



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

Advanced Meeting Package

Regular Meeting

***Tuesday
September 22, 2026
6:00 p.m.***

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

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

Fleming Island Plantation Community Development District

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

Board of Supervisors
Fleming Island Plantation Community Development District

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, September 22, 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, September 22, 2026

Call-in +1 (929) 205-6099

Number:

Time: 6:00 PM

Meeting ID: 705 571 4830#

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

Agenda

I. Roll Call

II. Pledge of Allegiance

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

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

IV. Presentation of Proof of Publication(s)

[Exhibit 1](#)

[Pg. 6](#)

V. Vendor Reports

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

[Exhibit 2](#)

[Pgs. 8-18](#)

B. Lifeguard Services Report – Elite Amenities

[Exhibit 3](#)

[Pgs. 20-21](#)

C. Landscaping Update – Ruppert Landscape

[Exhibit 4](#)

[Pgs. 23-33](#)

D. Security Report – Tri-County Safety & Security, Inc. – *To Be Distributed, if available*

[Exhibit 5](#)

VI. Business Items

A. Consideration of Landscape Maintenance RFP Services

[Exhibit 6](#)

[Pgs. 36-110](#)

B. Consideration of Pond Maintenance Proposal Options

[Exhibit 7](#)

[Pg. 112](#)

VII. Staff Reports

- A. District Engineer
- B. District Counsel
 - 1. Update on Title Search for Ownership of Calming Waters Dr.
- C. **General Manager's Report**
- D. Amenity Manager's Report
- E. Field Operations Manager's Report
- F. District Manager
 - 1. Action Item Report
 - 2. Meeting Matrix

[Exhibit 8](#)

[Pgs. 114-116](#)

[Exhibit 9](#)

[Pg. 118](#)

[Exhibit 10](#)

[Pgs. 120-121](#)

[Exhibit 11](#)

[Pg. 123](#)

[Exhibit 12](#)

[Pgs. 125-129](#)

VIII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 25, 2026
- B. Consideration for Acceptance – The August 2026 Unaudited Financial Statements

[Exhibit 13](#)

[Pgs. 131-137](#)

[Exhibit 14](#)

[Pgs. 139-191](#)

IX. Discussion Topics

- A. Extended Pool Hours per Resident's Request – Supervisor Glickman

X. Supervisors' Requests

XI. Action Items Summary

XII. Next Regular Meeting Agenda Items

XIII. Next Meeting Quorum Check: October 27th 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

XIV. Adjournment

EXHIBIT 1

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legal@claytodayonline.com

Thank You!

PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of BOS Meeting and Audit
Committee Meeting
September 22, 2026

RUN DATES

9/10/2026

COST

\$83.70

FLEMING ISLAND
PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF BOARD OF
SUPERVISORS MEETING AND

NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee for the Fleming Island Plantation Community Development District ("District") will hold an audit review committee meeting on September 22, 2026 at 6:00 p.m., and located at Splash Park, 1510 Calming Water Drive, Fleming Island, Florida. At the meeting, the Audit Review Committee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-193, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same 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.

David McInnes
District Manager

**Legal 214178 Published 9/10/2026 in
Clay County's Clay Today newspaper**

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

Phone: (904) 264-3200

FAX: (904) 264-3285

E-Mail:
legal@claytodayonline.com

EXHIBIT 2



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

Fleming Island Plantation CDD

9/15/2026

2300 Town Center Blvd.
Fleming Island, FL 32003

RE: August - September Lakes Report

Please see the photos below and summary of treatments completed to date since our August 18th report. Most ponds are in good shape overall as we approach the end of Summer. We are continuing to monitor and treat a few problem ponds on a more proactive, as often as needed, basis. Regarding the main concern, Pond 27, a variety of photos are included from a major application completed on September 1st throughout the South portion of the lake along Chatham Village/Lake Ridge South. Progress photos one-week post treatment are also included. The elodea and algae are currently in the decomposition process and have responded well to this treatment. 27 was also treated on September 14th for a variety of shoreline invasives and we are planning another major application the first week of October for the North section of the lake. We are confident these treatments will remedy the infestation, and we'll continue this approach until resolved. Please let us know if there are any other questions/concerns and our field team will be sure they are addressed right away. As always, we greatly appreciate the opportunity to work for you and the homeowners of Fleming Island Plantation.

Zone	Technician	Date	Pond #	Service Provided
2	David Hayes	Aug. 20th	44, 45, 47, 48	Algae, Emergent, Terrestrial
9	Drew Lagenour	Aug. 18th	28, 31, 32, 53	Algae, Emergent, Terrestrial
8	Multiple	Sept. 1st	27	Major application completed
8	Eric Williams	Sept. 15th	27	Emergent, Terrestrial
1	Kory Kines	Sept. 1st	46, 50, 51, 52	Algae, Emergent, Terrestrial
2	David Hayes	Sept. 10th	44, 45, 47, 48	Algae, Emergent, Terrestrial
3	Cole Iken	Sept. 1st	33, 43, 54, 55	Algae, Emergent, Terrestrial *
5	Alex Kastner	Sept. 9th	38, 39, 40, 41	Algae, Emergent, Terrestrial +
6	Troy Weaver	Sept. 1st	19, 22, 23, 26	Algae, Emergent, Terrestrial
8	Eric Walker	Sept. 14th	34	Algae, Emergent, Terrestrial *
12	Jeremy Mashek	Sept. 15th	11, 12, 16, 17	Emergent, Terrestrial, Submersed
13	Nicholas Zumwalt	Sept. 15th	10, 13, 15	Algae, Emergent, Terrestrial
14	Brandon Ernst	Sept. 1st	29, 35, 36, 37	Algae, Emergent, Terrestrial

*beneficial bacteria/probiotic applied; + nutrient abatement applied

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Pond 1



Pond 4



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Pond 21



Pond 21
09.08.2026 12.37 PM
30.06672, -81.72303 (±5m)
2398, Links Drive, 32003



Pond 22



Pond 22
09.08.2026 12.34 PM
30.06672, -81.72204 (±2m)
2398, Links Drive, 32003



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Pond 23



Pond 24



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Pond 25



Pond 25
09.08.2026 12.26 PM
30.07052, -81.71953 ($\pm 2m$)
2398, Links Drive, 32003

Pond 27 – NW end by YMCA



Pond 27
09.08.2026 12.03 PM
30.08389, -81.71838 ($\pm 2m$)
Town Center Boulevard, 32003

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Pond 27 - Chatham Village; during major application completed on 9/1



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Pond 27
09.01.2026 9.01 AM
30.07644, -81.71013 (±9m)
1726, Chatham Village Drive, 32003

Pond 27 Chatham Village area; 1 week post major application on 9/8



Pond 27
09.08.2026 12.11 PM
30.0773, -81.70827 (±7m)
1701, Chatham Village Drive, 32003

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Pond 35



Pond 35
09.08.2026 12.25 PM
30.07098, -81.72058 ($\pm 2m$)
2368, Links Drive, 32003

Pond 42



Pond 42
09.08.2026 1:04 PM
30.06682, -81.71567 ($\pm 7m$)
2342, Wood Hollow Lane, 32003

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Pond 43




Pond 43
09.08.2026 1.03 PM
30.06548, -81.71584 (±2m)
Wood Hollow Lane, 32003

Pond 53




Pond 53
09.08.2026 11.52 AM
30.08805, -81.70719 (±2m)
17, Hibernia, 32003

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Pond 54



Pond 54
09.02.2026 12.01 PM
30.0629, -81.71736 ($\pm 7m$)
2260, Timberland Court, 32003

Pond 55



Pond 55
09.02.2026 11.57 AM
30.06313, -81.71886 ($\pm 67m$)
2099, Cypress Bluff Court, 32003

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EXHIBIT 3



FIP Lifeguard Report for September 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 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 30 lifeguards
- Staffing levels will increase as needed throughout the season
- Hiring information: <https://www.eliteamenities.com/hiring.html>
- Or QR Code



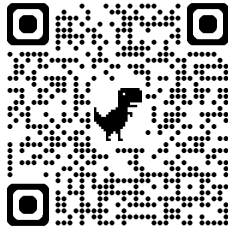


New and returning lifeguard orientation:

- 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:

- Registration is available through the Elite Amenities website:
<https://www.eliteamenities.com/swimlessons.html>
- Or QR code



- 10% of gross swim lesson revenue will be returned to the CDD

Lifeguard Equipment:

- Additional whistles and shirts have been added to the closet

Google Review QR Code:



EXHIBIT 4



RUPPERT
LANDSCAPE

Monthly Report September

September 14, 2026

Maintenance Team: Our Maintenance team continues with their weekly mowing and detailing schedule, with a continued focus on turf maintenance, weed treatments in plant beds and pine straw areas, and detailing of concrete joints and common areas. Crews continue to monitor the property for areas requiring additional attention as we transition into the fall season.

Irrigation Team: The Irrigation team continues to perform inspections as scheduled. Technicians are adjusting irrigation run times based on rainfall and current landscape conditions to ensure proper water usage. The team continues to monitor irrigation coverage throughout the property, and approved repairs have been completed. Areas previously identified for deletion or capping will continue to be monitored to ensure efficient system operation and proper coverage.

Agrow Pro: The turf management program continues with routine monitoring for insects, disease, and overall turf health. The end-of-August Agrow Pro application included a combination of fertilizer, micronutrients, herbicides, and insecticides to support overall turf health, encourage green-up, and address current weed and pest activity.

The end-of-August application included:

- 21-0-0: 0.25 lbs. per 1,000 sq. ft.
- 6-0-0: 3 lbs. per acre
- Bifen XTS: 7 oz. per acre
- PBO8: 14 oz. per acre
- Imidacloprid: 26 oz. per acre
- Alucion: 19 oz. per acre (IPM)
- Celsius: 5 oz. per acre (IPM)
- Certainty: 1 oz. per acre (IPM)

The target of the end-of-August application was to apply ammonium sulfate and a micronutrient package to keep the grass healthy and begin the green-up process. Pre- and post-emergent herbicides were applied to eliminate existing summer annual weeds and

help prevent additional weed growth. Contact and preventative insecticides were applied specifically for turf-damaging insects.

Results from the application were expected to become noticeable within 10–14 days, and the application required watering in within 24 hours.

Throughout September, Agrow Pro will continue monitoring the turf for insect activity, disease, weed pressure, and overall turf health. With warm temperatures and increased moisture, particular attention will remain on chinch bugs, fungus, and other turf-related issues. Additional treatments will be performed as needed based on site conditions and pest or disease activity.

Annuals: A new annual rotation has been installed throughout the property. Crews will continue monitoring the new flowers for proper irrigation, pest and disease activity, and overall establishment to ensure the beds maintain a healthy and attractive appearance.

Warranty Sod: Warranty sod has been installed throughout the property in areas where turf required replacement. The new sod will continue to be monitored during establishment, with particular attention given to irrigation coverage and moisture levels to encourage proper rooting and growth.

Warranty Trees: Warranty trees have been installed at the Splash Park. The newly installed trees will be monitored closely for establishment, irrigation needs, and overall health as they become established in their new locations.

Approved Enhancements: Three 7-gallon Ligustrum were installed at the Amenity Center as part of an approved landscape enhancement. The new plant material will provide additional structure and fill in the designated landscape area while complementing the existing plantings.

Bed Weeds: Bed weed treatments remain ongoing as part of our weekly maintenance rotations. Crews continue to monitor and treat actively growing weeds in landscape beds, pine straw areas, and concrete joints. Pre-emergent applications will continue where appropriate to help reduce new weed germination.

Pine Straw and Berms: Crews continue to maintain the berms and pine straw areas throughout the property. Regular detailing and weed control will remain a priority to keep these areas clean and maintain a consistent appearance throughout the community.

Moss in Trees and Tree Canopies: Moss continues to be monitored throughout the property, particularly in areas where accumulation is heavier. Crews will continue removing excessive moss where needed during the growing season to help reduce buildup and minimize the amount of work required during the winter maintenance period.

Looking Ahead: As we move toward fall, our teams will continue focusing on turf establishment, landscape health, irrigation efficiency, weed control, and maintaining the overall appearance of Fleming Island Plantation. Newly installed annuals, warranty sod, warranty trees, and landscape enhancements will continue to receive close attention to ensure proper establishment and long-term performance.

Thank you for allowing us to care for your landscape. We appreciate your trust and look forward to keeping your property healthy, attractive, and well-maintained throughout the fall season



RUPPERT
LANDSCAPE

Fleming Island Plantation

Weekly Communication

August 28th, 2026

Margaret:

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

- All common grounds were mowed, except Old Hard Road and small section of Radar Road. (will finish in morning).
- Blowing of all hard surfaces was performed throughout property.
- Sprayed Amenity Center.
- Sprayed berms from Amberwood to Autumn Glen.
- Sprayed and pulled weeds at Gazebo.
- Sprayed and pulled Spartina beds at Cypress Glen.
- Ligustrum tree trimming started.
- Started over the top treatments.
- Sprayed natural areas in Woodlands.



RUPPERT
LANDSCAPE

Fleming Island Plantation

Weekly Communication

September 4th, 2026

Margaret:

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

- All common grounds were mowed up Village Square. Saturday September 5th we will finish mowing from Village Square to round a bout and Margrets Walk.
- Blowing of all hard surfaces was performed up to Village Square.
- Sprayed inside and outside of splash park and berms.
- Over the top treatments- Fleming Plantation, Village Square, Amenity Center, Margrets walk.
- Sprayed Links berm up to Thornhill, Fairway Village to Chatham, Golf course maintenance berm,
- New annuals installed, irrigation has been checked at each annual bed.
- On warranty side 11 pallets of sod replaced and 3 trees at front door area of splash park.
- Sprayed behind village square sign.



RUPPERT
LANDSCAPE

Fleming Island Plantation

Weekly Communication

September 11th 2026

Margaret:

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

- All common grounds were mowed except splash park back field and inside gate. They were too wet for any mowers.
- Blowing of all hard surfaces was performed throughout property.
- Sprayed all beds, berms, and concrete surfaces from round a bout to Fleming Plantation Blvd.
- Sprayed pre-emergent in all natural pine straw areas throughout the property.
- Sprayed splash and Amenity center.
- Started raising oaks canopies at Amenity Center.
- Caped off irrigation at Yellow Jasimine Lane lift station. (natural pine straw area)
- Cleared spill way at Margret Walk Pond.
- Refreshed tree rings at Gazebo Park with mulch.
- Cut sidewalk back on links drive in natural area.



RUPPERT
LANDSCAPE

September 14th, 2026

Hello all:

As we move into September, North Florida landscapes begin transitioning from summer toward fall. While temperatures remain warm, changing rainfall patterns, high humidity, and continued tropical weather activity can create challenges for turf, flower beds, ornamental plants, and irrigation systems.

The following report outlines what you can expect from your landscape during September and the services we recommend to maintain a healthy, attractive property.

Flower Beds and Landscape Plants

September can bring fluctuating moisture levels, with periods of heavy rainfall followed by heat and drying conditions. Seasonal flowers may begin to decline, while shrubs and ornamental plants continue to experience rapid growth.

We recommend:

- Monitoring irrigation and adjusting watering based on rainfall.
- Maintaining a 2–3 inch layer of mulch to conserve moisture and protect roots.
- Removing spent blooms and declining plant material.
- Pruning and shaping overgrown shrubs as needed.
- Monitoring plants for insect and disease activity.

As temperatures begin to moderate, September is also a good time to begin planning fall color and landscape enhancements.

Warm-Season Turf

Warm-season turfgrasses such as St. Augustine, Zoysia, and Bermuda remain active during September but may show signs of stress following a long, hot summer.

Homeowners may notice:

- Thinning turf in high-traffic or shaded areas.
- Uneven coloration caused by differences in moisture and sun exposure.
- Brown or declining areas following excessive heat or moisture.
- Increased thatch in some turf varieties.

Proper mowing, irrigation, and nutritional management help turf maintain its health as growing conditions begin to change.

Fungus Prevention and Treatment

Warm temperatures, humidity, and increased moisture continue to create favorable conditions for turf diseases in September. Heavy rainfall and prolonged periods of wet foliage can increase disease pressure.

Common concerns include large patch, brown patch, gray leaf spot, and other moisture-related diseases.

Our turf management program includes monitoring for disease activity and applying preventative or curative fungicide treatments when necessary.

Property owners should report areas showing:

- Circular or irregular brown patches.
- Rapid yellowing or thinning.
- Leaf spotting or discoloration.
- Turf decline despite adequate moisture.

Early detection and treatment can help minimize damage and prevent disease from spreading.

Insect Monitoring and Control

Insect activity remains elevated during September. Chinch bugs, sod webworms, mole crickets, armyworms, and other turf pests can cause noticeable damage when populations increase.

