.07	16,046.88	8,023.44	425,242.39	287,088.03	130,334.30
11/25/25	1,075,589.14	43,023.57	21,511.78	1,140,124.49	769,716.52	349,441.48
12/08/25	2,523,065.24	34,329.14	17,161.99	2,574,556.37	1,738,124.74	819,703.00
12/19/25	499,303.16	19,973.13	9,985.06	529,261.35	357,312.92	162,215.50
01/15/26	101,086.70	1,375.33	687.67	103,149.70	69,638.03	32,841.43
02/11/26	56,610.01	770.25	385.06	57,765.32	38,998.31	18,391.67
03/06/26	45,302.14	616.38	308.15	46,226.67	31,208.37	14,717.93
04/14/26	125,481.38	1,707.31	853.53	128,042.22	86,443.37	40,766.87
05/11/26	25,482.42	346.72	173.33	26,002.47	17,554.68	8,278.83
06/09/26	11,035.34	150.15	75.06	11,260.55	7,602.18	3,585.20
06/17/26	123,216.89	1,675.17	837.46	125,729.52	84,882.04	40,031.17
TOTAL	\$5,038,582.90	\$124,111.05	\$61,027.29	\$5,223,721.24	\$3,526,618.87	\$1,636,953.91

% Collected 96.28% 99.81% 96.28%

Total Outstanding	\$	6,593	\$	63,321
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Transfers to Debt Service Funds		
Hancock Whitney	-	CK
	1,544,291.84	CK 100264
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
Total Amount Transferred	1,544,291.84	-
Due to DS previous year	-	-
Due to DS this year	92,662.07	-
Total to be Transferred	92,662.07	

FLEMING ISLAND PLANTATION

Community Development District

*All Funds***Fleming Island Plantation CDD
Cash and Investment Report
July 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%	\$ 9,293
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	3.56%	1,877,835
Subtotal					\$ 1,887,128
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	3.37%	\$ 1,379,953
Total GF					\$ 3,267,080

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	3.23%	\$ 8
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.23%	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	3.23%	91,546
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.23%	140
Total DS					\$ 112,903

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	3.23%	\$ 46,389
Total CP					\$ 46,389
Total All Funds					\$ 3,426,375

Fleming Island Plantation CDD
Bank Reconciliation
July 31, 2026

Balance per Bank Statement	\$	1,905,788.20
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Plus: Deposits		4.72
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Less: Outstanding Checks		27,958.05
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Adjusted Bank Balance	\$	1,877,834.87
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Beginning Cash Balance Per Books	\$	2,106,547.04
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Cash Receipts		77,600.86
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Cash Disbursements		306,313.03
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Balance per Books	\$	1,877,834.87
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EXHIBIT 22

Fleming Island Plantation Community Development District

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
Phone: 321-263-0132

August 21, 2026

Stephen Edwards, Vice President of Corporate Trust
Hancock Whitney Bank Trust Department
445 North Boulevard, Suite 201
Baton Rouge, LA 70802

RE: Payment of Positive Cumulative Rebataable Arbitrage

Dear Stephen:

I serve as District Manager of the Fleming Island Plantation CDD ("District"). The District was recently notified that **\$46,316.40** is due to the IRS as a result of a positive cumulative rebateable arbitrage.

On behalf of the Board of Supervisors of the District, you are authorized to pay the required amount to the IRS based using the following funds:

- \$21,193.19 from the Rebate Checking Account
- \$18,767.73 from the ACQ Fund
- \$ 6,355.48 which is expected to be wired to you later today, per the provided wiring instructions

\$46,316.40 TOTAL

Attached is the IRS Form 8038-T signed by Patricia Kehr, Accounting Manager for Vesta District Services.

Please feel free to contact me with any questions.

Sincerely,



David C. McInnes
District Manger

cc: District Files
Katie Buchanan, Esq.
Patricia Kehr

Form **8038-T**

(Rev. October 2021)

Department of the Treasury
Internal Revenue Service**Arbitrage Rebate, Yield Reduction
and Penalty in Lieu of Arbitrage Rebate**

Under sections 143(g)(3) and 148(f) and section 103(c)(6)(D) of the Internal Revenue Code of 1954.

Go to www.irs.gov/Form8038T for instructions and the latest information.

