

FLEMING ISLAND PLANTATION
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2021

Version 2 - Approved Budget
(5.26.20 meeting)

Prepared by:



FLEMING ISLAND PLANTATION

Community Development District

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Fleming Island Plantation
Community Development District

Operating Budget
Fiscal Year 2021

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU APR-2020	MAY SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 33,557	\$ 44,851	\$ 10,000	\$ 15,118	14,412	\$ 29,530	\$ 10,000
Room Rentals	6,467	9,580	6,000	2,968	1,465	4,433	6,000
Tennis Membership	4,100	2,600	1,500	600	900	1,500	1,500
Tennis Program Fees	171	285	200	-	200	200	200
Special Events	5,058	5,377	5,000	2,681	1,500	4,181	5,000
Special Assmnts- Tax Collector	2,385,055	2,444,359	2,776,620	2,736,893	39,727	2,776,620	2,837,631
Special Assmnts- Discounts	(84,906)	(89,028)	(111,065)	(103,921)	(7,154)	(111,075)	(113,505)
Other Miscellaneous Revenues	4,195	10,561	4,500	3,944	1,400	5,344	4,500
Access Cards	7,889	7,213	6,000	495	3,505	4,000	6,000
Insurance Reimbursements	-	26,438	-	-	-	-	-
TOTAL REVENUES	2,361,586	2,462,236	2,698,755	2,658,778	55,955	2,714,733	2,757,326
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	12,800	15,800	16,000	4,600	9,000	13,600	16,000
FICA Taxes	979	1,209	1,224	352	689	1,041	1,224
ProfServ-Arbitrage Rebate	600	200	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	13,546	24,570	20,000	21,721	8,279	30,000	30,000
ProfServ-Legal Services	40,093	39,088	40,000	20,627	19,373	40,000	40,000
ProfServ-Mgmt Consulting Serv	52,750	54,860	56,500	32,958	23,542	56,500	58,195
ProfServ-Property Appraiser	-	-	1,000	-	-	-	-
ProfServ-Special Assessment	8,424	8,750	9,000	9,000	-	9,000	9,000
ProfServ-Trustee Fees	4,000	4,000	4,000	4,000	-	4,000	4,000
Auditing Services	4,000	4,000	4,200	4,000	200	4,200	4,200
Postage and Freight	3,973	3,820	2,000	1,029	971	2,000	2,000
Insurance - General Liability	31,572	31,442	34,586	31,957	-	31,957	34,586

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU APR-2020	MAY SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
Printing and Binding	3,098	4,656	3,000	755	1,745	2,500	2,500
Legal Advertising	7,226	3,762	3,000	874	2,126	3,000	3,000
Misc-Assessmnt Collection Cost	44,442	45,922	55,531	52,641	795	53,436	56,753
Misc-Credit Card Fees	550	610	500	151	349	500	500
Misc-Contingency	2,788	1,667	2,500	(197)	2,433	2,236	2,500
Admin-Scholarships	-	-	600	-	600	600	600
Office Supplies	396	132	500	59	441	500	500
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	232,412	245,663	255,916	184,702	72,143	256,845	267,333
Field							
ProfServ-Web Site Development	295	665	2,000	600	950	1,550	2,000
Contracts-Landscape	603,229	603,927	623,789	342,217	237,712	579,929	623,789
Electricity - General	74,491	73,848	78,000	35,991	42,009	78,000	78,000
Utility - Water	65,606	91,668	71,000	43,714	33,517	77,231	72,000
R&M-Aquascaping	55,218	54,888	56,000	32,550	23,250	55,800	57,474
R&M-Common Area	28,382	28,145	30,000	16,322	13,678	30,000	30,000
R&M-Electrical	15,484	22,674	13,500	9,900	3,600	13,500	13,500
R&M-Other Landscape	86,618	48,932	90,000	47,745	42,255	90,000	90,000
R&M-Irrigation	33,752	41,329	40,000	21,279	18,721	40,000	40,000
Misc-Holiday Decor	3,276	3,373	4,000	5,342	-	5,342	5,000
Op Supplies - General	4,544	11,449	8,000	8,300	3,200	11,500	11,500
Total Field	970,895	980,898	1,016,289	563,960	418,892	982,852	1,023,263
Parks and Recreation - General							
ProfServ-Field Management	335,500	335,500	345,565	201,580	143,986	345,566	355,932
Contracts-Lifeguard Services	92,337	91,672	95,275	11,909	65,782	77,691	99,338
Contracts-Janitorial Services	7,578	7,578	8,000	4,421	3,579	8,000	8,000
Contracts-Security Services	56,444	53,489	59,225	32,014	23,979	55,993	59,225