Signs of insect activity may include:

- Irregular areas of turf discoloration.

- Thinning or declining grass.
- Chewed or damaged grass blades.
- Increased bird activity in affected areas.

Our team will continue monitoring properties and will recommend preventative or corrective treatments based on pest activity and site conditions.

Weed Control

September rainfall and warm soil temperatures can lead to increased weed growth in both landscape beds and hardscape areas.

Routine treatments help control:

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

Our maintenance program includes spot treatments, monitoring for new growth, and maintaining mulch coverage in landscape beds. Additional applications may be necessary following significant rainfall as new weeds emerge.

Consistent maintenance and timely treatments provide the best long-term control.

Hurricane Season and Landscape Preparation

September falls within the peak portion of North Florida's hurricane season. Heavy rain and strong winds can affect trees, shrubs, flower beds, and turf.

Before significant weather events, property owners should:

- Remove loose debris and unsecured landscape materials.
- Inspect trees and shrubs for damaged or weak branches.
- Keep drainage areas clear.
- Check irrigation systems following heavy rainfall.
- Monitor plants for storm-related damage.

Following significant weather events, our team will monitor properties and address landscape issues as conditions allow.

Looking Ahead

September is a month of transition, but North Florida landscapes still require consistent care. Continued pest and disease monitoring, proper irrigation, weed control, and routine maintenance remain important as we move toward fall.

As temperatures moderate, conditions will become increasingly favorable for fall color, pruning, landscape enhancements, and other seasonal projects.

Our team will continue monitoring weather patterns and property conditions throughout September and make recommendations based on the specific needs of each landscape.

Thank you for allowing us to care for your landscape. We appreciate your trust and look forward to keeping your property healthy, attractive, and well-maintained as we transition into the fall season.

Sincerely,

Timothy D Rhoden.

Area Manager.

Ruppert Landscapes.



RUPPERT
LANDSCAPE

September

What to Plant

Annuals/Perennials/Wildflowers: As temperatures begin to moderate, plant fall-friendly annuals such as marigolds, pentas, zinnias, and celosia. Continue selecting plants suited to the remaining heat and available sunlight.

Bulbs: September is a good time to plant many spring-flowering bulbs and bulbs that thrive in North Florida. Choose well-drained locations and follow planting-depth recommendations for each variety.

Herbs: Plant or refresh herbs such as basil, rosemary, oregano, thyme, and parsley. Provide good drainage and adequate sunlight.

Vegetables: Begin planting cool-season vegetables as temperatures become more comfortable. Good choices include broccoli, cabbage, collards, kale, lettuce, mustard greens, and other leafy greens.

What to Do

Pests: Continue monitoring the landscape for insects. Warm temperatures and increased plant growth can keep pest activity high. Inspect the undersides of leaves and new growth regularly for signs of damage.

Irrigation: Monitor rainfall closely. September can bring periods of heavy rain followed by dry conditions. Adjust irrigation as needed and avoid unnecessary watering after significant rainfall.

Lawns: Warm-season turfgrasses such as St. Augustine, Zoysia, and Bermuda are still actively growing. Watch for thinning, discoloration, disease, and insect damage. Maintain

proper mowing heights and avoid removing more than one-third of the grass blade at a time.

Fungus: Warm, humid conditions combined with frequent rainfall can encourage turf and landscape diseases. Watch for brown patches, leaf spots, and areas of declining turf. Early identification can help prevent problems from spreading.

Landscape Beds: Remove weeds and spent plant material while maintaining a 2–3 inch layer of mulch. September is a good time to clean up overgrown beds and prepare them for fall color.

Trees and Shrubs: Inspect trees and shrubs for storm damage, dead branches, and excessive growth following summer storms. Prune as appropriate and remove damaged plant material.

Hurricane Season: September is typically an active month for tropical weather in North Florida. Keep drainage areas clear, remove loose landscape debris, and inspect trees and shrubs for weak or damaged branches before severe weather.

Fertilizer: Follow local fertilizer regulations and seasonal restrictions. If fertilization is permitted, apply products according to the needs of the specific turf or landscape plants rather than applying unnecessarily.

September is a month of transition in the North Florida garden. With continued attention to irrigation, pest and disease monitoring, lawn care, and landscape cleanup, your property will be well prepared for the cooler months ahead.

EXHIBIT 5

EXHIBIT 6

Fleming Island Plantation
Community Development District

2026
Project Manual
For
Landscape & Irrigation Maintenance Services

For questions or additional information please contact:

Vesta Property Services, Inc. | District Management Team
250 International Parkway | Suite 208 | Lake Mary, Florida 32746
(321)263-0132 (ext. 193)

Kutak Rock | Katie Buchanan | District Counsel
107 W. College Ave. | Tallahassee, Florida 32301
katie.buchanan@kutakrock.com

Fleming Island Plantation Community Development District

2026 Landscape RFP

EXHIBIT "B"

Proposal Pricing Summary Totals Sheet

250 International Parkway | Suite 208 | Lake Mary, Florida 32746 | (321)263-0132 (ext. 193)

GRAND TOTAL (PRICING PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /Yr. January 1, 2027 – September 30, 2027

FIRST ANNUAL RENEWAL FY 2027-2028	\$ _____ /Yr*
SECOND ANNUAL RENEWAL FY 2028-2029	\$ _____ /Yr*
THIRD ANNUAL RENEWAL FY 2029-2030	\$ _____ /Yr*
FOURTH ANNUAL RENEWAL FY 2030-2031	\$ _____ /Yr*

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

The District reserves the right to subcontract any of the below services to an outside vendor.

GRAND TOTAL (PRICING PARTS 5 & 6 – These are additional services billed separately)

MULCH TOP DRESSING PRICE	\$ _____ *
MULCH FULL DRESSING PRICE	\$ _____ *
PINE STRAW 1 ST FULL APPLICATION PRICE	\$ _____ *
PINE STRAW 2 ND FULL APPLICATION PRICE	\$ _____ *

ANNUAL PER ONE ROTATION PRICE	\$ _____ *
ANNUAL PRICE 4X ANNUALLY / 28,000 PLANTS	\$ _____ *

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LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS - REVISED
FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
Clay County, Florida

Notice is hereby given that the Fleming Island Plantation Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection beginning **Thursday, October 1st, 2026, at 12:00 p.m.** and may be obtained by sending an email to dmcinnes@vestapropertyservices.com. Please call **(321)263-0132 ext. 193** to confirm request.

In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida; (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor on projects of similar size and scope. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit nine (9) written proposals AND a PDF file on a flash-drive no later than **Friday, October 30th, 2026, at 11:30 a.m. (EST) at the Amenity Center, 2300 Town Center Blvd., Fleming Island, Florida 32003, Attention: David McInnes**. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier’s check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear “**RESPONSE TO REQUEST FOR PROPOSALS (Fleming Island Plantation Community Development District – Landscape & Irrigation Maintenance) ENCLOSED**” on the face of it. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at the time and date stipulated below; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Proposals will be opened at a public meeting on **Friday, October 30th, 2026, at 12:00 p.m. (EST)**, 2300 Town Center Blvd, Fleming Island, Florida 32003. No official action of the District’s Board will be taken at this meeting, and it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at **(321)263-0132 ext. 193** at least five (5) calendar days 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) / 1-800-955-8870 (Voice), for aid in contacting the District.

Any protest regarding the Project Manual must be filed in accordance with the requirements set forth in Section 27 of the **Instructions to Proposers**.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The

District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Katie Buchanan at katie.buchanan@kutakrock.com and David McInnes at dmcinnes@vestapropertyservices.com.

Fleming Island Plantation
Community Development District
David McInnes, District Manager

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT
Landscape & Irrigation Maintenance Services
Clay County, Florida

Instructions to Proposers

1. DUE DATE. Nine (9) written sealed proposal (“**Proposals**”) with a PDF file on a flash-drive must be received by interested parties (“**Proposer**”) no later than **Friday, October 30th, 2026, at 11:30 a.m.** (EST) at the Amenity Center, **2300 Town Center Blvd., Fleming Island, Florida 32003, Attention: David McInnes**. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
September 24, 2026	RFP Notice is issued.
October 1, 2026 at 12:00 PM (EST)	RFP package available for download.
October 16th, 2026, at 3:00 PM (EST)	Deadline for questions.
October 30 th , 2026, at 11:30 AM (EST)	Proposals submittal deadline.
October 30 th , 2026, at 12:00 PM (EST)	Bid opening.

3. SIGNATURE ON PROPOSAL. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

4. PROPOSAL GUARANTEE. Each Proposer shall submit a proposal guarantee in the form of a proposal bond or cashier’s check in the amount of Twenty-Five Thousand Dollars (\$25,000) with its Proposal (“**Proposal Guarantee**”). The Proposal Guarantee shall be held until the time of award of contract – but not to exceed ninety (90) days from the submittal deadline – at which time the Proposal Guarantee shall be returned to each unsuccessful Proposer. If the successful Proposer does not enter into the Contract within the time frames set forth herein, the Proposer shall forfeit its Proposal Guarantee to the District.

5. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied itself from its own knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The Proposer agrees to accept the site in an “as is” condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the

Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors. **IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.**

6. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

7. PROJECT MANUAL. The "Project Manual," and any addenda thereto, will be available from the District Manager's office by sending an email to dmcinnes@vestapropertyservices.com.

8. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

9. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

10. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Katie Buchanan at katie.buchanan@kutakrock.com and David McInnes at dmcinnes@vestapropertyservices.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received **after October 16th, 2026, at 3:00 PM (EST)** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

11. SUBMISSION OF PROPOSAL. Submit nine (9) written proposal & one (1) digital PDF copy (flash drive or disc required), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Fleming Island Plantation Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

12. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

13. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

14. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its components and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch, pine straw, and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

15. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached Contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

16. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

17. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

18. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

19. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory eligibility requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. Failure to meet other proposal submission requirements described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify a Proposal, but may be taken into account in the evaluation and scoring. The Scope of Services and Agreement set forth binding performance obligations of the Contractor.

20. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

21. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

22. EVALUATION OF PROPOSALS. The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, based on information within the proposals, from reference checks, from staff recommendations, and from any other information available, and shall make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112, Florida Statutes, will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed ninety (90) days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

23. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation. This prohibition applies only to communications that seek to influence the evaluation, scoring, or award of this solicitation. Routine communications related to the performance of an existing contract with the District are not prohibited.

24. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

25. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

26. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

27. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of the Project Manual **(i.e., by no later than Tuesday, October 6th, 2026 12:00 PM (EST))**, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Vesta Property Services, 250 International Parkway, Suite 208, Lake Mary, Florida, 32746 Attention: David McInnes dmcinnes@vestapropertyservices.com** with copy to **Katie.Buchanan@kutakrock.com**. 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 after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to twenty percent (20%) of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars (\$100,000.00). 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 that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

FIP CDD REQUEST FOR PROPOSALS LANDSCAPE MAINTENANCE SERVICES
EVALUATION CRITERIA

1. Personnel, Equipment & Financial Capability (25 Points) (____ Points Awarded)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Include resumes, certifications, etc., with proposal. Also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs. Proposer should demonstrate financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District and audited financial statements, or similar information.

2. Experience (25 Points) (____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer which clearly distinguishes past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; recommendations from references; inspection of current projects; etc.

3. Understanding Scope of RFP (25 Points) (____ Points Awarded)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Price (25 Points) (____ Points Awarded)

Of the twenty-five (25) points available in this category, twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1–4 (the Contract Amount), and up to five (5) points will be awarded based on the reasonableness of all numbers, quantities, and costs. AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD, FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

Up to five (5) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6 as well as unit costs from the additional schedules.

Proposer's Total Score (100 Points) (____ Points Awarded)

Scoring Scale

Excellent 25 points * Very Good 20 points * Good 15 points * Fair 10 points * Poor 5 Points
Non-Responsive 0 points

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Fleming Island Plantation Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addendum No.'s: _____.

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after issuance of the Project Manual **(i.e., by no later than Tuesday, October 6th, 2026 12:00 PM (EST))**, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____, 2026.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

PROPOSAL FORM
PART I – GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ____ days per week;
_____ Technical personnel, who will be onsite ____ days per ____; and
_____ Laborers, who will be onsite ____ days per week.

- Arborist, as needed, initial reports provided at no additional cost to the District.
- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ____ No ____ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____%

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: _____

DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: _____

DATE: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes ____ No ____
If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

2025 = _____

2024 = _____

2023 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?
Yes ___ No ___ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

**PROPOSAL FORM
PART IV PRICING**

NOTE: This pricing form is intended to cover pricing for the initial one year term of the contract. It is assumed that prices will remain the same through each of the four potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ Yr

- Storm Cleanup \$_____/hr

- Freeze Protection (description of ability) _____

\$_____/application **(Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)**

- Hand Watering

\$_____/hr for employee with hand-held hose

\$_____/hr for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ _____ Yr

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ZOYSIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

CELEBRATION BERMUDA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape- s, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ _____ Yr

OTC Injections will be performed at the discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ _____ /Yr (based on quantities below)
(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The District reserves the right to subcontract out any and all OTC Injection events.

PART 4

Irrigation (All labor and materials) \$ _____ /Yr

Freeze Protection (description of ability) _____

\$ _____ /application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____ /hr. (i.e. broken mainlines, pump & wells, etc.)

Contractor shall inspect the irrigation system prior to contract award and shall provide a list of additional charges and pricing for any deficiencies and for such items other than routine maintenance as a separate price from this bid. This should be provided on a separate spreadsheet.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

_____ CY Grade "A" Golden Cypress Mulch per specs for top-dressing a
\$ _____/CY (October Application)

And

_____ CY Grade "A" Golden Cypress Mulch per specs for full install of new mulch at
\$ _____/CY (April Application)

And

_____ Bales of Pine Straw (twice annually)
\$ _____/Bale

Installation of Grade "A" Golden Cypress Mulch and pine straw \$ _____/Yr
(This is the total cost of one top dressing of mulch, one full application of mulch, and two full applications of pine straw annually - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

Contractor shall install 7,000 (4") annuals four (4) times per year per specs at the direction of the District at \$ _____/annual.

\$ _____/rotation

\$ _____/Yr (based on four (4) rotations) **(Do not include in Grand Total)**

PROPOSAL PRICING SUMMARY TOTALS SHEET

The District reserves the right to subcontract any annual installation to an outside vendor

GRAND TOTAL (PRICING PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /Yr

FIRST ANNUAL RENEWAL	\$ _____ /Yr*
SECOND ANNUAL RENEWAL	\$ _____ /Yr*
THIRD ANNUAL RENEWAL	\$ _____ /Yr*
FOURTH ANNUAL RENEWAL	\$ _____ /Yr*

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

GRAND TOTAL (PRICING PARTS 5 & 6 – These are additional services billed separately)

MULCH TOP DRESSING PRICE	\$ _____ *
MULCH FULL DRESSING PRICE	\$ _____ *
PINE STRAW 1 ST FULL APPLICATION PRICE	\$ _____ *
PINE STRAW 2 ND FULL APPLICATION PRICE	\$ _____ *
ANNUAL PER ONE ROTATION PRICE	\$ _____ *
ANNUAL PRICE 4X ANNUALLY / 28,000 PLANTS	\$ _____ *

LANDSCAPE AND IRRIGATION MAINTENANCE**RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

- | | | |
|----|---|-----------------|
| A. | Mowers w/operator | \$_____ Hour |
| B. | Bush-Hog w/operator | \$_____ Hour |
| C. | Tractor w/operator | \$_____ Hour |
| D. | Supervisor with Transportation | \$_____ Hour |
| E. | Laborer with hand equipment | \$_____ Hour |
| F. | Truck w/driver | \$_____ Hour |
| G. | Irrigation Tech | \$_____ Hour |
| H. | Granular Pesticide Applicator | |
| | Person with Drop Spreader | \$_____ Hour |
| I. | Liquid Pesticide Applicator | |
| | Person with Spray Truck | \$_____ Hour |
| J. | Granular Fertilizer Applicator | |
| | Person with Drop Applicator | \$_____ Hour |
| K. | Liquid Fertilizer Applicator | |
| | Person with Spray Truck | \$_____ Hour |
| L. | Granular Weed Control Applicator | |
| | Person with Drop Applicator | \$_____ Hour |
| M. | Liquid Weed Control Applicator | |
| | Person with Spray Truck | \$_____ Hour |
| N. | Laborer for Additional Trash Pick-Up | \$_____ Hour |
| O. | Lump Sum Mowing ⁽¹⁾ , entire community | \$_____ Per Mow |

¹ Mowing shall include mowing, edging, weed-eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

**LANDSCAPE AND IRRIGATION MAINTENANCE
UNIT PRICING**

Please provide the following unit prices for the following items. Each unit price shall include all costs for complete, installed work including materials, labor, overhead and profit. All materials shall be Florida No. 1 or better. Any changes to unit prices must be made by addendum to the agreement.