OMB No. 1545-0047

Part I Reporting AuthorityCheck box if Amended Return ☐

1 Issuer's name Fleming Island Plantation Community Development District		2 Issuer's employer identification number (EIN) 65-0991936	
3 Number and street (or P.O. box no, if mail is not delivered to street address) c/o Vesta District Services 250 International Parkway	Room/suite Ste. 208	4 Report number (For IRS Use Only) 7	
5 City, town, or post office, state, and ZIP code Lake Mary, Florida 32746		6 Date of issue 06/29/2021	
7 Name of issue Special Assessment Revenue and Refunding Bond, Series 2021		8 CUSIP number N/A	
9 Name and title of officer of the issuer or other person whom the IRS may call for more information David McInnes, District Manager		10 Telephone number of officer or other person 321-263-0132	
11 Type of issue ☒ Miscellaneous capital improvements		Issue price ☒	11 15,590,000

Part II Arbitrage Rebate and Yield Reduction Payments**Amount**

12 Computation date to which this payment relates (MM/DD/YYYY)	06/28/2026	
13 Arbitrage rebate payment (see instructions) ☒ check box if less than 100% of rebate amount		13 46,316.40
14 Yield reduction payment (see instructions) ☐ check box if less than 100% of yield reduction amount		14
15 Rebate payment from Qualified Zone Academy Bond (QZAB) defeasance escrow (see instructions)		15

Part III Penalty in Lieu of Arbitrage Rebate

16 Number of months since date of issue: ☐ 6 mos ☐ 12 mos ☐ 18 mos ☐ 24 mos ☐ Other. No. of mos	
17 Penalty in lieu of rebate	17
18 Date of termination election (MM/DD/YYYY)	19
19 Penalty upon termination	

Part IV Late Payments

20 Does failure to pay timely qualify for waiver of penalty? See instructions Yes ☐ No ☐	21
21 Penalty for failure to pay on time (see instructions)	22
22 Interest on underpayment (see instructions)	

Part V Total Payment

23 Total payment. Add lines 13, 14, 15, 17, 19, 21, and 22. Enter total here	23 46,316.40
--	--------------

Part VI Miscellaneous

24 Unspent proceeds as of this computation date	24 119,059.24
25 Proceeds used to redeem bonds	25
26 Gross proceeds used for qualified administrative costs for guaranteed investment contracts (GICs) and defeasance escrows	26
27 Fees paid for a qualified guarantee	27
28 Is the issue a variable rate issue?	28 Yes ☐ No ☒
29 Did the issuer enter into a hedge? Name of provider	29 Yes ☐ No ☒
30 Were gross proceeds invested in a GIC? Name of provider	30 Yes ☐ No ☒
31 Were any gross proceeds invested beyond an available temporary period?	31 Yes ☒ No ☐
32 Calculations for filing of this form prepared by: ☐ Issuer ☒ Preparer: Linda L. Scott	

**Signature
and
Consent**

Under penalties of perjury, I declare that I have examined this return, and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

Signature of issuer's authorized representative

Date

Type or print name and title

**Paid
Preparer
Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if self-employed

PTIN

Linda L. Scott

Linda L. Scott

8/18/2026

P01272177

Firm's name ☒ LLS Tax Solutions Inc.Firm's EIN ☒ 45-3861211Firm's address ☒ 1645 Sun City Center Plz. #5027, Sun City Center, FL 33571

Phone no. 850-754-0311

For Paperwork Reduction Act Notice, see the separate instructions.

Cat. No. 11545Y

Form **8038-T** (Rev. 10-2021)

EXHIBIT 23



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 18, 2026

Mr. Logan Muether
Fleming Island Plantation Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

\$15,590,000
Fleming Island Plantation Community Development District
Special Assessment Revenue and Refunding Bond, Series 2021
("Bonds")

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the fifth-year period ended June 28, 2026 ("Computation Period"). This report indicates that there is a positive cumulative rebatable arbitrage liability of \$51,462.67 as of June 28, 2026. As such, this amount must be available in the Rebate Fund.

Per IRS Regulation 1.148-3(f)(2), ninety percent of this amount, \$46,316.40, must be remitted to the Internal Revenue Service by filing Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in lieu of Arbitrage Rebate. You must submit the payment within sixty days of the Computation Period date, mailed by August 27, 2026. If the payment is delayed, interest will accrue and a penalty may be assessed.