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	FY 2019	BUDGET FY 2020	THRU APR-2020	MAY SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
Contracts-Security Alarms	252	202	-	-	-	-	-
Communication - Teleph - Field	6,555	6,598	6,600	4,495	3,230	7,725	8,000
Postage and Freight	10	113	200	27	73	100	200
Electricity - General	29,170	25,989	30,000	12,097	17,903	30,000	30,000
Utility - Gas	95	999	1,000	-	-	-	1,000
Utility - Refuse Removal	4,851	5,669	5,000	3,100	1,900	5,000	5,000
Utility - Water & Sewer	20,410	30,604	34,000	16,137	17,863	34,000	34,000
R&M-Air Conditioning	1,047	1,142	1,000	-	1,000	1,000	1,000
R&M-Equipment	7,163	5,782	5,000	4,141	2,675	6,816	6,600
R&M-Fire Supression System	435	387	500	-	500	500	500
R&M-Grounds	12,122	6,398	6,000	5,018	982	6,000	6,000
R&M-Pest Control	502	529	600	414	186	600	600
R&M-Tennis Courts	11,239	4,574	6,000	1,148	4,352	5,500	5,500
R&M-Gazebo	2,730	2,816	1,308	790	410	1,200	1,200
Misc-Event Expense	33,464	34,721	33,000	20,067	12,933	33,000	33,150
Misc-Rec Center Equipment	2,708	3,034	-	-	-	-	-
Misc-Termite Bond	875	635	700	829	(129)	700	700
Misc-Licenses & Permits	625	625	700	-	700	700	700
Misc-Amenity Center Equipment	-	-	3,000	1,445	1,555	3,000	3,000
Misc-Contingency	13,317	50,016	10,000	7,607	2,393	10,000	10,000
Office Supplies	4,146	4,284	3,000	2,911	1,089	4,000	4,000
Cleaning Supplies	1,500	1,974	2,000	301	1,699	2,000	2,000
Op Supplies - General	3,139	7,246	3,500	5,690	1,310	7,000	7,000
Op Supplies-Pool and Wading Pool	1,590	5,666	2,400	1,932	468	2,400	2,400
Op Supplies - Pool Chemicals	16,398	17,505	16,766	8,769	7,997	16,766	17,500
Subscriptions and Memberships	867	1,067	950	1,004	66	1,070	1,100
Total Parks and Recreation - General	667,069	707,084	681,289	347,846	318,481	666,327	703,645