SOD/SEED/MULCH:

Sodded Argentine Bahia Lawn, SF	\$ _____
Seeded Bahia Lawn, SF	\$ _____
Sodded St. Augustine, SF	\$ _____
Seeded Winter Rye, SF	\$ _____
Seeded Zoysia, SF	\$ _____
Sodded Zoysia, SF	\$ _____
3" Deep Pine Straw, Bales	\$ _____
3" Deep Golden "A" Golden Cypress Mulch, CY	\$ _____

SHRUBS:

Loropetalum - 3 gal.	\$ _____
Flax Lilly – 3 gal.	\$ _____
Parsons Juniper – 3 gal.	\$ _____
Plumbago – 3 gal.	\$ _____
Viburnum – 3 gal.	\$ _____
Podocarpus – 3 gal.	\$ _____
Walters Viburnum 3 gal.	\$ _____
Agapanthus 3 gal.	\$ _____
Lantana 1 gal.	\$ _____
Sunshine Ligustrum 3 gal.	\$ _____
Gardenia 3 gal.	\$ _____
Wild Ginger 1 gal.	\$ _____

TREES (CONTAINER):

Crape Myrtle – 65 gal. / 30 gal. \$ _____ \$ _____

Bald Cypress – 30 gal. \$ _____

Slash Pine - 30 gal. \$ _____

Southern Magnolia – 65 gal. / 30 gal. \$ _____ \$ _____

Live Oak – 100 gal. / 30 gal. \$ _____ \$ _____

Wax Myrtle – 30 gal. \$ _____

Buford Holly 45 gal. \$ _____

Washingtonian 16-18' C.T. \$ _____

ANNUALS:

Annuals in 4" pots per flat of 20 \$ _____

IRRIGATION CONTROLLER:

Hunter Node 100 Battery Operated Timer \$ _____

Hunter ICC2(8 Station Base Controller) \$ _____

Rainbird ESP ME3 \$ _____

IRRIGATION VALVES:

1", 1.5" and 2" Hunter ICV \$ _____ \$ _____ \$ _____

1", 1.5" and 2" Rainbird PGA \$ _____ \$ _____ \$ _____

IRRIGATION WIRE:

14-1 Red Ft. \$ _____

14-1 White Ft. \$ _____

DBY Wire Splice Kit EA \$ _____

IRRIGATION PIPE VIOLET:

3" CL-200 – LF \$ _____

2-1/2" CL-200 – LF \$ _____

2" CL-200 – LF \$ _____

1-1/2" CL-200, LF	\$ _____
1-1/4" CL-200, LF	\$ _____
1" CL – 200, LF	\$ _____
3/4" CL – 200, LF	\$ _____
1/2" CL-315 – LF	\$ _____

IRRIGATION MISCELLANEOUS:

1/2" Flex PVC	\$ _____
3/4" Flex PVC	\$ _____

IRRIGATION SLIP-FIX REPAIR COUPLING:

3", EA	\$ _____
2-1/2", EA	\$ _____
2", EA	\$ _____
1-1/2", EA	\$ _____
1-1/4", EA	\$ _____
1", EA	\$ _____
3/4", EA	\$ _____
1/2", EA	\$ _____

IRRIGATION HEADS

6" Spray head Rainbird 1806 or equivalent	\$ _____
4" Rotor – Rainbird 5004 or equivalent	\$ _____

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency, disaster, or severe weather event the District should be considered a priority with response within 24 hours, safety permitting. The following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____ \$ _____ per Hour
_____ \$ _____ per Hour
_____ \$ _____ per Hour

B. Debris removal equipment unit costs:

_____ \$ _____ per Hour
_____ \$ _____ per Hour
_____ \$ _____ per Hour

C. Other emergency/disaster related unit costs:

_____ \$ _____ per Hour
_____ \$ _____ per Hour
_____ \$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2026.

Proposer: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

**SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES**

***THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL
AUTHORIZED TO ADMINISTER OATHS.***

1. This sworn statement is submitted to Fleming Island Plantation Community Development District.
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)
5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime; or,
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this _____ day of _____, 2026.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST, THE SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST, OR BUSINESS OPERATIONS IN CUBA OR SYRIA

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Fleming Island Plantation Community Development District ("District").
2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.
3. Proposer's business address is _____

4. Proposer's Federal Employer Identification Number (FEIN) is _____

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)
5. I understand that, subject to limited exemptions, Section 287.135, Florida Statutes, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes, or is on the Scrutinized Companies that Boycott Israel List or has business operations in Cuba or Syria, is ineligible for, and may not proposal on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of \$1 million or more.
6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on any of the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, or has business operations in Cuba or Syria.
7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on any of the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, or if the entity has business operations in Cuba or Syria.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this _____ day of _____, 2026.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

LANDSCAPE & IRRIGATION SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2026, by and between:

Fleming Island Plantation Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Clay County, Florida, and having offices at c/o Vesta Property Services, 250 International Parkway Suite 208, Lake Mary, Florida 32746 ("District"); and

_____, a _____, whose address is _____ ("Contractor," and collectively with the District, "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT C** ("Work"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT C** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party

to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall ensure that all landscaping crews observe the school start and end times. No landscaping machinery or workers are to be present in the affected areas during these times, as we need to maintain safe and clear access for students, family, and staff. Please coordinate your work schedules accordingly and ensure all crew members are aware of this requirement.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates the General Manager and/or the Field Operations Manager to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor

agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: assess a penalty of One Hundred Dollars (\$100.00) per calendar day, beginning on the day after the cure period expires and continuing until the deficiency is cured, through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by Contractor, and it is Contractor's responsibility to perform the Work in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin January 1st, 2027, and end September 30, 2027 ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for four (4) annual renewals with the same terms set forth herein, in the District's sole discretion.
- b. As compensation for the Work, the District agrees to pay Contractor _____ (\$_____) per year, in monthly amounts of _____ (\$_____). Such compensation covers only the items specified in Parts 1, 2, 3 and 4 of the Contractor's Proposal Form – Part IV – Pricing ("Contract Amount"). Additionally, for the services specified in Parts 5 and 6 of the Contractor's Proposal Form – Part IV – Pricing, attached hereto as **EXHIBIT B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services

unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed ASO. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt of a proper invoice by the District, in accordance with Section 218.735, Florida Statutes.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. **WORKERS' COMPENSATION/EMPLOYER'S LIABILITY:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per

- employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
- ii. **COMMERCIAL GENERAL LIABILITY:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
 - iii. **AUTOMOBILE LIABILITY:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.
 - iv. **UMBRELLA LIABILITY:** With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.
- b. Each insurance policy required by this Contract shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
 - c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
 - d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
 - e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
 - f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
 - g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
 - h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.
 - i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, “Indemnitees”) from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** The Contractor agrees that it was able to inspect the site prior to submission of its proposal and accepts the site in its current condition. To the extent the Contractor identified deficiencies and included remediation pricing in its proposal, such items are governed by the proposal pricing. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an 'as is' basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

(a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

(b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

22. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

23. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

24. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

25. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

26. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

27. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

28. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Fleming Island Plantation
Community Development District
250 International Parkway Suite 208
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: _____

Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

29. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

30. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Clay County, Florida.

31. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is **Jackie Leger** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321)263-0132 EXT. 193, OR BY EMAIL DAVID MCINNES; DMCINNES@VESTAPROPERTYSERVICES.COM, OR BY REGULAR MAIL AT 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746

32. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

33. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

34. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

35. **E-VERIFY REQUIREMENTS.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

36. **COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

37. **Scrutinized Companies Statement.** Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities

The logo is a circular seal with a blue border. Inside the border, the words "FLEMING ISLAND" are written in a large, white, serif font along the top arc, and "PLANTATION" is written along the bottom arc. The center of the seal features a stylized illustration of a plantation house with a large chimney, surrounded by greenery and a path leading to the building.

Fleming Island Plantation
Community Development District

**2026 RFP
"EXHIBIT A"
Scope Of Services
For
Landscape & Irrigation Maintenance Services**

EXHIBIT A
SCOPE OF WORK

Fleming Island Plantation CDD
Landscape Maintenance Services

ARTICLE 1: SCOPE OF SERVICES

Contractor shall provide the following landscape maintenance services on a year-round basis. All services shall be performed in accordance with the Performance Standards set forth in Article 2 of this Exhibit.

1.1 MOWING

All turf areas within the District shall be mowed according to the following schedule:

- March 1 through November 1: Once per week
- November 1 through March 1: Once every two weeks

This schedule provides an estimated 41 to 45 cuts annually. The Contractor is required to make a minimum of 52 weekly visits to perform mowing and related duties including weed control, selective mowing, debris clearing, and general property detailing.

Turf Types and Mowing Heights:

- Zoysia Turf: Up to 42 cuts per year; reel-type mower required; mowing height of 1 to 1 ½ inches
- St. Augustine Turf: Up to 42 cuts per year; rotary mower; minimum mowing height of 4 inches
- Bahia Turf: Up to 28 cuts per year; rotary mower; mowing height of 3 to 4.5 inches
- Celebration Bermuda Turf: Rotary mower for heights above 1 inch; mowing height of ¾ to 1¼ inches

General Mowing Requirements:

- At no time shall grass or weeds within turf be allowed to grow beyond a maximum height of 5 inches.
- No more than 1/3 of the leaf blade shall be removed during any single mowing.
- All mower blades shall be kept sharp at all times.
- Mulching-type mower decks are required; mulching kit must remain in the closed position at all times.
- Clippings may remain on lawns provided no visible clumps exist. Excess clippings must be collected or redistributed within one day.
- In the event of fungal disease, clippings shall be collected until the disease is under control.
- Various mowing patterns shall be employed to ensure even clipping distribution and prevent ruts.
- Turf growth regulators may be used to maintain a consistent, healthy appearance.

Pond Bank Mowing:

- Pond banks shall be mowed on the same schedule as common areas.
- Mowing height on pond banks shall be 4 to 4.5 inches to minimize erosion.
- Mowers must operate in a counterclockwise direction on all pond banks.
- Mowers must blow clippings away from the water; excessive clippings and ANY clippings in the water shall be hand removed.

- Line trimming at bridge entrances, water's edge, control structures, mitered end sections, and storm water structures shall occur with each mowing event.
- Trash and debris within arm's reach of the water's edge shall be removed during every service event.

1.2 EDGING AND TRIMMING

- All hard-edged areas (curbs, sidewalks, bike paths, trails) shall be vertically edged at each mowing event.
- Soft-edged areas (tree rings, shrub bed lines, groundcover bed lines) shall be edged a minimum of every other week.
- Chemical edging is not permitted anywhere on the property.
- Edging equipment shall be equipped with manufacturer's guards to deflect hazardous debris.
- All walks and hard surfaces shall be blown clean after edging.
- All grass runners shall be removed after edging to keep mulch or pine straw areas free of encroaching grass.
- Weed-eating type edging shall not be used around trees or light poles.
- Areas mutually agreed to be inaccessible to mowing machinery shall be maintained with string trimmers.
- Grass clippings, trimmed weeds, turf, dirt, or debris shall not remain on any surfaces for more than one (1) hour.
- High-traffic areas (tennis courts, clubhouse, pool areas, walking trails) shall be cleaned immediately after mowing and edging.

1.3 TREE AND SHRUB CARE

1.3.1 Tree Maintenance

- Small Trees (up to 10 ft.): Trimmed and shaped, including removal of interior sucker branches and dead wood, two (2) times per year.
- Medium Trees (up to 20 ft.): Trunk sprouts cleared four (4) times per year; lifting of limbs up to 8 feet above ground included. Tree-form Ligustrum and Crape Myrtles require sucker removal as needed.
- Sucker growth shall be removed by hand continuously throughout the year.
- Large Trees (over 20 ft.): Trunk sprouts cleared one (1) time per year; lifting of limbs up to 8 feet above ground, 10 feet above sidewalks, and 15 feet above roadways included; thinning of canopy, demossing, and dead wood removal included.
- All trees shall be trimmed away from buildings, shade structures, signage, play structures, fences, walls, and street lights at all times.
- A minimum clearance of 10 to 15 feet shall be maintained under all limbs over sidewalks, trails, parking lots, and roadways per DOT specifications.
- All moss (Spanish and Ball) shall be removed from trees up to 15 feet on an as-needed basis. During dormant season, all Crape Myrtles shall have all moss removed regardless of height. The initial removal of all Spanish and Ball moss shall be completed within ninety (90) days of contract commencement.
- Contractor shall maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.
- At no time should root flare of any tree be covered in soil or mulch.
- Any and all girdle roots are to be cut away from root flare on all trees as discovered/exposed.

1.3.2 Shrub Maintenance

- All shrubs shall be pruned as necessary to retain intended shape and function using proper horticultural techniques.
- Shrubs shall be trimmed with a slight inward slope from bottom to top to retain fullness at all levels.
- Individual plants shall not be pruned into rounded balls or unnatural shapes unless required by design.
- Plant growth regulators may be used to provide a consistent and healthy appearance for certain varieties of shrubs and groundcovers.
- Flowering shrubs shall be pruned immediately after blossoms have cured.
- All pruning equipment shall be sterilized prior to pruning the next shrub grouping, particularly when fungal diseases are present.
- All clippings and debris from pruning shall be removed at the time pruning takes place, within no longer than (1) hour.
- Plant material within sight lines and visibility triangles at intersections and medians shall be maintained at or below required heights.
- All Cordgrass shall be pruned off curbs, sidewalks, and turf monthly.

1.3.3 Crape Myrtle Care

- Pencil pruning is the required method; hat-racking is prohibited.
- Pruning shall occur after the threat of frost has passed to promote vigorous blooming.
- All trimming falls under scheduled tree maintenance.

1.4 PALM CARE

- All palms, regardless of height, shall receive pruning as often as necessary to appear neat and clean at all times. This includes the removal of brown and broken fronds and inflorescences.
- Sabal and Washingtonia Palms: dead frond removal only.
- Fruit pods shall be removed prior to development. Tarpaulins shall be used where palm fruits may stain any surfaces.
- Contractor shall sterilize all pruning equipment between palms, with particular attention to Medjool, Sylvester, Reclinata, and Canary Palms.
- Contractor is responsible for removal of all palm fruit stains.
- Palm dates near pool or deck areas must be removed before dropping.

1.5 WEED CONTROL

- All groundcover, turf areas, shrub beds, tree rings, and both sides of all berms, shall be kept reasonably free of weeds and grasses and maintained in an orderly fashion at all times.
- Pre-emergent herbicide shall be applied to turf a minimum of two (2) times per year.
- Pre-emergent herbicide shall be applied to open ground in plant beds two (2) times per year.
- Post-emergent herbicide spot treatments shall be applied on an as-needed basis.
- When weeds have established dominance in planting beds, hand pulling is required; post-emergent herbicides are not permitted in that situation.
- Non-selective, post-emergent herbicides shall never be used to control growth around structures (signs, utility boxes, street lights, pavement, tree rings).
- Weeds greater than 2 inches in height or width in paved areas shall be pulled, not sprayed.
- No sprays with dyes may be used on paved areas.
- All paved areas (pool deck pavers, sidewalk expansion joints, curb and gutters, bike lane edges) shall be kept weed and debris free.

- All Cordgrass common areas shall include two (2) pre-emergent and two (2) post-emergent weed control applications; all Cordgrass beds weeded monthly.
- Contractor is responsible for replacement of all turf or ornamental plants damaged by herbicide application.
- All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines, and overhanging limbs.

1.6 FERTILIZATION

1.6.1 Turf Fertilization

All turf shall be fertilized per IFAS Guidelines for high-maintenance south Florida turf (per GIBMP guidelines). Soil testing shall be performed annually to determine specific nutrient needs.