We have prepared the Form 8038-T on your behalf. You should verify the accuracy of the pre-filled information on the form, and sign and date the form. The check should be made payable to the United States Treasury and should include the issuer's name, address, EIN, and Form 8038-T, for the computation date of June 28, 2026. Mail the Form 8038-T and check to:

Internal Revenue Service Center
Ogden, UT 84201

The next annual arbitrage rebate calculation date is June 28, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Mr. Stephen Edwards, Hancock Whitney Bank

Fleming Island Plantation Community Development District

*\$15,590,000 Fleming Island Plantation Community
Development District Special Assessment Revenue and
Refunding Bond, Series 2021*

For the period ended June 28, 2026



LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 18, 2026

Fleming Island Plantation Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: \$15,590,000 Fleming Island Plantation Community Development District Special Assessment
Revenue and Refunding Bond, Series 2021 ("Bonds")

Fleming Island Plantation Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended June 28, 2026 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatale Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a positive Cumulative Rebatale Arbitrage of \$51,462.67 at June 28, 2026. As such, IRS Form 8038-T and ninety percent this amount, \$46,316.40, must be remitted to the Internal Revenue Service within sixty days of the Computation Period date, due by August 27, 2026.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 1.7502%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatale Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatale Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Fleming Island Plantation Community Development District

August 18, 2026

\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021

For the period ended June 28, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is June 29, 2021.
2. The end of the first Bond Year for the Bonds is June 28, 2022.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under the Code Section 148(f) are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Fleming Island Plantation Community Development District

August 18, 2026

\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021

For the period ended June 28, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. The Debt Service Funds have been excluded from the calculation of the Rebatale Arbitrage for the periods in which they operate as a “bona fide debt service fund” and qualify for exclusion from the Rebatale Arbitrage. It has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The proceeds of the Series 2021 Bonds, together with other funds of the district, were used to: (a) currently refund all of the district’s outstanding Special Assessment Refunding Bonds, Series 2017; (b) finance all or a portion of the cost of acquiring, constructing, and equipping assessable improvements consisting of various amenity improvements; (c) to pay interest coming due on the Series 2021 Bonds to and including November 1, 2021; and (d) to pay certain costs associated with the issuance of the Series 2021 Bond.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Fleming Island Plantation Community Development District

August 18, 2026

\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021

For the period ended June 28, 2026

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Fleming Island Plantation Community Development District

August 18, 2026

\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021

For the period ended June 28, 2026

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Fleming Island Plantation Community Development District

August 18, 2026

\$15,590,000 Special Assessment Revenue and Refunding Bond, Series 2021

For the period ended June 28, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
6 / 29 / 2021	INITIAL DEPOSIT		0.00	1,940,608.68	2,117,174.87	176,566.19
7 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		2.78	0.00	0.00	0.00
8 / 2 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		43.01	0.00	0.00	0.00
9 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		43.01	0.00	0.00	0.00
10 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		41.63	0.00	0.00	0.00
10 / 22 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	9,137.89	9,914.92	777.03
11 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		43.08	0.00	0.00	0.00
11 / 2 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	0.14	0.15	0.01
12 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		41.83	0.00	0.00	0.00
12 / 29 / 2021	ACQUISITION/CONSTRUCTION ACCOUNT		0.04	0.00	0.00	0.00
1 / 3 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		43.22	0.00	0.00	0.00
2 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		43.22	0.00	0.00	0.00
2 / 28 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,671.70)	(2,881.26)	(209.56)
2 / 28 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,774.58)	(5,149.08)	(374.50)
2 / 28 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(5,754.06)	(6,205.39)	(451.33)
3 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		39.03	0.00	0.00	0.00
4 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		24.35	0.00	0.00	0.00
5 / 2 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		60.21	0.00	0.00	0.00
6 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		619.18	0.00	0.00	0.00
6 / 7 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(3,507.10)	(3,764.10)	(257.00)
6 / 7 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(16,523.69)	(17,734.56)	(1,210.87)
6 / 7 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,988.43)	(3,207.42)	(218.99)
7 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		1,245.74	0.00	0.00	0.00
7 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(325.00)	(348.12)	(23.12)
7 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,142.50)	(1,223.79)	(81.29)
7 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(164,214.01)	(175,898.28)	(11,684.27)
8 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		1,996.99	0.00	0.00	0.00
8 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,542.71)	(9,137.27)	(594.56)
9 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		2,742.22	0.00	0.00	0.00
10 / 3 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		3,148.05	0.00	0.00	0.00
10 / 13 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,397.50)	(2,557.54)	(160.04)
10 / 13 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(15,750.00)	(16,801.38)	(1,051.38)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,142.50)	(1,217.94)	(75.44)