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Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU APR-2020	MAY SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
Community Center							
ProfServ-Field Management	192,350	192,350	198,100	115,558	82,542	198,100	204,043
Contracts-Lifeguard Services	81,648	81,148	86,250	10,525	62,553	73,078	86,509
Contracts-Janitorial Services	7,578	7,578	7,730	4,421	3,309	7,730	7,730
Contracts-Security Services	34,916	40,877	41,200	26,156	15,044	41,200	41,200
Contracts-Security Alarms	220	-	-	-	-	-	-
Communication - Teleph - Field	4,586	4,302	4,500	2,455	2,125	4,580	4,500
Electricity - General	17,944	22,118	20,000	10,006	9,994	20,000	20,000
Utility - Refuse Removal	4,577	4,017	4,500	1,197	3,303	4,500	4,500
Utility - Water & Sewer	16,320	23,029	10,000	10,203	1,686	11,889	10,000
R&M-Air Conditioning	600	1,185	750	-	750	750	750
R&M-Fire Supression System	1,064	1,248	600	234	366	600	600
R&M-Grounds	2,531	15,874	3,500	3,002	1,998	5,000	6,000
R&M-Pest Control	331	349	375	273	102	375	375
Misc-Rec Center Equipment	3,037	1,499	3,000	678	1,322	2,000	2,000
Misc-Termite Bond	250	-	340	-	340	340	340
Misc-Licenses & Permits	375	375	500	-	500	500	500
Misc-Contingency	7,615	7,957	8,500	6,610	1,890	8,500	8,500
Office Supplies	328	92	500	186	314	500	500
Cleaning Supplies	1,500	1,944	2,000	280	1,720	2,000	2,000
Op Supplies - General	2,312	959	2,650	426	2,224	2,650	2,650
Op Supplies-Pool and Fountain	2,967	4,962	-	-	-	-	-
Op Supplies - Pool Chemicals	16,351	17,740	16,766	8,855	7,911	16,766	17,500
Op Supplies-Pool and Wading Pool	-	-	2,000	1,842	158	2,000	2,000
Total Community Center	399,400	429,603	413,761	202,907	200,151	403,058	422,197
TOTAL EXPENDITURES	2,269,776	2,363,248	2,367,255	1,299,415	1,009,667	2,309,082	2,416,437

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Community Development District

General Fund

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ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU APR-2020	MAY SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
Reserves							
Reserve - CDD Amenity	202,784	133,915	286,500	654,220	37,253	691,473	290,889
Reserves-Splash Park	111,508	26,584	45,000	22,592	-	22,592	50,000
Total Reserves	314,292	160,499	331,500	676,812	37,253	714,065	340,889
TOTAL EXPENDITURES & RESERVES	2,584,068	2,523,747	2,698,755	1,976,227	1,046,920	3,023,147	2,757,326
Excess (deficiency) of revenues Over (under) expenditures	(222,482)	(61,511)	-	682,551	(990,965)	(308,414)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(222,482)	(61,511)	-	682,551	(990,965)	(308,414)	-
FUND BALANCE, BEGINNING	2,201,841	1,979,359	1,917,848	1,917,848	-	1,917,848	1,609,434
FUND BALANCE, ENDING	\$ 1,979,359	\$ 1,917,848	\$ 1,917,848	\$ 2,600,399	\$ (990,965)	\$ 1,609,434	\$ 1,609,434

FLEMING ISLAND PLANTATION

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 1,609,434
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	340,889
Total Funds Available (Estimated) - 9/30/2021	1,950,323

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	604,109 ⁽¹⁾
Reserves - Entry Features	91,344
Reserves - Park	75,909
Reserves - Recreational Facilities	214,169
Reserves - Misc. Site Improvement	110,296
Reserves - Signage	112,542
Reserves - 2021	340,889
Subtotal	<u>1,549,258</u>

Total Allocation of Available Funds	1,549,258
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Total Unassigned (undesignated) Cash	<u>\$ 401,065</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2021**REVENUES****Interest - Investments**

The District earns interest on their operating accounts and other investments.

Room Rentals

The District receives revenue from the rental of the Amenity Center and Splash Park facilities.

Tennis Membership

This is revenue collected from tennis memberships.

Tennis Program Fees

This is revenue collected from the one contracted vendor for use of the tennis courts for lessons.

Special Events

Revenue collected for special events.

Special Assessment - Tax Collector

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non - Ad Valorem assessments.

Other Miscellaneous Revenues

The District receives income from the Food and Beverage lease at the Splash Park as well as other miscellaneous revenues.