St. Augustine Turf: Six (6) applications per year

- February: Complete fertilizer based on soil tests + Pre-emergent
- April: Soluble Nitrogen at 0.5 lbs. N/1,000 SF
- May: SRN Slow Release Nitrogen at 1.0 lbs. N/1,000 SF
- July: SRN Slow Release Nitrogen at 1.0 lbs. N/1,000 SF
- September: SRN Slow Release Nitrogen at 1.0 lbs. N/1,000 SF
- November: Complete fertilizer based on soil tests + Pre-emergent

Bahia Turf: Four (4) applications per year

- February: Complete fertilizer based on soil tests + Pre-emergent
- April: Soluble Nitrogen at 0.5 lbs. N/1,000 SF
- June: Slow Release Nitrogen at 1.0 lbs. N/1,000 SF
- October: Complete fertilizer based on soil tests + Pre-emergent

Zoysia Turf: Six (6) applications per year

- February: Complete fertilizer based on soil tests + Pre-emergent
- April: Soluble Nitrogen at 0.5 lbs. N/1,000 SF
- May: Slow Release Nitrogen at 1.0 lbs. N/1,000 SF
- July: Slow Release Nitrogen at 1.0 lbs. N/1,000 SF
- September: Soluble Nitrogen at 0.5 lbs. N/1,000 SF
- November: Complete fertilizer based on soil tests + Pre-emergent

General Turf Fertilization Requirements:

- Fertilizer source shall consist of minimum 50% slow-release Nitrogen.
- Fertilizer shall be applied in a uniform manner; streaking requires immediate correction at no additional cost.
- Fertilizer shall not be applied within 10 feet of the landward extent of any surface water.
- Spreader deflector shields are required when using broadcast or rotary spreaders near impervious surfaces and water.
- Fertilizer shall be swept/blown off all hard surfaces immediately to prevent staining, especially any containing iron. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.
- Contractor is responsible for removing any stains caused by mishandling of fertilizer.

- Any fertilizer ordinance in place for Clay County shall be followed. No fertilizer shall be applied during rain events, flood/tropical storm/hurricane watches, or within 36 hours prior to rain events greater than or equal to 2 inches in 24 hours.
- Contractor shall provide all fertilizer analysis tags for verification.
- District must be notified 5 working days in advance of scheduled fertilization.
- If any notification signs are used after a fertilizer application, the signs must be removed following the applicable time frame.

1.6.2 Shrub, Tree, and Groundcover Fertilization

- Frequency: Three (3) times per year (March, June, October).
- A complete fertilizer at a rate of 4 to 6 lbs. N/1,000 sq. ft./year; minimum 50% Nitrogen in slow-release form.
- Fertilizer shall be broadcast by hand around plants, never in direct contact with stems or trunks.
- Fertilizer remaining on leaves shall be brushed or blown off.
- Contractor is responsible for replacement of plant material damaged by fertilization burn.

1.6.3 Palm Fertilization

Specialty Palms (including Medjool):

- Formula: 8N-2P2O5-12K2O+4Mg with micronutrients.
- Rate: 1.5 lbs. per 100 SF of palm canopy, four (4) times per year (March, June, September, November).
- 100% of N, K, and Mg must be in slow-release form; all micronutrients in water-soluble form.
- Fertilizer shall be broadcast evenly under the canopy dripline, kept at least 6 inches from the trunk.

Standard Palms (including Washingtonia):

- Fertilized one (1) time per year using a product specifically formulated for palms with 100% slow-release at 1 lb. of Nitrogen.

1.6.4 Annual Fertilization

- Annuals shall be fertilized at time of installation with balanced controlled-release fertilizer at label rate.
- Supplemented periodically with soluble liquid fertilizer as conditions dictate.
- Mycorrhizal fungi and approved annual flower mix fertilizer shall be incorporated during roto-tilling.

1.7 PEST AND DISEASE CONTROL

1.7.1 Turf Pest and Disease Control

- Monthly insect and disease control treatments, with additional spot treatments as needed.
- Weekly inspections for identification and eradication of pests including scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, and mole crickets, ground nesting stinging insects such as bees and hornets, etc.
- Arena (or labeled equivalent) for chinch bug and insect prevention as often as needed or allowed, with a minimum of two (2) times per year.
- All products applied per manufacturer's instructions and in accordance with state and federal regulations.
- Only trained, licensed applicators shall apply pesticides.

1.7.2 Tree, Palm, and Shrub Pest Control

- Contractor is responsible for treatment of insects and diseases for all plant material.
- Contractor is required to inspect all landscape areas during each visit for indication of pest problems, and treat as necessary.
- Quarterly OTC injections for all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline (District reserves right to subcontract). Each injection site/valve may be used only twice; the third quarterly injection requires a new valve and injection site.
- Tree injection (Arborjet or equivalent) one (1) time per year for fertilization and pest/disease treatment. The quantity of trees included in the base contract price shall be indicated on the Unit Price Schedule.
- In extraordinary cases where disease or pests resist standard chemical treatments (e.g., Asian Scale infestations on Sago Palms), Contractor shall offer suggestions and apply best course of action.

1.7.3 Fire Ant Control

- Property shall be inspected each visit for evidence of fire ant mounds.
- Active mounds shall be treated immediately upon discovery.
- Broadcast application of bait in larger turf areas; individual mound treatment in smaller areas.
- Dead mounds shall be knocked down and soil spread out.

1.7.4 Reporting and Compliance

- Pest Management Reports shall be completed at every service.
- All certifications of pesticide applicators (including BMP Certifications) shall be provided.
- Contractor shall maintain a log of all chemical applications with MSDS sheets available.
- Pest problems identified by the District shall be treated within five (5) working days.
- If any notification signs are used after a pesticide application, the signs must be removed following the applicable time frame.

1.8 IRRIGATION SYSTEM MAINTENANCE

Within ten (10) days after award of contract, Contractor shall submit a detailed plan describing how and when different areas of irrigation will be inspected on a weekly basis (52 times annually). This plan must be reviewed and approved by the General Manager or Field Operations Manager.

1.8.1 Inspections

- All controllers and the full irrigation system, including battery controllers, shall be inspected. These inspections should include the following:

A. Controller Maintenance

- Semi-automatic start testing of irrigation controllers.
- Program timing changes based on site conditions and daylight saving time.
- Lubricate and adjust mechanical components.
- Test backup programming support devices.
- Ensure proper operation of automatic rain shutoff devices.

B. Water Source Maintenance

- Visual inspection of water sources.
- Clean all ground strainers and filters.

- Test each pump at design capacity weekly; notify General Manager or Field Operations Manager of any problems immediately.
- Confirm weekly that all backflow preventers are on and operating properly.
- Test automatic protection devices.
- Annual water quality testing to assure proper fertilization and pH adjustment programs.

C. System Components

- Manual test and inspection of each irrigation zone in its entirety.
 - Clean and raise heads as necessary.
 - Adjust arc patterns and distance for required coverage areas.
 - Clean out irrigation valve boxes.
 - Rotors and spray nozzles kept free of grass and unobstructed by plant material.
 - All drip tubing must be covered with mulch.
 - Minor nozzle adjustments, cleaning, and timer adjustments at no additional charge.
- Inspections include valve-to-head performance verification.
 - All sprinkler heads checked for proper operation and coverage.
 - Minimize overspray onto roadways and pedestrian areas.
 - Inspect all valve boxes for broken or missing lids; mark with safety measures until repaired.
 - Any damaged areas including broken valve boxes or broken sprinkler areas that present a hazard to pedestrians, bikers, or vehicles must be taped off with visible markings (day and night) to warn residents of the danger until repairs are made.
 - Adjust controllers for proper supplemental water application per guidelines.
 - Adjust watering schedules for seasonal color installation, fertilization, pest control, special events, and seasonal rainfall.
 - Turn off systems during weather events to reduce water costs.
 - Conduct quarterly nighttime spot checks of system operation while running in normal operations mode.

1.8.2 Repairs and Emergency Service

- Upon contract execution, Contractor assumes responsibility for all unreported maintenance deficiencies for systems of 2 inches or less (heads, nozzles, drip, main/delivery lines, fittings).
- Repairs for head replacement, broken lines, pumps, or timers performed upon District approval and billed accordingly.
- Emergency service available after normal working hours; emergency telephone number required.
- Broken mainlines and valves stuck open are emergencies requiring immediate response.
- Malfunctioning valves due to reclaimed water effects repaired/replaced upon District approval.
- Contractor shall describe ability and cost per application to provide freeze protection for pumps and wells.
- Contractor shall promptly inform District of any system malfunction or deficiency.

1.8.3 Reporting

- Weekly reports compiled into monthly irrigation inspection reports submitted to designated CDD representative.
- Reports shall include: irrigation operation time, start time, maintenance items performed, quantities of heads replaced (normal wear vs. mowing/pruning damage), and general comments/recommendations.

1.8.4 Water Restrictions and Compliance

- Watering schedules shall meet all Clay County and other governmental water restrictions.
- Contractor is responsible for applying for variance if system cannot cover District in allotted time.
- Violations and fines imposed by any agency will be deducted from monthly payment.
- Irrigation along roadways and sidewalks shall be off during school arrival/dismissal times per Clay County Board of Education schedule.

1.9 MULCH AND PINE STRAW INSTALLATION

- All landscaped areas (beds, tree rings) shall receive mulch or pine straw as described below.
- Mulch will have a complete and full 3" install in April and a top dressing in October.
- Estimated quantity: Mulch - approximately 785 cubic yards for the full dressing of Grade A Golden Cypress/Stained Hardwood mulch in beds to match existing. (Quantities to be confirmed by the contractor based on their own measurements.)
- Pine Straw will have two full installations performed in April and October.
- Estimated quantity: Pine Straw - 5,617 bales two times annually. (Quantities to be confirmed by the contractor based on their own measurements.)
- Minimum depth of 3 inches after compaction in all mulched and pine straw areas.
- Before mulch or pine straw installation all bed edges and concrete surfaces shall be dug out/trenched before mulching to eliminate washout. Trenches shall be 3 inches deep and beveled.
- Mulch or pine straw shall not be piled around tree trunks or bases of plants (no mulch volcanoes). At no time shall root flare of any tree be covered by mulch or soil.
- Mulch or pine straw caught in plant material shall be shaken or blown free upon completion.
- If additional mulch or pine straw is required after installation to attain 3-inch depth, it shall be supplied at no additional cost.
- Mulch and pine straw shall not be installed over existing mulch already at 3-inch depth; old mulch must be removed first.
- Keep mulch pulled away from the base of all landscape lights at all times.

Note: The District reserves the right to subcontract mulching events. Mulch and pine straw installations shall be invoiced separately.

1.10 ANNUAL FLOWER INSTALLATION

- Annuals shall be changed four (4) times per year (approximately 7,000 plants per rotation; 28,000 per year) in designated areas, upon Board approval.
- All beds shall be roto-tilled to a depth of 8 to 10 inches before installing new flowers.
- Annual flower beds serviced bi-weekly to remove flowers that are failing or dead/deadheading to prolong blooming.
- Annual soil mix replenished one (1) time per year (1 cubic yard per 275 square feet).
- Installation price shall include: removal of previous annuals, regular deadheading, soil adjustments, soil additives, fungicides, and monthly slow-release nutritional requirements.
- The Spring rotation shall include major renovation of all annual beds with potting mix specifically blended for annuals; beds raised at least 8 inches and covered with 1 inch of Pine Fines.
- Contractor shall replace at its expense any annual that dies, fails to thrive, or is damaged by insects/disease.
- Annuals shall be hand watered at time of installation.

- Type of annual must be pre-approved by District in writing.

Annual Rotation Schedule:

- Winter: First week of December
- Spring: First week of March
- Summer: First week of June
- Fall: First week of September
- At each rotation a supply of the healthy annuals being removed shall be placed in the Amenity Center parking lot for residents pick-up for one day only. We will need that date one week in advance to properly notify our residents.
- Annual flower beds are never to be left empty over weekends or holidays.

Note: The District reserves the right to subcontract annual installation events. Annual installation shall be invoiced separately.

1.11 GENERAL CLEAN-UP AND DEBRIS REMOVAL

- Prior to mowing, each area shall be patrolled for trash and debris (52 times per year).
- Contractor shall never leave premises in disarray after completion of any work or if work will be continued at a later date/time, areas must be left clean at all times.
- All clippings, trimmings, debris, dirt, or unsightly material shall be removed promptly.
- Contractor shall use its own waste disposal methods; property dumpsters shall not be used.
- Grass clippings shall be blown into turf areas, never into mulched bed areas, tree rings, ponds, pine straw, or storm drains.
- No clippings shall be blown down curb inlets.
- Weekly landscape policing to remove trash, limbs, and foreign objects from landscaped areas.
- Hardscapes treated as needed; blowing/vacuuming of debris in areas adjacent to landscaped areas.

1.12 SPECIAL SERVICES

1.12.1 Natural Areas

- Visible areas within 5 feet of existing bed lines and both sides of all berms shall be kept free of dead branches, unsightly weeds, and invasive vines.
- This includes both sides of the "living wall" and 1451 Greenway Place Swale as marked on maintenance map.

1.12.2 Amenity Center and Facilities Coordination

- Contractor shall coordinate scheduling with District to ensure Amenity Center, Splash Park, and Village Square Gazebo Park grounds are ready for events throughout the year.
- Staff and subcontractors shall not work in pool areas after scheduled opening hours, unless an emergency.

1.12.3 Splash Park Volleyball Court

- Weeds shall be chemically and manually controlled monthly.
- Sand shall be raked bi-weekly and replenished as needed.
- Full sand replacement every three (3) years, next rotation due Spring of 2027.
- Sand must be tilled monthly, watching for weed mat.

1.12.4 Playgrounds

- Weeds in playgrounds shall be chemically and manually controlled at all times.

1.12.5 Clay Tennis Courts

- Weekly irrigation inspections to ensure proper coverage and moisture for clay court surface.
- Storm drain inspection and proper drainage maintenance at tennis courts includes drains in concrete and around tennis courts.

1.12.6 Storm Drain Inspection and Clean-Up

- Storm drains and ADS drains visually inspected with each mowing; cleaned and swept free of debris as needed.
- Monthly removal of sand and debris with shovels to allow free water flow.
- Two storm drains at Thunderbolt Elementary School (Old Hard Road/Town Center Boulevard) cleaned and mowed quarterly.

1.12.7 Spartina Maintenance

- All Spartina in improved landscape beds shall be pruned back once annually prior to and in conjunction with mulching/pine straw operations to allow for proper installation.

1.12.8 Turf Replacement

- Turf grass replaced as needed due to traffic and or vehicular damage, limited to one (1) pallet per location, included in the agreement.
- Turf exceeding one pallet per area is additional at the quoted unit price.
- Turf that dies or falls below acceptable standards shall be replaced as incidental.

1.12.9 Landscape Design

- Landscape design by the Contractor is included at no additional fee.

1.12.10 Holiday Lighting Installation

- Contractor shall install and maintain icicle holiday lighting on two Amenity buildings (Plantation Splash Park and Amenity Center) and four District entrances (Town Center Blvd round-about, Village Square Parkway entrance, Fleming Plantation Blvd entrance, and Town Center Blvd entrance across from Margaret's Walk).
- Approximately 500 sets of lights total.
- All lights are property of the District.
- Lights shall be installed and operational by Tuesday prior to Thanksgiving Day. This way they can be tested and fully lit on the Friday evening after Thanksgiving.
- Lights shall remain operational until removal between January 6th and 8th.
- Maintenance of lights during the holiday period is the Contractor's responsibility.

1.13 Specialized Turf Maintenance (Plantation Splash Park Only)

- Verticutting: Two (2) times per year to remove dead organic matter; no more than 30% of canopy removed per event. Zoysia Grass only.
- Aeration: One (1) time per year.

ARTICLE 2: PERFORMANCE STANDARDS AND SPECIFICATIONS

Contractor shall perform all services in accordance with the following quality standards, frequencies, and methods. Failure to meet these standards may result in corrective action, liquidated damages, or termination of the Agreement at District's sole discretion.

2.1 Quality Standards

- All maintained areas shall present a neat, clean, and professionally manicured appearance at all times.
- Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman.
- All work shall be performed with horticultural skill and knowledge consistent with industry best practices and the current aesthetics of District property.
- Contractor shall be proactive in identifying landscape site conditions that affect long-term plant health and shall advise the District accordingly.