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,137.50)	(1,212.61)	(75.11)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,485.00)	(1,583.06)	(98.06)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(3,631.25)	(3,871.03)	(239.78)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,475.00)	(2,638.43)	(163.43)
10 / 27 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(27,925.00)	(29,768.94)	(1,843.94)
11 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		4,028.25	0.00	0.00	0.00
11 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(3,765.00)	(4,009.53)	(244.53)
11 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,418.42)	(4,705.39)	(286.97)
11 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(19,797.00)	(21,082.79)	(1,285.79)
11 / 18 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(27,925.00)	(29,738.70)	(1,813.70)
12 / 1 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		4,672.00	0.00	0.00	0.00
12 / 23 / 2022	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,979.93)	(5,294.39)	(314.46)
1 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		5,162.36	0.00	0.00	0.00
1 / 12 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(40,488.00)	(43,005.09)	(2,517.09)
1 / 31 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(20,734.75)	(22,003.56)	(1,268.81)
1 / 31 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(164,214.00)	(174,262.64)	(10,048.64)
2 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		5,403.29	0.00	0.00	0.00
2 / 7 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,418.42)	(4,687.43)	(269.01)
2 / 16 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(15,708.00)	(16,657.11)	(949.11)
2 / 16 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,324.00)	(8,826.95)	(502.95)
2 / 16 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,862.15)	(5,155.93)	(293.78)
2 / 24 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(37,670.96)	(39,931.65)	(2,260.69)
3 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,506.98	0.00	0.00	0.00
3 / 2 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(5,060.16)	(5,361.75)	(301.59)
3 / 2 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(15,750.00)	(16,688.72)	(938.72)
3 / 9 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(11,216.15)	(11,880.62)	(664.47)
3 / 9 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(29,489.39)	(31,236.41)	(1,747.02)
4 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,783.15	0.00	0.00	0.00
4 / 11 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(47,027.50)	(49,736.41)	(2,708.91)
4 / 11 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,618.75)	(1,711.99)	(93.24)
5 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,700.09	0.00	0.00	0.00
6 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(19,854.30)	(20,947.20)	(1,092.90)
6 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		5,034.19	0.00	0.00	0.00

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
6 / 5 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(114,339.72)	(120,610.33)	(6,270.61)
6 / 6 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,450.00)	(1,529.45)	(79.45)
6 / 6 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,645.01)	(9,118.68)	(473.67)
6 / 23 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,700.00)	(9,169.13)	(469.13)
7 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,435.31	0.00	0.00	0.00
7 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(7,000.00)	(7,373.89)	(373.89)
7 / 3 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,260.55)	(2,381.29)	(120.74)
7 / 10 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(9,635.07)	(10,146.27)	(511.20)
8 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,492.79	0.00	0.00	0.00
8 / 7 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(900.00)	(946.51)	(46.51)
9 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,639.90	0.00	0.00	0.00
9 / 6 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,732.50)	(2,869.69)	(137.19)
9 / 25 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(125.00)	(131.16)	(6.16)
10 / 2 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,508.14	0.00	0.00	0.00
10 / 12 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,809.35)	(2,945.26)	(135.91)
11 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,684.63	0.00	0.00	0.00
12 / 1 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		4,557.20	0.00	0.00	0.00
12 / 19 / 2023	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,590.40)	(2,706.92)	(116.52)
1 / 2 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,712.94	0.00	0.00	0.00
2 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,702.58	0.00	0.00	0.00
2 / 20 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,860.00)	(5,063.64)	(203.64)
3 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,876.13)	(5,077.74)	(201.61)
3 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,406.21	0.00	0.00	0.00
4 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,863.60)	(9,216.69)	(353.09)
4 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,688.58	0.00	0.00	0.00
4 / 2 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,414.20)	(1,470.46)	(56.26)
5 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,512.68	0.00	0.00	0.00
5 / 21 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(6,396.35)	(6,635.08)	(238.73)
6 / 3 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,677.24	0.00	0.00	0.00
7 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,530.26	0.00	0.00	0.00
7 / 3 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(10,797.76)	(11,178.01)	(380.25)
8 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,654.72	0.00	0.00	0.00
9 / 3 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,656.86	0.00	0.00	0.00
10 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,381.13	0.00	0.00	0.00