Access Cards

Revenue collected for replacement access cards, house guest passes, nanny passes and additional splash passes.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Administrative****Payroll - Board of Supervisors**

Chapter 190, Florida Statutes, allows for members of the Board of Supervisors to be compensated \$200 per meeting which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all of the scheduled monthly meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services - Arbitrage Rebate

The District contracted with Amtec to annually calculate the District's Arbitrage Rebate Liability on the Series 2017 Special Assessment Bonds. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services - Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings, annual review of District facilities, and other specifically requested assignments.

Professional Services - Legal Services

The District's legal counsel provides general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Administrative** (continued)**Professional Services - Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. This includes records storage and IT charges to process all of the district's financial activities, i.e. accounts payable, financial statements, budgets, etc. A moderate increase is requested in this budget.

Professional Services - Special Assessment

Inframark fees to prepare the District's Special Assessment Roll and maintain the lien books.

Professional Services - Trustee Fees

The District pays Hancock Whitney Corporate Trust an annual fee for trustee services on the Series 2017 Special Assessment Bonds.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm.

Postage & Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Government Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies. The budgeted amount anticipates an estimated 10% increase.

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Administrative** (continued)**Misc. - Assessment Collection Cost**

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2021 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Misc. - Contingency

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

Administrative - Scholarships

The District has established the Dean Reese, Sr. Community Service Award that may grant up to three (3) scholarships per year at \$200 each.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Field****Professional Services - Web Site Development**

This represents costs for the community website construction and maintenance as now required by Florida Statutes.

Contracts - Landscape

The District contractor is to provide service for all of the common areas which include mowing, trimming, fertilization and insect control for sod, shrubs and annuals, pruning of shrubs and trimming of all trees. Rotation of annuals is done 4 times per year and is included in this expense.

Electricity - General

This represents the estimated cost for electricity of the various subdivision entrances and common grounds within the District.

Utility - Water

This represents the estimated cost for irrigation of the various subdivision entrances, fountains etc. and also includes common grounds within the District.

R&M - Aquascaping

The District has a contract with Aquatic Systems, Inc. to maintain the lakes located within the District. The contract includes aquatic weed control and water chemistry testing required by FEC plant management program. A moderate increase is anticipated.

R&M - Common Area

The cost of any maintenance expenditures that are incurred such as painting, pressure washing, repairs, etc.

R&M - Electrical

Electrical repairs throughout the community.

R&M - Other Landscaping

This line item includes landscape replacement costs for tree removal and special projects as approved by the Board.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Field (continued)

R&M - Irrigation

Repairs of the irrigation system throughout the Community.

Miscellaneous - Holiday Decor

Represents purchasing, installation of holiday decorations within the District.

Op Supplies - General

Represents any minor expenditure for materials the District may need to operate including gas for maintenance equipment and carts.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Parks and Recreation - General****Professional Services - Field Management**

The District's management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds. A moderate increase is requested in this budget.

Contracts - Lifeguard Services

These services are provided through a contracted service agreement with Vesta Property Services (f/k/a Amenity Aquatics Staffing, Inc.).

Contracts - Janitorial Services

The District has a contract with Coverall of North Florida for the cleaning of the Amenity Center building, pool bathrooms and the bathroom facility located at Village Square.

Contracts - Security Services

Security within the District provided by contracted service agreement with the Clay County Sheriff's Office.

Communication - Telephone - Field

Includes monthly service fee for local and long-distance services, cable and internet access. Including Amenity Center office and Amenity Center pool cable service.

Postage and Freight

Mailing of flyers and correspondence, etc.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Gas

Gas for the Amenity Center fireplace and maintenance equipment.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Parks and Recreation - General** (continued)**Utility - Refuse Removal**

This is a contract for the removal of trash from the garbage dumpster.

Utility - Water & Sewer

This represents the estimated cost for water, sewer and irrigation services for the Amenity Center, Pools, Tennis Courts and bathrooms.

R&M - Air Conditioning

Preventative maintenance service and repairs provided by B-Cool Air Conditioning.