2.2 Response Time Requirements

- Hazardous conditions (as deemed by the CDD): Less than four (4) hours
- Non-hazardous conditions: Twenty-four (24) hours
- Unsightly lawn conditions: Corrected within 24 hours of notice
- Pest problems identified by District: Treated within five (5) working days
- Missed mowing event: Every effort to perform same week (including Saturday with prior approval); otherwise credit or makeup event at District's determination
- Damage caused by Contractor equipment: Restored within 24 hours at Contractor's expense

2.3 Prohibited Practices

- Chemical edging anywhere on property
- Hat-racking of Crape Myrtles
- Non-selective post-emergent herbicides around structures
- Post-emergent herbicides on beds where weeds dominate (hand pulling required)
- Sprays; herbicides and pest control chemicals with dyes on paved areas
- Blowing clippings down curb inlets
- Blowing clippings into mulched beds or tree rings
- Mulch volcanoes around tree trunks
- Weed-eating type edging around trees or light poles on turf
- Using property dumpsters for contractor waste disposal
- Applying fertilizer within 10 feet of surface water
- Applying fertilizer during prohibited weather events

2.4 Reporting Requirements

- Weekly landscape inspections shall be followed by monthly written landscape maintenance report.
- Monthly written landscape maintenance report must be provided by the CDD meeting publication deadline for the Board of Supervisors Agenda Packets.
- Weekly irrigation inspections shall be followed by monthly written irrigation maintenance report.
- Monthly irrigation inspection reports (compiled from weekly reports)
- Pest Management Reports completed at every service

- Chemical application logs with MSDS sheets available
- Fertilizer analysis tags provided for verification
- Annual schedule for key maintenance items upon contract commencement
- Hurricane procedures and response plan upon contract commencement

2.5 Compliance and Enforcement

- Contractor shall be responsible for replacement of all turf and ornamental plants damaged by herbicide application or mishandling of chemicals.
- Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas, and uplands caused by mowing, fertilizing, or other maintenance operations.
- Contractor shall be responsible for training all personnel in the technical aspects of the District's Landscape Maintenance Program and general horticultural practices, including wetland species identification as it relates to lake banks and wetland areas.

in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

- ☐ Secretary
☐ Assistant Secretary

By: _____

- ☐ Chairperson
☐ Vice Chairperson

Date: _____, 2026

ATTEST:

By: _____

Its: _____

By: _____

Its: _____

Date: _____, 2026

Exhibit A: Scope of Services
Exhibit B: Proposal Pricing (Part IV of Proposal Form)
Exhibit C: Maintenance Map

Fleming Island Plantation Community Development District

2026 Landscape RFP

EXHIBIT "B"

Proposal Pricing Summary Totals Sheet

250 International Parkway | Suite 208 | Lake Mary, Florida 32746 | (321)263-0132 (ext. 193)

GRAND TOTAL (PRICING PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ /Yr. January 1, 2027 – September 30, 2027

FIRST ANNUAL RENEWAL FY 2027-2028	\$ _____ /Yr*
SECOND ANNUAL RENEWAL FY 2028-2029	\$ _____ /Yr*
THIRD ANNUAL RENEWAL FY 2029-2030	\$ _____ /Yr*
FOURTH ANNUAL RENEWAL FY 2030-2031	\$ _____ /Yr*

***Unless prices are to remain the same throughout the initial contract term and each of the four possible annual renewal periods, the Proposer must supply a complete pricing form for each of the four possible annual renewal periods.**

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

The District reserves the right to subcontract any of the below services to an outside vendor.

GRAND TOTAL (PRICING PARTS 5 & 6 – These are additional services billed separately)

MULCH TOP DRESSING PRICE	\$ _____ *
MULCH FULL DRESSING PRICE	\$ _____ *
PINE STRAW 1 ST FULL APPLICATION PRICE	\$ _____ *
PINE STRAW 2 ND FULL APPLICATION PRICE	\$ _____ *

ANNUAL PER ONE ROTATION PRICE	\$ _____ *
ANNUAL PRICE 4X ANNUALLY / 28,000 PLANTS	\$ _____ *

EXHIBIT "C"

MAINTENANCE MAPS

EXHIBIT 7

POND MAINTENANCE RFP SUMMARY

	Tigris	Superior Waterway Services, Inc	Florida waterways, Inc.
12 treatments per year	Included	Included	Included
Algae & Aquatic Weed Control (including floating vegetation and/or algae)	Included	Included	Included
Border Grass and Brush Control to Water's Edge	Included	Included	Included
Water Testing & Aquatics Consulting	Included	Included	Included
Hydrilla Control/Sonar Treatments/Slender Spike Rush	NOT included	NOT included	NOT included
Visually inspect and clean outfall weirs, fish barriers, and skimmers during each inspection (12x/year)	Included	Included	Included
Monthly Management Reporting (Report on services performed on each pond accompanied by photos)	Reports 24 hours after service only	Included	Included
Biological Control Agent Permit Applications	NOT included	Included	Included (with carp purchase)
Blue and/or Black Pond Dye as needed	Included	Included	Included
Removal of floating and shoreline debris/trash.	Included	Included	Included
Quarterly Floating Fountain Maintenance (pond #1 has 2 floating fountains) including pumps, lights, lenses, floats, heads, jets, rings, anchor points, and control panel.	\$500 x 4 = \$2000 yr	\$260 x 4 = \$1,040 yr	\$150 x 4 = \$600 yr
Fish Stocking (Cost per Sterile Grass Carp or other recommendations)	\$8.50/grass carp	\$25/grass carp	\$10/grass carp
Fish barrier(s) repairs/installation	Available - not priced	Available - not priced	Available - not priced
	Month / Year /Inc. Fountain	Month / Year /Inc. Fountain	Month / Year /Inc. Fountain
CONTRACT QUOTE	\$4,921.35 / \$59,056.20 / \$61,056.20	\$6,000 / \$72,000 / \$73,040	\$5,100 / \$61,200 / \$61,800
1st year renewal	\$5,016.77 / \$60,237.24 / \$62,237.24	N/A	\$5,100 / \$61,200 / \$61,800
2nd year renewal	\$5,068.99 / \$60,827.88 / \$62,827.88	N/A	\$5,355 / \$64,260 / \$64,860
3rd year renewal	\$5,118.20 / \$61,418.40 / \$63,418.40	N/A	N/A
Treatment of Pond 27 for Hydrila	\$4,409.13	\$10,900	\$38,860
	1 application of Sonar Q per section (done in 4 sections), per month for 5 months	1 treatment of Fluridone to kill and controll Hydrilla and eel grass. 2 follow up treatments in 3 week intervals. Whole pond treated each visit	Includes treatment over 9 months that will include chemical application, 400 grass carp, new carp barriers and mechanical aeration of floating "rafts" of dead vegetation. (includes \$1,000 credit for fish barriers)

EXHIBIT 8



General Manager's Report

Meeting date: **9-22-2026**

Submitted by: **Margaret Alfano**

***Highlighted items require Board action.**

WAWA SITE LANDOWNER TREE CONCERN / No Board action required:

We were contacted by Clay County regarding 11 trees located on CDD property that were removed or died during the construction process. Given the tight timeline and our desire not to hinder our newest neighbors' scheduled opening, while also protecting the District's interests, CDD staff and the Chairman acted swiftly to address the situation.

As a result of those efforts, the District will be receiving a check in the amount of \$5,060.00 to purchase replacement trees for the affected area. We will continue to coordinate with David Church, Landscape Architect, regarding the selection and placement of the replacement trees to ensure they are appropriately located within the area. Vesta Regional Manager Jason Davidson drafted the required letter to the County on behalf of the District, helping facilitate the process and ensure the matter was addressed promptly and appropriately.

Thank you to everyone and especially David and the Chairman for their prompt attention to this matter and for drawing upon their years of experience working with the County and local landowners.

RFP LANDSCAPING UPDATE / No Board action required:

This item will be addressed under the Business Items section of our agenda. However, we wanted to make sure the Board is aware of the significant amount of time and effort that went into reviewing, updating, and revising the packet and the subsequent Scope of Services being presented for your review.

We are very proud of this consolidated and updated package and believe it provides a clear and comprehensive framework moving forward. Fred and I went through the materials with a fine-toothed comb, Fred even had to buy a comb!

District Counsel and her team also conducted a thorough review on their end, and we greatly appreciate the time and attention to detail that went into this process. We are confident that the collective effort has resulted in a much stronger and more comprehensive package for the Board's consideration.

POOL HOUR INFORMATION / Board consideration required:

As requested, we did research on operating hours of other Clay County CDD off-season pool operating hours.

- Eagle Harbor: We contacted Eagle Harbor to learn more about their off-season pool operations. Of their three pools, only one remains open year-round. The year-round pool is heated and staffed, with personnel on-site to verify resident access and oversee pool activity. According to their usage statistics, fewer than 10 residents per month take advantage of the year-round, despite the significant cost associated with keeping the facility heated and staffed during the off-season. This information provides

useful insight as we evaluate our own off-season pool operations and the level of use relative to the associated costs.

- Magnolia Point: We contacted Magnolia Point to learn more about their off-season pool operations. Their pool closes for the winter season from November through February.
- Pace Island: We contacted Pace Island regarding their year-round pool operations. Their pool remains open year-round with limited operating hours and no staff on-site. They reported minimal to no attendance during the off-season.

In addition to reviewing how neighboring communities operate their pools, we also evaluated the changes that would be necessary within our own operations to support year-round pool access. These considerations include:

- Additional Janitorial Services: The pool bathrooms are currently serviced once per week during the off-season. Keeping the pool open year-round would likely require additional janitorial services to accommodate increased usage and maintain the appropriate level of cleanliness and sanitation.
- Pool Furniture: During the off-season, we typically stack and cover the pool furniture to help protect it from the elements and keep it clean. Year-round pool operations would require the furniture to remain available for use, resulting in additional exposure to weather and potentially increasing cleaning, maintenance, and replacement needs.
- In-Season Maintenance Operations: During the swim season, our maintenance team begins each day at both pools due to the significant amount of preparation required to have the facilities resort-ready by 9:00 a.m. and 10:00 a.m. Once the pools are prepared, the team shifts its attention to the tennis and pickleball courts, which experience comparatively less use during the peak swim season.
- Off-Season Maintenance Operations: During the off-season, our maintenance team begins each day at the tennis and pickleball courts as those amenities enter their busier season. The team then addresses pool operations, urgent repairs, and other maintenance needs as necessary. Keeping the pools open year-round would require us to evaluate whether our current staffing and daily maintenance schedule could adequately support the additional pool operations.
- Pool Maintenance Requirements: Even with reduced seasonal usage, the pools continue to require regular maintenance, including the removal of leaves and debris, monitoring and maintaining proper water chemistry, and ensuring the pools remain in a safe and sanitary condition for swimming.
- Staff Presence and Pool Oversight: One of our primary concerns with year-round operation is the absence of staff in the pool office during the off-season. Without staff present, we would need to determine how resident access, pool activity, and compliance with pool rules would be monitored and overseen. We would also need to carefully consider the onsite responsibilities when staff are not physically present, as we want to ensure that our day-to-day operations do not inadvertently create additional concerns or exposure for the District.
- Water temperature: is another important factor to consider when evaluating year-round pool operations. During the off-season, our pool temperatures can reach as low as 58°F, which is significantly below the temperatures generally recommended for comfortable recreational swimming.
- Cold Water Exposure: At temperatures this low, swimmers can experience increased discomfort and cold stress, particularly during prolonged periods in the water. Cold water can also affect a swimmer's ability to move comfortably and efficiently, making water temperature an important consideration when evaluating the safety and practicality of year-round recreational use.
- Early Season Lifeguard Saves: Historically, the beginning of our swim season has seen the highest number of lifeguard-assisted saves. While there may be multiple factors contributing to this pattern, the cooler water temperatures at the beginning of the season should be considered as one factor when evaluating pool operations and swimmer safety.

- Red Cross recommended temperatures:

83–86°F	Consistent with Red Cross aquatic guidance for comfortable active swimming
75–82°F	Cooler than the Red Cross's preferred range; comfort and exposure time become more significant
70–74°F	Cold recreational swimming; some swimmers may experience significant discomfort/heat loss
65–69°F	Very cold for a conventional recreational pool ; prolonged exposure creates a substantially greater cold-stress concern
Below 65°F	Increasingly inappropriate for ordinary recreational pool use without specialized cold-water considerations should be taken

We are certainly willing to adapt and make changes to meet the needs of our residents whenever possible. A recent example of this is our collaborative effort to continue opening the Amenity Center pool at 9:00 a.m. We were able to accommodate this change at no additional cost to the District by utilizing Amenity Office staff to cover the pool office for one hour each day.

We believe this demonstrates our willingness to be flexible and find creative solutions that serve our residents while remaining mindful of the District's resources. At the same time, any decision regarding year-round pool operations should take into consideration all of the factors outlined above, including staffing, maintenance, safety, water temperature, operational demands, associated costs, and potential usage.

We are always happy to work together to find solutions that benefit our residents and the District.

COMING IN OCTOBER / Board ideas and recommendations due by Thursday, October 15th, 2026:

We wanted to let the Board know that we will be bringing a "Hopes, Dreams & Realities" list to our October meeting for discussion and consideration.

This list will include items needing off-season repairs and maintenance, a wish list of potential improvements, such as removing the floor mat system in both pool bathrooms, and longer-term ideas and opportunities for future improvements.

Please let us know if there are any specific items you would like us to address or include on the list prior to the October meeting.

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



JBE/NG

EXHIBIT 9



Amenity Manager's Report

Meeting date: **9-22-2026**

Submitted by: **Jennifer Meadows**

EVENT UPDATES / No Board action required:

COMEDY NIGHT (ADULTS ONLY): On Thursday, September 4th, from 7pm-9pm we hosted a Comedy Night for adults 21 and over at the Splash Park. The show was headlined by "Duval Famous" Jpaw, along with Nan Cardoso and Bob Lauver. Comedy Night was a huge success! The night was hilarious, the comedians brought plenty of laughs, and yes... things got a *little* risqué at times - but most importantly, a great time was had by all! We love being able to bring fun, affordable events right here to our residents. Three comedians, one great night, and only \$7... that's hard to beat! It was a great night filled with loads of laughs... **LABOR DAY LOADS OF LAUGHS!**

FALL PAINT CLASS: We are so excited for our Fall Paint Class on Saturday, September 19th, hosted by Ancient City Designs! The class is already **SOLD OUT** and if you saw the adorable design choices, you'd understand why! We can't wait to share pictures from the class on the night of our CDD Meeting.

CONCERT ON THE GREEN: On Saturday, September 26th we are thrilled to have the incredible North of 40 joining us for a night of music you won't want to miss. Once again, we will be holding the event at our Village Square Gazebo from 6pm-9pm, so bring those chairs or blankets to sit on. We will also have Spanish American Cuisine on hand with delicious food if you'd like to enjoy dinner and a show. Still not enough? How about dessert too? Dreamette Ice Cream will also join us with their amazing treats! Grab your family and friends and don't miss out on this incredible evening!

COMMUNITY YARD SALE: Our Autumn Community Yard Sale is just around the corner! This year it will be held on Saturday, October 3. As usual, we will display a banner on the corner of Fleming Plantation Blvd. and US 17, the Monday prior to the sale date. We also advertise in the Clay Today and post signage throughout the community on the morning of the sale. Happy selling or hunting!

PUMPKIN DECORATING DAY: Our Annual Pumpkin Decorating Day will be held at the Splash Park on Saturday, October 10. For \$4 (per participant) you receive not only a beautiful quality pumpkin, but all the supplies you could need to create the perfect pumpkin! We are excited to team up with our same vendor as last year, and for those who missed, these pumpkins were bigger than expected. Some of our little ones couldn't even carry them! We also have Pelican Sno-cones joining us again with delicious treats to purchase once you've completed your pumpkin. We can't wait to see you all there!

GRAND SALEM CELEBRATION: In honor of Salem, Massachusetts 400th anniversary, we are hosting a Grand Salem Celebration on Friday, October 23 from 5pm-8pm at the Splash Park. Take a step back in time as we visit Salem in the day of witches. Be dazzled by magic, try your luck at some games, and more! So much to do for all ages! And of course, there will be a house tour of one of the scariest witches ever to have lived in Salem. Are you brave enough? Only time will tell ...

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

*Concert/Nov. 6 * Resident Appreciation Day/Nov. 12 * Friday the 13th Fright Night Movie/Nov. 13



EXHIBIT 10



Field Operations Report

Meeting date: **9-22-2026**

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

VILLAGE SQUARE FOUNTAIN / No Board action required:

Still awaiting direction.

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:

Anticipating install in November, 2026.

FIELD OPERATIONS UPDATES / No Board action required:

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

- Put together scope of service for pond vendor quotes
- Pressure washed sidewalks around Amenity Center pool area, office and playground
- Pulled fall décor from overhead storage at Splash Park
- Attempted to repair exit button at Pickleball courts. Could not get button to stay working. Vendor was called to replace button.
- Built and installed planter wall at Courts Pavillion
- Replaced missing hardware on all dog stations
- Replaced exhaust fan in women's restroom at Amenity Center office
- Cleaned all glass and detailed cleaned the Gathering Room in prep for Election Day.
- Brushed cobwebs and spider eggs from walls and overhead in Splash Park breezeway.
- Blocked off parking areas for blood donation bus and food truck for Election Day.
- Replaced wall fan in Amenity Center pool office.
- Replaced on/off valve in drinking fountain by Amenity Center playground. Hose ends broke during replacement. New hose ordered.
- Removed broken clocks from light pole on Amenity Center pool deck
- Replaced sump pump in Thunder Bucket pit
- Replaced bulbs in 2 globe lights at Amenity Center
- Installed new "rules" sign at pickleball courts
- Installed new "Vending Machines Inside" sign at Courts Pavillion
- Vendor replaced cracked feature valve for Splash Pad
- Cleaned tile in Splash Park pool and Kiddie pool
- Installed new hose in drinking fountain near Amenity Center playground
- Lowered flag to half staff in accordance with all directives, Dolly Parton, Patriots Day, etc.