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
11 / 1 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		4,317.83	0.00	0.00	0.00
11 / 7 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(36,881.55)	(37,951.87)	(1,070.32)
12 / 2 / 2024	ACQUISITION/CONSTRUCTION ACCOUNT		3,929.16	0.00	0.00	0.00
1 / 2 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		3,913.82	0.00	0.00	0.00
1 / 23 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(33,211.41)	(34,049.73)	(838.32)
1 / 30 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(36,708.00)	(37,621.83)	(913.83)
1 / 30 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(5,073.11)	(5,199.40)	(126.29)
1 / 30 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(217,892.00)	(223,316.35)	(5,424.35)
2 / 3 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		3,651.21	0.00	0.00	0.00
3 / 3 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,489.33	0.00	0.00	0.00
3 / 19 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(108,756.00)	(111,199.38)	(2,443.38)
4 / 1 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,589.19	0.00	0.00	0.00
4 / 14 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(19,124.00)	(19,530.00)	(406.00)
4 / 23 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,879.75)	(2,939.61)	(59.86)
5 / 1 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,260.04	0.00	0.00	0.00
6 / 2 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,285.96	0.00	0.00	0.00
7 / 1 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,211.97	0.00	0.00	0.00
8 / 1 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,298.23	0.00	0.00	0.00
9 / 2 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,295.86	0.00	0.00	0.00
10 / 1 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,188.87	0.00	0.00	0.00
10 / 29 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(315.00)	(318.67)	(3.67)
10 / 29 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(2,254.62)	(2,280.85)	(26.23)
10 / 29 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(125.00)	(126.45)	(1.45)
10 / 29 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,526.72)	(4,579.39)	(52.67)
11 / 3 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		2,234.15	0.00	0.00	0.00
11 / 12 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(3,434.20)	(3,471.97)	(37.77)
11 / 12 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(19,665.00)	(19,881.31)	(216.31)
11 / 12 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(20,110.00)	(20,331.20)	(221.20)
11 / 24 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(552.50)	(558.25)	(5.75)
11 / 24 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(5,813.44)	(5,873.97)	(60.53)
11 / 24 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(126,839.00)	(128,159.72)	(1,320.72)
12 / 1 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		1,882.56	0.00	0.00	0.00
12 / 18 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,966.72)	(1,984.89)	(18.17)
12 / 18 / 2025	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(108,358.00)	(109,359.16)	(1,001.16)