R&M - Equipment

Lease of copier from De Lage Landen Financial Services, Inc. as well as service calls and repairs.

R&M - Fire Suppression System

This is for a yearly inspection of the fire extinguishers.

R&M - Grounds

The cost of any repair and maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage, etc.

R&M - Pest Control

The District currently has a contract with Home Team Services.

R&M - Tennis Courts

Top dressing clay, replacement parts and equipment.

R&M - Gazebo

Phone line expenditures at the Gazebo for the security cameras and internet services for access card function.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Miscellaneous - Event Expense

Monthly expenditures for Districts events and holiday parties. The estimated miscellaneous event expenditures are listed below.

	Name of Event/Group	Estimated Expenditures
October	Oktoberfest	\$1,000
	Halloween Bash	\$6,000
November	Marketplace	\$375
	Turkey Trot Fun Run	\$500
December	Polar Express Holiday Experience	\$3,000
	Holiday Lights Competition	\$100
January	Family Festival	\$2,000
February	Mardi Gras	\$500
	Father-Daughter Dance	\$1,250
March	Spring Break Activity Week	\$3,000
April	Easter Eggstravaganza	\$2,000
	Adult Casino Night	\$3,000
May	Mother/Daughter Event	\$1,000
June	Start of Summer	\$1,500
July	Independence Day Event	\$1,000
	Tween Party	\$300
August	Back to School Bash	\$1,000
September	Adult casino Night	\$3,000
General Events	Senior Bingo Night (3)	\$500
	Floating Flicks (3)	\$1,125
	Concert in the Park (2)	\$1,000
Total		\$33,150

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Parks and Recreation - General** (continued)**Miscellaneous - Termite Bond**

The District currently has a contract with Home Team Services.

Miscellaneous - Licenses & Permits

County Health Department pool operating permits.

Miscellaneous – Amenity Center Equipment

Cost associated with purchasing and replacing equipment and/or parts. Including ID card system, computers and water fountain.

Miscellaneous - Contingency

This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Office Supplies

Paper, printer cartridges, pens and miscellaneous office supplies for the Amenity Center office.

Cleaning Supplies

Supplies used to clean the Amenity Center equipment, building, etc.

Op Supplies - General

Represents any minor expenditures the District may need to make during the Fiscal Year.

Op Supplies - Pool and Fountain

Cost associated with purchasing and replacing equipment and/or parts.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Parks and Recreation - General (continued)

Op Supplies - Pool Chemicals

The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes aquatic chemical controllers and water chemistry testing equipment and additional chemicals as needed.

Subscriptions and Memberships

Cost of local newspapers, magazines, recreational subscriptions as well as music licensing and software subscriptions.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Community Center (Splash Park)****Professional Services - Field Management**

The District's management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds. A moderate increase is requested in this budget.

Contracts - Lifeguard Services

These services are provided through a contracted service agreement with Vesta Property Services (f/k/a Amenity Aquatics Staffing, Inc.).

Contracts - Janitorial Services

This is a contract with Coverall of North Florida for the cleaning of the Splash Park building facility.

Contracts - Security Services

Security within the District provided by contracted service agreement with Clay County Sheriff's Office.

Communication - Telephone - Field

Includes monthly service fee for local and long distance services, cable and internet access.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Refuse Removal

This is a contract for the removal of trash from the garbage dumpster.

Utility - Water & Sewer

This represents the estimated cost for water, sewer and irrigation services for the Splash Park facility.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Community Center (Splash Park) (continued)

R&M - Air Conditioning

Service for preventative maintenance with B - Cool Air Conditioning.

R&M - Fire Suppression System

This is for a yearly inspection of the fire extinguishers.

R&M - Grounds

The cost of any maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage etc.

R&M - Pest Control

The District currently has a contract with Home Team Services.

Miscellaneous - Rec. Center Equipment

Cost associated with purchasing and replacing equipment and/ or their parts.