- Cleaned pool tile in both Amenity Center pools
- Treated new emergence of black algae in Lap Pool. Very small amount found and treated before it got worse.
- Cleaned up trash from banks of pond 28, across from high school
- Vendor replaced both chlorine tanks for Family Pool due to age
- Investigated lights in Courts Pavillion restroom not working. Found tripped breaker due to storm.
- Called by security due to them hearing odd sound from Lap Pool motor during their walk thru late in the evening. Found the water autofill float to be malfunctioning and water level to be low in filter tank. Ran fill manually to get water to a safe level in tank. Turned flow rate down on motor for the evening. Repaired autofill float the next morning.
- Met with engineer to go over and edit existing maps for landscape RFP.
- Marked up new maps showing mulch and pine straw locations and delivered to Engineer to have new maps made for inclusion in landscape RFP
- Reviewed and revised scope of service for landscape RFP
- Reviewed and revised landscape RFP

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



EXHIBIT 11



Last updated on:
9/9/2026
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	On Hold
5/19/2026	FOM to check into installing a timer on ceiling fans located in the tennis center pavilion.	Completed
8/25/2026	FOM to obtain proposals for pond maintenance for September meeting	Completed
	General Manager Section	
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
8/25/2026	GM to check operating hours of neighboring pools	Completed
	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
8/25/2026	DC to do title search for ownership of Calming Waters Drive	In Progress
	Board of Supervisors Section	
8/25/2026	Supervisors get with GM/FA to discuss landscaping plans	In Progress

EXHIBIT 12

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

October, 2026	Regular Meeting: 10/27	Second Audit Committee Meeting • Review and Selection of District Auditor for FYs 26-30 Presentations Vendor Reports • 1. Lake Doctors • 2. Elite Amenities • 3. Ruppert Landscape • 4. Tri-County Safety & Security Inc. Staff Reports • 1. District Engineer • 2. District Counsel • 3. General Manager • 4. Amenity Manager • 5. Field Operations Manager • 6. District Manager - o 6a. Action Item Report - o 6b. Meeting Matrix Consent Agenda Items • 1. Minutes--Regular Meeting on 9/22/2026 • 2. Unaudited Financials—September 2026 Business Items Discussion Topics/Items	
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FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

November, 2026

**Regular
Meeting:
11/17**

Presentations

Vendor Reports

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

Staff Reports

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

Consent Agenda Items

- 1. Minutes--Regular Meeting on 10/27/2026
- 2. Unaudited Financials—October 2026

Business Items

Discussion Topics/Items

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>	

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	6/12/2026-9/30/2027 (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

EXHIBIT 13

1 **MINUTES OF MEETING**

2 **FLEMING ISLAND PLANTATION**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community
5 Development District was held on Tuesday, August 25, 2026 at 6:00 p.m., at The Splash Park, 1510
6 Calming Water Dr., Fleming Island, FL 32003.

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

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

9 Present and constituting a quorum were:

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

15 Also, present were:

16 David McInnes	District Manager, Vesta District Services
17 Dana Harden	Assistant District Manager, Vesta District Services
18 Margaret Alfano	General Manager, Vesta Property Services
19 Fred Atwood	Field Operations Manager, Vesta Property Services
20 Jennifer Meadows	Amenity Manager, Vesta Property Services
21 Scott Smith	Regional Vice President, Vesta District Services
22 Katie Buchanan	District Counsel, Kutak Rock
23 Ryan Stilwell	District Engineer, Prosser, Inc.
24 Jesse Mason	The Lake Doctors, Inc.
25 Eric Williams	The Lake Doctors, Inc.
26 Jennifer Haley	Elite Amenities
27 Daniel	Ruppert Landscape
28 Billy Bonney	Tri-County Safety & Security, Inc.
29 David Couch	
30 Gerry Porter	Resident
31 Charles Willmore	Resident
32 Jim Lewis	Resident
33 Dan Stellar	Resident
34 Carla Justice	Resident
35 Diane Bazemore	Resident
36 Joe Ross	Resident

37
38 *The following is a summary of the discussions and actions taken at the August 25, 2026 Fleming Island*
39 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*
40 *records request by emailing PublicRecords@vestapropertyservices.com.*

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

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

43

THIRD ORDER OF BUSINESS – Audience Comments – *(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.)*

Gerry Porter noted concerns regarding pond 27.

Charles Willmore also noted concerns regarding pond 27.

Jim Lewis discussed Lakeridge North property ownership on Calming Waters Dr. Discussion ensued.

Dan Stellar provided comments regarding the Lakeridge North property ownership discussion.

This item was not originally on the agenda.

Consideration of Staff Search for Title of Ownership of Calming Waters Dr.

Discussion ensued regarding next steps include title search.

On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board approved to have staff search for the title of ownership of Calming Waters Dr., for the Fleming Island Plantation Community Development District.

Carla Justice discussed her request for longer pool hours and presented a petition with 26 signatures of other residents who also wanted longer pool hours.

Diane Bazemore noted that cedar trees were dying near property, and it was noted that this was an HOA property in Lakeridge South. Discussion ensued.

The meeting moved to Item A. Exhibit 12, District Engineer under the Seventh 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.

Mr. Mason and Mr. Williams discussed the issues on pond 27. Discussion ensued.

B. Exhibit 3: Lifeguard Services Report – Elite Amenities

Ms. Haley provided a brief overview of her report.

C. Exhibit 4: Landscaping Update – Ruppert Landscape

Daniel provided an update on their services. Discussion ensued.

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

Discussion ensued.

The regular meeting recessed at approximately 8:16 p.m. for the purpose of holding the public hearings.

SIXTH ORDER OF BUSINESS – Public Hearings

A. FY 2026-2027 Budget Public Hearing

1. Open the Public Hearing

On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board opened the FY 2026-2027 Budget public hearing, for the Fleming Island Plantation Community Development District.

2. Exhibit 6: Presentation of FY 2026-2027 Approved Proposed Budget

Mr. McInnes and Ms. Alfano provided an overview of the budget as well as security options. Discussion ensued regarding the security options.

a. Exhibit 7: Presentation of FY 2027 Security Budget Numbers – *To Be Distributed*

3. Open the Public Comments

Joe Ross had a question about the increase in the budget.

4. Close the Public Hearing

On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board closed the FY 2026-2027 Budget public hearing and reconvened the regular meeting at approximately 8:33 p.m., for the Fleming Island Plantation Community Development District.

5. Exhibit 8: Consideration & Adoption of **Resolution 2026-06**, Adopting FY 2026-2027 Budget

On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06**, Adopting FY 2026-2027 Budget, in substantial form to allow the District Manager to make technical changes where needed, for the Fleming Island Plantation Community Development District.

The regular meeting was reconvened at approximately 8:35 p.m. for the purpose of holding the FY 2026-2027 levying assessments public hearing.

B. FY 2026-2027 Levying Assessments Public Hearing

1. Open the Public Hearing

On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board opened the FY 2026-2027 Levying Assessments public hearing, for the Fleming Island Plantation Community Development District.

2. Open the Public Comments

There being none, the next item followed.

3. Close the Public Hearing

On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board closed the FY 2026-2027 Levying Assessments public hearing and reconvened the regular meeting at approximately 8:36 p.m., for the Fleming Island Plantation Community Development District.

4. Exhibit 9: Consideration & Adoption of **Resolution 2026-07**, Levying Assessments

On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07**, Levying Assessments, in substantial form to allow the District Manager to make technical changes as needed, for the Fleming Island Plantation Community Development District.

The regular meeting was recessed at approximately 8:37 p.m. for the purpose of holding the revised rules of procedure public hearing.

C. Revised Rules of Procedure Public Hearing

1. Open the Public Hearing

On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board opened the Revised Rules of Procedure Public Hearing, for the Fleming Island Plantation Community Development District.

2. Exhibit 10: Presentation of Revised Rules of Procedure

Ms. Buchanan provided a brief overview of the revisions.

3. Open the Public Comments

There being no public comments, the next item followed.

4. Close the Public Hearing

On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board closed the Revised Rules of Procedure Public Hearing and reconvened the regular meeting at approximately 8:40 p.m., for the Fleming Island Plantation Community Development District.

5. Exhibit 11: Consideration & Adoption of **Resolution 2026-08**, Adopting Revised Rules of Procedure

On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-08**, Adopting Revised Rules of Procedure, for the Fleming Island Plantation Community Development District.

The meeting moved to Item B. District Counsel under the Seventh Order of Business – Staff Reports, at this time.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 12: District Engineer

Mr. Stilwell provided updates for the Board, including stormwater drainage for Cypress Glen pond and Carrington Place stormwater drainage. Discussion ensued.

1. Exhibit 13: Consulting Engineer Report

On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board of accepted the Consulting Engineer's report, for the Fleming Island Plantation Community Development District.

2. Add Project Update – David Couch, Landscape Architect

Mr. Couch provided updates and various options. Discussion ensued.

B. District Counsel

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

C. Exhibit 14: General Manager's Report

Ms. Alfano had nothing further to report outside of her monthly written report. Discussion ensued regarding the landscape company as well as a possible RFP.

Discussion ensued regarding pond services, and Mr. Atwood noted what has been done thus far.

D. Exhibit 15: Amenity Manager's Report

Ms. Meadows provided a brief update outside of her report.

E. Exhibit 16: Field Operations Manager's Report

Mr. Atwood provided a brief overview of his report as well as further updates.

F. District Manager

1. Exhibit 17: Action Item Report

2. Exhibit 18: Meeting Matrix

3. Exhibit 19: FY 2027 Performance Standards & Measures

On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board approved the FY 2027 Performance Standards & Measures, for the Fleming Island Plantation Community Development District.

On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board approved to fund the concrete pad and fencing from the 06/23/2026 meeting, at a not-to-exceed of \$11,500.00 from the general fund, for the Fleming Island Plantation Community Development District.

EIGHTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 20: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 28, 2026

B. Exhibit 21: Consideration for Acceptance – The July 2026 Unaudited Financial Statements

C. Exhibit 22: Ratification of District Manager's Letter to Trustee Regarding Payment of Cumulative Rebatable Arbitrage

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

NINTH ORDER OF BUSINESS – Business Items

A. Exhibit 23: Presentation & Acceptance LLS Tax Solutions Inc. Series 2021 Arbitrage Report

On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board accepted the LLS Tax Solutions, Inc. Series 2021 Arbitrage Report, for the Fleming Island Plantation Community Development District.

B. Exhibit 24: Consideration & Adoption of **Resolution 2026-09**, Approving FY 2026-2027 Meeting Schedule

Ms. Alfano requested that the October 27th meeting be moved to the Amenity Center versus the usual meeting location, the May meeting was moved back to the fourth Thursday the 25th, and moved the March meeting to March 30th due to spring break.

On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-09**, Approving FY 2026-2027 Meeting Schedule, as amended, for the Fleming Island Plantation Community Development District.

TENTH ORDER OF BUSINESS – Discussion Topics

ELEVENTH ORDER OF BUSINESS – Supervisors’ Requests

Supervisor Szafranski noted the need for benches at school bus pick up areas.

Supervisor Glickman requested that staff research other communities pool hours and to discuss at the next meeting.

TWELFTH ORDER OF BUSINESS – Action Items Summary

DC to do title search for ownership of Calming Waters Drive

GM to check operating hours of neighboring pools

DM to send Logan Muether the consulting engineer report to send to the trustee.

Supervisors get with GM/FA to discuss landscaping plans

DC to send dissatisfaction notice to Lake Doctors

FOM to obtain proposals for pond maintenance for September meeting

THIRTEENTH ORDER OF BUSINESS – Next Regular Meeting Agenda Items

Landscape RFP to be added to the September agenda

Pond Maintenance Proposals

Discussion about changes in pool hours

FOURTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 22 at 6:00PM

All five Board members present stated that they would be attending the next Board meeting on September 22 at 6:00 p.m.

FIFTEENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:58 p.m. for the Fleming Island Plantation Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

227 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
228 **meeting held on September 22, 2026.**

229

230

231

232

Signature

Signature

Printed Name

Printed Name

233 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 14

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS - UNAUDITED

AUGUST 31, 2026



Fleming Island Plantation CDD
Balance Sheet
August 31, 2026

	General Fund	Debt Service 2021	A & C 2021	Total
1 <u>ASSETS</u>				
2 Operating Account - VNB	1,487,802	-	-	1,487,802
3 Money Markey - BU	1,383,842	-	-	1,383,842
4 Cash - HW	8,400	-	-	8,400
5 Investments:				
6 Revenue Trust Fund	-	184,463	-	184,463
7 Interest Fund	-	8	-	8
8 Prepayment	-	17	-	17
9 Rebate	-	-	-	-
10 Sinking Fund	-	141	-	141
11 Reserve Fund	-	-	-	-
12 Construction Fund	-	-	-	-
13 Accounts Receivable	1,479	-	-	1,479
14 Assessments Receivable - On Roll	6,593	63,321	-	69,914
15 Due from Other Funds	-	-	-	-
16 Prepaid Items	1,000	-	-	1,000
17 Depoosits	7,632	-	-	7,631.99
18 <u>TOTAL ASSETS</u>	\$ 2,896,748	\$ 247,950	\$ -	\$ 3,144,698
19 <u>LIABILITIES</u>				
20 Accounts Payable	\$ 75,233	\$ -	\$ -	\$ 75,233
21 Accrued Expenses	49,936	-	-	49,935.59
22 Due to Other Funds	-	-	-	-
23 Deferred Revenue - On Roll	6,593	63,321	-	69,914
24 <u>TOTAL LIABILITIES</u>	131,761	63,321	-	195,082
25 <u>Fund Balance:</u>				
26 Nonspendable	8,632			8,632
27 Assigned	1,942,418			1,942,418
28 Restricted		184,629	-	184,629
29 Unassigned	813,937			813,937
30 <u>TOTAL FUND BALANCE</u>	2,764,987	184,629	-	2,949,616
31 <u>TOTAL LIABILITIES & FUND BALANCE</u>	\$ 2,896,748	\$ 247,950	\$ -	\$ 3,144,698

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

	FY2026 Adopted Budget	FY2026 Actual August	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	9,137	141,197	66,197	188.26%
5 Room Rentals	8,000	354	8,434	434	105.42%
6 Swimming - Program Fees	1,000	86	142	(858)	14.20%
7 Tennis Membership	2,500	300	300	(2,200)	12.00%
8 Court Program Fees	500	319	1,279	779	255.77%
9 Special Events	6,500	995	8,632	2,132	132.81%
10 Access Cards	7,000	317	2,023	(4,977)	28.90%
11 Other Miscellaneous Revenues	2,250	-	17,531	15,281	779.17%
12 TOTAL REVENUES	\$ 3,494,633	\$ 11,508	\$ 3,622,368	\$ 127,735	103.66%
13 EXPENDITURES					
14 ADMINSTRATIVE					
15 Supervisor Compensation	16,000	1,000	11,800	(4,200)	73.75%
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	9,306	66,697	36,697	222.32%
20 Legal Services	45,000	-	34,790	(10,210)	77.31%
21 Management Fees	62,339	5,195	57,144	(5,195)	91.67%
22 Assessment Administration	9,360	780	8,580	(780)	91.67%
23 Trustee Fees	4,000	-	4,000	-	100.00%
24 Auditing Services	4,100	-	4,200	100	102.44%
25 Postage & Freight	3,600	3,186	3,528	(72)	98.00%
26 Insurance - General Liability	58,000	-	44,506	(13,494)	76.73%
27 Printing & Binding	250	-	-	(250)	0.00%
28 Legal Advertisements	3,200	172	1,285	(1,915)	40.15%
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	163	2,568	(2,432)	51.35%
32 Office Supplies	300	-	205	(95)	68.22%
33 Regulatory & Permit Fees	175	-	175	-	100.00%
34 TOTAL ADMINSTRATIVE	315,612	19,802	282,504	(33,108)	89.51%
35 FIELD					
36 Field Management	831,769	-	692,562	(139,207)	83.26%
37 Web Site Development	2,000	-	2,000	-	100.00%
38 Lifeguard Services - Contract	276,000	67,712	207,717	(68,283)	75.26%
39 Janitorial Services - Contract	35,000	75	28,166	(6,834)	80.47%
40 Security Services - Contract	60,000	5,005	45,617	(14,383)	76.03%
41 Landscape - Contracts	688,577	49,936	636,479	(52,098)	92.43%
42 Electric	85,000	6,536	68,659	(16,341)	80.78%
43 Water	86,000	5,469	83,858	(2,142)	97.51%
44 Aquascaping - R&M	66,500	5,125	62,775	(3,725)	94.40%
45 Common Area - R&M	40,000	-	27,708	(12,292)	69.27%
46 Electrical - R&M	33,000	678	8,961	(24,039)	27.15%
47 Other Landscape - R&M	160,000	8,793	89,593	(70,407)	56.00%
48 Irrigation - R&M	36,000	10,105	67,217	31,217	186.71%
49 Misc - Holiday Décor	12,000	-	11,988	(12)	99.90%
50 Operating Supplies - General	15,000	-	12,436	(2,564)	82.91%
51 TOTAL FIELD	2,426,846	159,435	2,045,737	(381,109)	84.30%