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
1 / 2 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		1,370.08	0.00	0.00	0.00
1 / 5 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.24	0.00	0.00	0.00
2 / 2 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		1,157.26	0.00	0.00	0.00
2 / 4 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(114,620.00)	(115,421.73)	(801.73)
2 / 4 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(267.50)	(269.37)	(1.87)
2 / 27 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(22,872.00)	(23,006.35)	(134.35)
2 / 27 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,597.07)	(8,647.57)	(50.50)
3 / 2 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		769.93	0.00	0.00	0.00
3 / 5 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(101,400.00)	(101,956.16)	(556.16)
3 / 30 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(9,131.30)	(9,170.28)	(38.98)
3 / 30 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(5,016.00)	(5,037.41)	(21.41)
4 / 1 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		481.51	0.00	0.00	0.00
4 / 1 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	0.07	0.07	0.00
5 / 1 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		393.78	0.00	0.00	0.00
5 / 26 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,137.00)	(1,138.76)	(1.76)
5 / 26 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(750.00)	(751.16)	(1.16)
5 / 26 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(649.00)	(650.01)	(1.01)
5 / 26 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(3,607.00)	(3,612.59)	(5.59)
5 / 26 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(1,776.34)	(1,779.09)	(2.75)
5 / 26 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(4,800.00)	(4,807.44)	(7.44)
5 / 26 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(5,775.95)	(5,784.90)	(8.95)
6 / 1 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		392.97	0.00	0.00	0.00
6 / 2 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(371.33)	(371.80)	(0.47)
6 / 12 / 2026	ACQUISITION/CONSTRUCTION ACCOUNT		0.00	(8,149.00)	(8,155.31)	(6.31)
6 / 28 / 2026	INTEREST ACCRUAL		125.96	0.00	0.00	0.00
		<u>119,185.20</u>	<u>164,948.98</u>	<u>(45,763.78)</u>	<u>57,101.42</u>	<u>102,865.20</u>
6 / 29 / 2021	INITIAL DEPOSIT		0.00	387,036.13	422,250.59	35,214.46
6 / 29 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(35,000.00)	(38,184.47)	(3,184.47)
6 / 29 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(15,590.00)	(17,008.46)	(1,418.46)
6 / 29 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(2,000.00)	(2,181.97)	(181.97)
6 / 29 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(233,850.00)	(255,126.83)	(21,276.83)
6 / 30 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(13,000.00)	(14,182.12)	(1,182.12)
6 / 30 / 2021	COST OF ISSUANCE ACCOUNT		0.00	233,815.00	255,076.30	21,261.30
7 / 1 / 2021	COST OF ISSUANCE ACCOUNT		0.13	0.00	0.00	0.00

\$15,590,000 FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE AND REFUNDING BOND, SERIES 2021

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6 / 29 / 2021 ISSUE DATE
6 / 29 / 2021 BEGINNING OF COMPUTATION PERIOD
6 / 28 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 1.7502%	ALLOWABLE EARNINGS
7 / 2 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(233,850.00)	(255,089.79)	(21,239.79)
7 / 7 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(37,266.74)	(40,641.71)	(3,374.97)
7 / 7 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(22,000.00)	(23,992.38)	(1,992.38)
7 / 15 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(4,000.00)	(4,360.56)	(360.56)
7 / 19 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(10,500.00)	(11,444.26)	(944.26)
7 / 21 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(4,692.90)	(5,114.43)	(421.53)
7 / 21 / 2021	COST OF ISSUANCE ACCOUNT		0.00	35.00	38.14	3.14
8 / 2 / 2021	COST OF ISSUANCE ACCOUNT		0.87	0.00	0.00	0.00
9 / 1 / 2021	COST OF ISSUANCE ACCOUNT		0.20	0.00	0.00	0.00
10 / 1 / 2021	COST OF ISSUANCE ACCOUNT		0.20	0.00	0.00	0.00
10 / 22 / 2021	COST OF ISSUANCE ACCOUNT		0.00	(9,137.89)	(9,914.92)	(777.03)
		0.00	1.40	(1.40)	123.13	124.53
		119,185.20	164,950.38	(45,765.18)	57,224.55	102,989.73
ACTUAL EARNINGS			164,950.38			
ALLOWABLE EARNINGS			102,989.73			
REBATABLE ARBITRAGE			61,960.65			
FUTURE VALUE OF 6/28/2022 COMPUTATION DATE CREDIT			(1,962.11)			
FUTURE VALUE OF 6/28/2023 COMPUTATION DATE CREDIT			(2,065.19)			
FUTURE VALUE OF 6/28/2024 COMPUTATION DATE CREDIT			(2,143.41)			
FUTURE VALUE OF 6/28/2025 COMPUTATION DATE CREDIT			(2,157.27)			
COMPUTATION DATE CREDIT			(2,170.00)			
CUMULATIVE REBATABLE ARBITRAGE			51,462.67			

EXHIBIT 24

RESOLUTION 2026-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE
FOR FISCAL YEAR 2026-2027 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 District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026-2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 25th day of August, 2026.

ATTEST:

**FLEMING ISLAND PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Comp. Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027**

The Board of Supervisors of the Fleming Island Plantation Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at Splash Park, 1510 Calming Water Dr., Fleming Island, FL at 6:00 p.m. unless otherwise indicated as follows:

**October 27, 2026
November 17, 2026
December 15, 2026
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 18, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 person will need a record of the proceedings 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 such appeal is to be based.

District Manager