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

	FY2026 Adopted Budget	FY2026 Actual August	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
52 <u>PARKS & RECREATION</u>					
53 Telephone - Field	12,500	939	10,370	(2,130)	82.96%
54 Internet & WiFi - Gazebo	1,600	135	1,503	(97)	93.93%
55 Electric - General	36,000	3,262	29,191	(6,809)	81.09%
56 Refuse Removal	5,500	1,208	9,275	3,775	168.64%
57 Water & Sewer	28,000	3,722	40,781	12,781	145.65%
58 Lease - Copier	10,000	-	6,718	(3,282)	67.18%
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	1,400	9,703	(6,297)	60.64%
62 Pest Control - R&M	1,000	-	2,346	1,346	234.59%
63 Tennis Courts - R&M	24,000	3,250	21,203	(2,797)	88.34%
64 Pickleball Courts - R&M	1,000	-	500	(500)	50.00%
65 Event Expense	40,000	-	43,978	3,978	109.95%
66 Termite Bond	750	-	-	(750)	0.00%
67 Licenses & Permits	700	-	-	(700)	0.00%
68 Amenity Center Equipment	5,000	-	4,645	(355)	92.89%
69 Contingency	10,000	-	6,905	(3,095)	69.05%
70 Office Supplies	4,000	-	2,210	(1,790)	55.25%
71 Cleaning Supplies	1,000	-	889	(111)	88.93%
72 Operating Supplies - General	7,000	-	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	-	9,083	4,083	181.66%
75 Subscriptions & Memberships	2,500	-	3,617	1,117	144.68%
76 TOTAL PARKS & RECREATION	248,750	13,916	232,980	(15,770)	93.66%
77 <u>COMMUNITY CENTER</u>					
78 Telephone	6,500	543	6,049	(451)	93.06%
79 Electric - General	22,000	2,209	18,159	(3,841)	82.54%
80 Refuse Removal	4,400	-	-	(4,400)	0.00%
81 Water & Sewer	20,000	2,060	22,264	2,264	111.32%
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	-	1,114	464	171.36%
86 Outdoor/Fitness - R&M	2,000	-	-	(2,000)	0.00%
87 Rec Center Equipment	2,000	-	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	-	161	(339)	32.13%
92 Cleaning Supplies	1,000	-	368	(632)	36.84%
93 Operating Supplies - General	2,000	-	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 TOTAL COMMUNITY CENTER	118,425	4,812	119,255	830	100.70%
97 <u>RESERVES</u>					
98 CDD Amenity	325,000	-	433,839	108,839	133.49%
99 Splash Park	60,000	-	44,628	(15,372)	74.38%
100 TOTAL RESERVES	385,000	-	478,467	93,467	124.28%
101 TOTAL EXPENDITURES & RESERVES	\$ 3,494,633	\$ 197,964	\$ 3,158,944	\$ (335,690)	90.39%

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

	FY2026 Adopted Budget	FY2026 Actual August	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
102 EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES	-	(186,456)	463,424	\$ (335,690)	
OTHER FINANCING SOURCES & USES					
Transfers In	-	-	-	\$ -	
Transfers Out	-	(6,355)	(6,355)	\$ (6,355)	
TOTAL OTHER FINANCING SOURCES & USES	-	(6,355)	(6,355)	(6,355)	
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	\$ (192,812)	\$ 2,764,987	\$ (295,687)	
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 August 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	-	7,626	7,626	
4 TOTAL REVENUES	1,700,275	1,644,580	(55,695)	96.72%
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	(67,632)	15,968	-1082117%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		21,193	21,193	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	(21,193)	(21,193)	
17 NET CHANGES IN FUND BALANCE	6	(88,826)	(88,832)	
16 Fund Balance - Beginning	-	273,454	273,454	
18 FUND BALANCE, ENDING	\$ 6	\$ 184,629	\$ 184,622	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget
1 <u>REVENUE</u>			
2 Interest	\$ -	\$ 11,323	11,323
3 <u>TOTAL REVENUE</u>	-	11,323	11,323
4 <u>EXPENDITURES</u>			
5 Construction in Progress	-	683,623	683,623
Arbitrage Rebate	-	46,316	46,316
6 <u>TOTAL EXPENDITURES</u>	-	729,939	683,623
7 <u>REVENUES OVER/(UNDER) EXPENDITURES</u>	-	(718,616)	(718,616)
8 <u>OTHER FINANCING SOURCES/(USES)</u>			
9 Transfers In	-	27,549	27,549
10 Transfers Out	-	-	-
11 <u>TOTAL OTHER FINANCING SOURCES/(USES)</u>	-	27,549	27,549
13 <u>NET CHANGES IN FUND BALANCE</u>	-	(691,068)	(691,068)
12 Fund Balance - Beginning		691,068	
14 <u>FUND BALANCE - ENDING</u>	\$ -	\$ -	\$ (691,068)

Fleming Island Plantation CDD
Notes to the Financial Statements
August 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 \$1,000**- Expenditures that have been paid in advance.

	General Fund
Ace Winn LLC - Big Papa Fish on 11/6/2026	1,000

Total Prepaid Items	\$ 1,000
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■ **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 \$79,079.18**- Invoices that were posted but not paid until September

■ **Accrued Expenses \$49,935.59** - Expenses not yet billed or pending approval.

	General Fund
Ruppert - August Landscaping	49,936

Total Accrued Expenses	\$ 49,936
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■ **Due To DS2021 \$0** - Tax collections owed to the debt service.

► **Fund Balance**

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

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

Total Assigned Fund Balances	\$ 1,933,486
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Fleming Island Plantation CDD
Notes to the Financial Statements
August 31, 2026

Financial Overview / Highlights

- ▶ Total Non-Ad Valorem assessments are 99.81% collected as of 8/31/2026.
- ▶
- ▶ Other Miscellaneous Revenue -Kutak, Air-Max, Pool & Patio, and PrimeAE refunds for duplicate bills paid in FY25 and Polar Plunge Shirts
- ▶
- ▶ The General Fund expenditures, including Reserve expenditures, are approximately 90.39% 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	\$ 66,697	222%	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	\$ 8,580	92%	Monthly Assessment Preparation
Insurance - General Liability	\$ 58,000	\$ 44,506	77%	Paid in Full
Legal Advertising	\$ 3,200	\$ 1,285	40%	
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	\$ 207,717	75%	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	\$	8,961	27%	Light Replacements
R&M-Other Landscape	\$	160,000	\$	89,593	56%	Mulch installation, tree removals, irrigation work & enhancements
R&M-Irrigation	\$	36,000	\$	67,217	187%	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	\$	1,503	94%	Monthly
Utility - Refuse Removal	\$	5,500	\$	9,275	169%	Monthly Trash, two months higher than other months
Utility - Water & Sewer	\$	28,000	\$	40,781	146%	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	\$	9,703	61%	Pressure washing, roof cleaning
R&M - Pest Control	\$	1,000	\$	2,346	235%	Quarterly Pest Control
R&M-Fire Suppression	\$	700	\$	-	0%	
R&M-Tennis Courts	\$	24,000	\$	21,203	88%	Tennis supplies and irrigation work
Event Expenses	\$	40,000	\$	43,978	110%	Amazon Orders, Entertainment for Events
Lease - Copier	\$	10,000	\$	6,718	67%	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	\$	1,114	171%	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	\$	433,839	133%	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
August 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
August 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
August 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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03/18/2026	031826ACH2	GFL	Trash Service		391.94	4,610,121.77
03/18/2026			Deposit	52.70		4,610,174.47
03/19/2026	200242	Osteen Media Group	Invoice: 2026-313557 (Reference: Legal Advertising.)		70.20	4,610,104.27
03/19/2026	200243	Tropical Pressure & Painting, Inc.	Invoice: 030426- (Reference: Pressure washing and resealing pavers.)		2,800.00	4,607,304.27
03/19/2026	200244	Jeremiah's Italian Ice	Invoice: 1001 (Reference: Ice Cream for special event.)		210.00	4,607,094.27
03/19/2026	EFT031926	Florida Department of Revenue	February 2026 Sales Tax		89.80	4,607,004.47
03/19/2026			Deposit	57.33		4,607,061.80
03/20/2026	032026PR1	ADP	Year End Processing Fees		30.00	4,607,031.80
03/20/2026			Deposit	67.67		4,607,099.47
03/21/2026			Deposit	62.86		4,607,162.33
03/22/2026			Deposit	23.87		4,607,186.20
03/23/2026			Deposit	57.72		4,607,243.92
03/24/2026			Deposit	175.00		4,607,418.92
03/24/2026			Deposit	300.00		4,607,718.92
03/24/2026			Deposit	175.00		4,607,893.92
03/24/2026			Deposit	300.00		4,608,193.92
03/24/2026			Deposit	300.00		4,608,493.92
03/25/2026	032526ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		725.78	4,607,768.14
03/25/2026	200245	City Wide Facility Solutions	Invoice: 32013035806 (Reference: Janitorial Services 3/1/26 -3/31/26.)		2,660.85	4,605,107.29
03/25/2026	200246	Investment Painting of North FL	Invoice: 4789 (Reference: Pressure washing Pool Deck & paver area.)		1,708.80	4,603,398.49
03/25/2026			Deposit	62.29		4,603,460.78
03/26/2026	032626ACH1	Valley Bank Credit Card	Various Purchases		7,236.26	4,596,224.52
03/26/2026			Deposit	158.74		4,596,383.26
03/30/2026			Deposit	23.87		4,596,407.13
03/31/2026	200247	Osteen Media Group	Invoice: 2026-314081 (Reference: Legal Advertising.)		71.55	4,596,335.58
03/31/2026	200248	Tree Tech Tree Service Inc.	Invoice: 14785 (Reference: Storm Damage.) Invoice: 14786 (Reference: Dead Tree Removal.)		2,350.00	4,593,985.58
03/31/2026			Interest	13,799.63		4,607,785.21
03/31/2026			Deposit	86.58		4,607,871.79
03/31/2026	End of Month			61,533.03	64,393.58	4,607,871.79
04/01/2026	200249	Integrated Access Solutions, LLC	Invoice: 5698 (Reference: PDK Licensing April 26.)		53.00	4,607,818.79
04/01/2026	200250	Pickett Electric, Inc.	Invoice: 722 (Reference: Re-Install Lamp Socket.)		220.00	4,607,598.79
04/01/2026	200251	Xerox Financial Services	Invoice: 41814025 (Reference: Copier Lease 3/15/26 - 4/14/26.)		808.13	4,606,790.66
04/01/2026	040126ACH1	Clay Electric Cooperative, Inc.	2312 Town Center Boulevard Deposit		150.00	4,606,640.66
04/01/2026			Deposit	67.67		4,606,708.33
04/02/2026	040226ACH1	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		2.44	4,606,705.89
04/02/2026	040226ACH2	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		19.24	4,606,686.65
04/02/2026	040226ACH3	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		102.26	4,606,584.39

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

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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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Date	Number	Name	Memo	Deposits	Payments	Balance
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

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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

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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

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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
08/02/2026			Deposit	33.38		1,877,868.25
08/03/2026	200377	Kutak Rock LLP	Invoice: 3780046 (Reference: Legal Services May 26.)		3,413.61	1,874,454.64
08/03/2026	200378	Ruppert Landscape LLC	Invoice: 856466 (Reference: Landscape Management July 26.)		49,935.59	1,824,519.05
08/03/2026	200379	Prime AE	Invoice: 22012736 (Reference: Engineering Services May 30, 2026 -July 3, 2026.) Invoice: 2201...		20,142.57	1,804,376.48
08/03/2026	200380	Hoffman Commercial Construction, LLC	Invoice: 2501-102 (Reference: Reimb for Clay Electric 4/26.) Invoice: 2501-103 (Reference: Re...		190.53	1,804,185.95
08/03/2026	200381	Elite Amenities NE FL, LLC	Invoice: 2116 (Reference: Splash Pool 7/16/26 - 7/31/26.) Invoice: 2117 (Reference: Amenity P...		30,731.74	1,773,454.21
08/03/2026	080326ACH1	Comcast Business	2245 PLANTATION CENTER DR, REAR GAZEBO		134.85	1,773,319.36
08/03/2026			Deposit	26.59		1,773,345.95
08/04/2026			Deposit	32.79		1,773,378.74
08/04/2026	53		SP Pool Rental REFUND		100.00	1,773,278.74
08/05/2026	100268	Karen A. Otto	Refund for unused Tennis Membership		150.00	1,773,128.74
08/05/2026	200382	The Lake Doctors, Inc.	Invoice: 395516B (Reference: Lake Management Aug 26.)		5,125.00	1,768,003.74
08/05/2026	200383	Vesta District Services	Invoice: 433769 (Reference: Management Fees Aug 26.)		5,974.92	1,762,028.82
08/05/2026	200384	Tree Tech Tree Service Inc.	Invoice: 15275 (Reference: Dead Tree Removal.)		4,100.00	1,757,928.82
08/05/2026			Deposit	20.09		1,757,948.91
08/06/2026	080626ACH1	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,868.35	1,755,080.56
08/06/2026	080626ACH2	Clay County Utility Authority	401 -1 Old Hard Road Reclaimed Irrigation		164.24	1,754,916.32

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08/06/2026	080626ACH3	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	1,754,587.85
08/06/2026	080626ACH4	Clay County Utility Authority	Spine Road Reclaimed Irrigation		328.47	1,754,259.38
08/06/2026	080626ACH5	Clay County Utility Authority	Spine Road Reclaimed Irrigation		332.53	1,753,926.85
08/06/2026	080626ACH6	Clay County Utility Authority	2069 Thornhill Drive Reclaimed Irrigation		113.05	1,753,813.80
08/06/2026	080626ACH7	Clay County Utility Authority	2232 -1 Plantation Center Drive Reclaimed Irrigation		164.24	1,753,649.56
08/06/2026	080626ACH8	Clay County Utility Authority	Spine Road Reclaimed Irrigation		51.38	1,753,598.18
08/06/2026	080626ACH9	Clay County Utility Authority	Covington Lane Reclaimed Irrigation		26.15	1,753,572.03
08/06/2026	080626ACH10	Clay County Utility Authority	Hickory Trace Drive Reclaimed Irrigation		51.33	1,753,520.70
08/06/2026	080626ACH11	Clay County Utility Authority	Spine Road Reclaimed Irrigation		347.85	1,753,172.85
08/06/2026	080626ACH12	Clay County Utility Authority	1510 -1 Calming Water Drive Irrigation		1,211.00	1,751,961.85
08/06/2026	080626ACH13	Clay County Utility Authority	Spine Road Reclaimed Irrigation		732.62	1,751,229.23
08/06/2026	080626ACH14	Clay County Utility Authority	Spine Road Reclaimed Irrigation		338.37	1,750,890.86
08/06/2026	080626ACH15	Clay County Utility Authority	1516 Town Center Blvd Reclaimed Irrigation		1,044.30	1,749,846.56
08/06/2026	080626ACH16	Clay County Utility Authority	1436 Woodland View Drive Reclaimed Irrigation		179.07	1,749,667.49
08/06/2026	080626ACH17	Clay County Utility Authority	2300 Town Center Blvd Irrigation		4,805.69	1,744,861.80
08/06/2026	080626ACH18	Clay County Utility Authority	2300 Town Center Blvd Pavilion		112.60	1,744,749.20
08/06/2026	080626ACH19	Clay County Utility Authority	Spine Road Reclaimed Irrigation		2,077.39	1,742,671.81
08/06/2026	080626ACH20	Clay County Utility Authority	Victoria Chase Court Reclaimed Irrigation		52.47	1,742,619.34
08/06/2026	080626ACH21	Clay County Utility Authority	2300 Town Center Blvd Pool		1,035.50	1,741,583.84
08/06/2026	080626ACH22	Clay County Utility Authority	Village Square Parkway Fountain		69.22	1,741,514.62
08/06/2026	080626ACH23	Clay County Utility Authority	1510 -2 Calming Water Drive Amenity Center		1,776.27	1,739,738.35
08/06/2026	080626ACH24	Clay County Utility Authority	1226 Fairway Village Drive Reclaimed Irrigation		21.84	1,739,716.51
08/06/2026	080626ACH25	Clay County Utility Authority	2300 Town Center Blvd Tennis Courts		776.50	1,738,940.01
08/06/2026	080626ACH26	Clay County Utility Authority	2300 Town Center Blvd Info Center		124.68	1,738,815.33
08/06/2026	080626ACH27	Clay County Utility Authority	River Park Garden Area Irrigation		35.28	1,738,780.05
08/06/2026	080626ACH28	Clay County Utility Authority	426 -3 Old Hard Road Irrigation		226.39	1,738,553.66
08/06/2026	080626ACH29	Clay County Utility Authority	426 -2 Old Hard Road Restroom		360.17	1,738,193.49
08/06/2026	080626ACH30	Clay County Utility Authority	2315-1 Yellow Jasmine Lane		20.53	1,738,172.96
08/06/2026	080626ACH31	Comcast Business	1510 Calming Water Drive		543.01	1,737,629.95
08/06/2026			Deposit	13.29		1,737,643.24
08/07/2026			Deposit	61.70		1,737,704.94
08/08/2026			Deposit	40.18		1,737,745.12
08/09/2026			Deposit	20.09		1,737,765.21
08/10/2026			Deposit	26.89		1,737,792.10
08/11/2026	081126ACH1	Comcast Business	2300 Town Center Blvd, Ofc 2		222.95	1,737,569.15
08/11/2026			Deposit	78.58		1,737,647.73
08/12/2026	081226ACH2	Clay Electric Cooperative, Inc.	# 3 - 2242 VILLAGE SQUARE PKWY PARKING 6/16/26 - 7/17/26		44.00	1,737,603.73

Fleming Island Plantation CDD

Check Register

August 31, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
08/12/2026	081226ACH3	Clay Electric Cooperative, Inc.	2312 Town Center Blvd Restroom Pavilion 6/23/26 - 7/18/26		91.00	1,737,512.73
08/12/2026	200385	10-S Tennis Supply & Dinkshot Pickleball	Invoice: 177311 (Reference: Tennis Supplies.) Invoice: 177288 (Reference: Tennis Supplies.)		1,868.61	1,735,644.12
08/12/2026	200386	City Wide Facility Solutions	Invoice: 42013030465 (Reference: Janitorial Service Aug 26.)		75.00	1,735,569.12
08/12/2026	200387	Vesta District Services	Invoice: 434124 (Reference: Billable Expenses - Jul 2026.)		30.68	1,735,538.44
08/12/2026	200388	Vesta Property Services, Inc.	Invoice: 434204 (Reference: Amenity Management July 26.)		84,498.39	1,651,040.05
08/12/2026	200389	Jax AA Fencing, LLC	Invoice: 1938 (Reference: Fence Repair.)		262.27	1,650,777.78
08/12/2026	200390	Tropical Pressure & Painting, Inc.	Invoice: 08-2026 (Reference: Painting.)		1,400.00	1,649,377.78
08/12/2026	200391	Alphagraphics Tampa Print	Invoice: 262394 (Reference: Mailings.)		3,185.76	1,646,192.02
08/12/2026	081226ACH1	Clay Electric Cooperative, Inc.	STE 1 - 2363 VILLAGE SQUARE PKWY 6/16/26 - 7/17/26		153.00	1,646,039.02
08/12/2026			Deposit	194.55		1,646,233.57
08/13/2026	081326ACH4	Clay Electric Cooperative, Inc.	# 3 - 2300 TOWN CENTER BLVD TENNIS 6/17/26 - 7/18/26		167.00	1,646,066.57
08/13/2026	081326ACH1	Clay Electric Cooperative, Inc.	# 1 - 426 OLD HARD RD 6/17/26 - 7/18/26		43.00	1,646,023.57
08/13/2026	081326ACH3	Clay Electric Cooperative, Inc.	# 1 - 2300 TOWN CENTER BLVD 6/17/26 - 7/18/26		393.00	1,645,630.57
08/13/2026	081326ACH2	Clay Electric Cooperative, Inc.	2300 TOWN CENTER BLVD 6/17/26 - 7/18/26		408.00	1,645,222.57
08/13/2026	081326ACH5	Clay Electric Cooperative, Inc.	# 2 - 2300 TOWN CENTER BLVD 6/17/26 - 7/18/26		2,067.00	1,643,155.57
08/13/2026	081326ACH6	Clay Electric Cooperative, Inc.	# 1 - 2131 TOWN CENTER BLVD IRRIGATION 6/17/26 - 7/18/26		56.00	1,643,099.57
08/13/2026	081326ACH7	Clay Electric Cooperative, Inc.	# 1 - 1755 COVINGTON LN 6/17/26 - 7/18/26		43.00	1,643,056.57
08/13/2026	081326ACH8	Clay Electric Cooperative, Inc.	# 1 - 1420 WOODLAND VIEW DR 6/17/26 - 7/18/26		43.00	1,643,013.57
08/13/2026	081326ACH9	Clay Electric Cooperative, Inc.	# 1 - 2050 HERITAGE OAKS CT 6/17/26 - 7/18/26		48.00	1,642,965.57
08/13/2026	081326ACH10	Clay Electric Cooperative, Inc.	# 1 - 1399 FAIRWAY VILLAGE DR 6/17/26 - 7/18/26		47.00	1,642,918.57
08/13/2026	081326ACH11	Clay Electric Cooperative, Inc.	# 1 - 2151 THORNHILL DR 6/17/26 - 7/18/26		50.00	1,642,868.57
08/13/2026	081326ACH12	Clay Electric Cooperative, Inc.	2267 TOWN CENTER BLVD IRRIGATION 6/17/26 - 7/18/26		43.00	1,642,825.57
08/13/2026	081326ACH13	Clay Electric Cooperative, Inc.	2211 TOWN CENTER BLVD 6/17/26 - 7/18/26		43.00	1,642,782.57
08/13/2026	081326ACH14	Clay Electric Cooperative, Inc.	# 1 - 2355 TOWN CENTER BLVD 6/17/26 - 7/18/26		47.00	1,642,735.57
08/13/2026	081326ACH15	Clay Electric Cooperative, Inc.	#1 - 2487 SOUTHERN LINKS DR ENTRANCE SIGN 6/17/26 - 7/18/26		55.00	1,642,680.57
08/13/2026	081326ACH16	Clay Electric Cooperative, Inc.	# 1 - 2069 THORNHILL DR 6/17/26 - 7/18/26		43.00	1,642,637.57
08/13/2026	081326ACH17	Clay Electric Cooperative, Inc.	# 1 - 7671 US HIGHWAY 17 SIGN 6/18/26 - 7/19/26		49.00	1,642,588.57
08/13/2026	081326ACH18	Clay Electric Cooperative, Inc.	# 5 - 2300 TOWN CENTER BLVD 6/17/26 - 7/18/26		48.00	1,642,540.57
08/13/2026	081326ACH19	Clay Electric Cooperative, Inc.	2204 LINKS DR 6/17/26 - 7/18/26		75.00	1,642,465.57
08/13/2026	081326ACH20	Clay Electric Cooperative, Inc.	# 1 - 1502 AUTUMN GLEN DR 6/17/26 - 7/18/26		53.00	1,642,412.57
08/13/2026	081326ACH21	Clay Electric Cooperative, Inc.	1900 TOWN CENTER BLVD 6/18/26 - 7/19/26		46.00	1,642,366.57
08/13/2026	081326ACH22	Clay Electric Cooperative, Inc.	2522-1 TOWN CENTER BLVD IR MTR 6/17/26 - 7/18/26		47.00	1,642,319.57
08/13/2026	081326ACH23	Clay Electric Cooperative, Inc.	1510 CALMING WATER DR AM CNTR 6/17/26 - 7/18/26		2,493.00	1,639,826.57
08/13/2026	081326ACH24	Clay Electric Cooperative, Inc.	# 1 - 1897 CHATHAM VILLAGE DR 6/17/26 - 7/18/26		48.00	1,639,778.57
08/13/2026	081326ACH25	Clay Electric Cooperative, Inc.	# 1 - 1714 CYPRESS GLEN DR 6/17/26 - 7/18/26		46.00	1,639,732.57
08/13/2026	200392	GG Excavation and Construction, Inc.	Invoice: 4032 (Reference: Demo & Dirt Work.)		4,400.00	1,635,332.57
08/13/2026	200393	Pickett Electric, Inc.	Invoice: 812 (Reference: Electrical Service Call.)		678.00	1,634,654.57

Fleming Island Plantation CDD
Check Register
August 31, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
08/13/2026	200394	Tree Tech Tree Service Inc.	Invoice: 15325 (Reference: Dead Tree Removal.)		375.00	1,634,279.57
08/13/2026			Deposit	53.18		1,634,332.75
08/14/2026	081426ACH8	GFL	Trash Service		462.35	1,633,870.40
08/14/2026	081426ACH7	GFL	Trash Service		774.60	1,633,095.80
08/14/2026	081426ACH1	Clay Electric Cooperative, Inc.	6937 HIGHWAY 17 PUMP FOR POND 6/18/26 - 7/19/26		1,080.00	1,632,015.80
08/14/2026	081426ACH2	Clay Electric Cooperative, Inc.	TOWN CENTER BLVD ST LIGHTING 6/18/26 - 7/19/26		3,246.00	1,628,769.80
08/14/2026	081426ACH3	Clay Electric Cooperative, Inc.	# 1 - 1703 MARGARETS WALK RD 6/18/26 - 7/19/26		100.00	1,628,669.80
08/14/2026	081426ACH4	Clay Electric Cooperative, Inc.	# 1 - 1715 CYPRESS GLEN DR 6/17/26 - 7/18/26		46.00	1,628,623.80
08/14/2026	081426ACH5	Clay Electric Cooperative, Inc.	2005 YELLOW BIRCH LN 6/18/26 - 7/19/26		48.00	1,628,575.80
08/14/2026	081426ACH6	Clay Electric Cooperative, Inc.	# 1 - 1402 WOODLAND VIEW DR 6/17/26 - 7/18/26		49.00	1,628,526.80
08/14/2026			Deposit	80.25		1,628,607.05
08/15/2026			Deposit	121.92		1,628,728.97
08/16/2026			Deposit	106.65		1,628,835.62
08/17/2026	081726ACH1	Clay Electric Cooperative, Inc.	TWN CTR BLVD HWY 17 LIGHTING 6/21/26 - 7/22/26		638.00	1,628,197.62
08/17/2026			Deposit	205.19		1,628,402.81
08/17/2026	54		Bingo Night REFUND		28.00	1,628,374.81
08/18/2026			Deposit	13.29		1,628,388.10
08/18/2026	EFT081826	Florida Department of Revenue	July 2026 Sales Tax		27.06	1,628,361.04
08/19/2026			Deposit	886.00		1,629,247.04
08/19/2026			Deposit	136.18		1,629,383.22
08/20/2026			Deposit	46.00		1,629,429.22
08/21/2026	200395	Turner Pest Control	Invoice: 622558133 (Reference: Pest Control.)		225.00	1,629,204.22
08/21/2026	200396	GG Excavation and Construction, Inc.	Invoice: 4033 (Reference: Concrete Project.)		6,475.00	1,622,729.22
08/21/2026	200397	Osteen Media Group	Invoice: 2026-319982 (Reference: Legal Advertising.)		172.30	1,622,556.92
08/21/2026			Deposit	39.87		1,622,596.79
08/21/2026	55		Transfer Shortfall to DS2021 to Pay Taxes		6,355.48	1,616,241.31
08/22/2026			Deposit	84.21		1,616,325.52
08/23/2026			Deposit	39.21		1,616,364.73
08/24/2026	200398	Prime AE	Invoice: 22012735 (Reference: Engineering Services May 30, 2026 - July 3, 2026.)		446.25	1,615,918.48
08/24/2026	200399	HomeTeam Pest Defense	Invoice: 120872363 (Reference: Pest Control.) Invoice: 120872362 (Reference: Pest Control.)...		477.23	1,615,441.25
08/24/2026	200400	Jax AA Fencing, LLC	Invoice: 1939 (Reference: Fencing Project - Final Payment.)		2,368.48	1,613,072.77
08/24/2026			Deposit	25.62		1,613,098.39
08/25/2026	100269	Hancock Whitney Bank	Transfer tax assessments		92,662.07	1,520,436.32
08/25/2026	082526ACH1	Comcast Business	2300 Towncenter Blvd, Ofc 1		716.13	1,519,720.19
08/25/2026			Deposit	13.29		1,519,733.48
08/26/2026	082626CC1	Valley Bank Credit Card	Various Purchases		16,014.07	1,503,719.41
08/26/2026			Deposit	101.97		1,503,821.38

Fleming Island Plantation CDD
Check Register
August 31, 2026

Date	Number	Name	Memo	Deposits	Payments	Balance
08/27/2026	200401	Prime AE	Invoice: 22013147 (Reference: Engineering Services 7/4/26 - 7/31/26.)		1,918.60	1,501,902.78
08/27/2026	200402	Xerox Financial Services	Invoice: 42438934 (Reference: Copier Lease 7/15/26 - 8/14/26.)		1,646.22	1,500,256.56
08/27/2026	200403	Tree Tech Tree Service Inc.	Invoice: 15359 (Reference: Tree Removal.)		1,200.00	1,499,056.56
08/27/2026	200404	Tri-County Public Safety and Training	Invoice: B-2059 (Reference: Guard Services 8/1/26 - 8/15/26.)		2,337.50	1,496,719.06
08/27/2026			Deposit	26.58		1,496,745.64
08/28/2026	082826ACH1	Clay Electric Cooperative, Inc.	2312 Town Center Boulevard 6/23/26 - 7/18/26		106.00	1,496,639.64
08/28/2026	02826BOS1	Michael Glickman	BOS Meeting 08/25/26		200.00	1,496,439.64
08/28/2026	02826BOS2	Michelle Szafranski	BOS Meeting 08/25/26		200.00	1,496,239.64
08/28/2026	02826BOS3	Mike Cella	BOS Meeting 08/25/26		200.00	1,496,039.64
08/28/2026	02826BOS4	Rick Nelson	BOS Meeting 08/25/26		200.00	1,495,839.64
08/28/2026	02826BOS5	Rodney Ashford	BOS Meeting 08/25/26		200.00	1,495,639.64
08/28/2026			Deposit	4.72		1,495,644.36
08/29/2026			Deposit	58.33		1,495,702.69
08/30/2026			Deposit	13.29		1,495,715.98
08/30/2026			Deposit	29.80		1,495,745.78
08/31/2026	200405	Tree Tech Tree Service Inc.	Invoice: 15385 (Reference: Dead Tree Removal.) Invoice: 15386 (Reference: Dead Tree Removal. ...		6,100.00	1,489,645.78
08/31/2026	200406	Prime AE	Invoice: 22013244 (Reference: Engineering Services July 04, 2026 to July 31, 2026.)		7,133.92	1,482,511.86
08/31/2026			Deposit	42.12		1,482,553.98
08/31/2026			Interest	5,248.05		1,487,802.03
08/31/2026	End of Month			7,923.85	397,956.69	1,487,802.03

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

					Allocation by Fund	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	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%
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Total Outstanding	\$	6,593	\$	63,321
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<u>Transfers to Debt Service Funds</u>		
	-	CK
Hancock Whitney	1,544,291.84	CK 100264
Hancock Whitney	92,662.07	CK 100269
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
	-	CK
Total Amount Transferred	1,636,953.91	-
Due to DS previous year	-	-
Due to DS this year	0.00	-
Total to be Transferred	0.00	

FLEMING ISLAND PLANTATION

Community Development District

*All Funds***Fleming Island Plantation CDD
Cash and Investment Report
August 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%	\$ 8,400
Checking Account - Operating	Valley Bank	Checking Account - 7798	n/a	3.56%	1,487,802
Subtotal					\$ 1,496,202
PF Relationship Priced MMA	BankUnited	Money Market - 2939	n/a	3.37%	\$ 1,383,842
Total GF					\$ 2,880,043

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	3.34%	\$ 8
Series 2021 Prepayment Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.34%	17
Series 2021 Rebate Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	0.00%	0
Series 2021 Revenue Account	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.34%	184,463
Series 2021 Sinking Fund	Hancock Bank	Goldman Sachs Gov't Fund	n/a	3.34%	141
Total DS					\$ 184,628

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	3.34%	\$ -
Total CP					\$ -
Total All Funds					\$ 3,064,673

Fleming Island Plantation CDD
Bank Reconciliation
August 31, 2026

Balance per Bank Statement	\$	1,625,802.72
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Plus: Deposits		71.92
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Less: Outstanding Checks		138,072.61
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Adjusted Bank Balance	\$	1,487,802.03
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Beginning Cash Balance Per Books	\$	1,877,834.87
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Cash Receipts		7,923.85
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Cash Disbursements		397,956.69
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Balance per Books	\$	1,487,802.03
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