Miscellaneous - Termite Bond

The District currently has a contract with Turner Pest Control.

Cleaning Supplies

Supplies used to clean the Splash Park facility.

Op Supplies - General

Represents any minor expenditures the District may need to make during the Fiscal Year.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Community Center (Splash Park) (continued)

Op Supplies - Pool and Fountain

Cost associated with purchasing and replacing equipment and/or their parts.

Op Supplies - Pool Chemicals

The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes aquatic chemical controllers and water chemistry testing equipment.

Reserves

Reserves – CDD Amenity

These are funds set aside for replacement of capital items throughout the community.

Reserves – Splash Park

These are funds set aside for replacement of capital items throughout the Splash Park and grounds.

Fleming Island Plantation
Community Development District

Debt Service Budget
Fiscal Year 2021

FLEMING ISLAND PLANTATION

Community Development District

Series 2017 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2021 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU APR-2020	MAY SEP-2020	PROJECTED FY 2020	BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 15,968	\$ 33,015	\$ 5,000	\$ 11,795	\$ 800	\$ 12,595	\$ 5,000
Special Assmnts- Tax Collector	1,814,280	1,813,635	1,814,282	1,788,328	25,954	1,814,280	1,814,282
Special Assmnts- Discounts	(64,587)	(66,058)	(72,571)	(67,904)	-	(67,904)	(72,571)
TOTAL REVENUES	1,765,661	1,780,592	1,746,711	1,732,219	26,754	1,758,971	1,746,711
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	33,807	34,074	36,286	34,397	519	34,916	36,286
Total Administrative	33,807	34,074	36,286	34,397	519	34,916	36,286
<i>Debt Service</i>							
Principal Debt Retirement	1,075,000	1,110,000	1,145,000	-	1,145,000	1,145,000	1,185,000
Interest Expense	609,375	574,438	538,363	269,181	269,182	538,363	501,150
Total Debt Service	1,684,375	1,684,438	1,683,363	269,181	1,414,182	1,683,363	1,686,150
TOTAL EXPENDITURES	1,718,182	1,718,512	1,719,649	303,578	1,414,701	1,718,279	1,722,436
Over (under) expenditures	47,479	62,080	27,062	1,428,641	(1,387,947)	40,692	24,275
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	27,062	-	-	-	24,275
TOTAL OTHER SOURCES (USES)	-	-	27,062	-	-	-	24,275
Net change in fund balance	47,479	62,080	27,062	1,428,641	(1,387,947)	40,692	24,275
FUND BALANCE, BEGINNING	1,036,213	1,083,692	1,145,772	1,145,772	-	1,145,772	1,186,464
FUND BALANCE, ENDING	\$ 1,083,692	\$ 1,145,772	\$ 1,172,834	\$ 2,574,413	\$ (1,387,947)	\$ 1,186,464	\$ 1,210,739

FLEMING ISLAND PLANTATION

Community Development District

Series 2017 Debt Service Fund

Amortization Schedule
2017 Special Assessment Revenue Refunding Bonds

Year	*Principal	Interest	Interest Rate	Principal Balance	Fiscal Total
11/1/2020		\$250,575	3.250%	\$15,420,000	
5/1/2021	\$1,185,000	\$250,575	3.250%	\$14,235,000	\$1,666,894
11/1/2021		\$231,319	3.250%	\$14,235,000	
5/1/2022	\$1,225,000	\$231,319	3.250%	\$13,010,000	\$1,667,731
11/1/2022		\$211,413	3.250%	\$13,010,000	
5/1/2023	\$1,265,000	\$211,413	3.250%	\$11,745,000	\$1,667,269
11/1/2023		\$190,856	3.250%	\$11,745,000	
5/1/2024	\$1,305,000	\$190,856	3.250%	\$10,440,000	\$1,665,506
11/1/2024		\$169,650	3.250%	\$10,440,000	
5/1/2025	\$1,350,000	\$169,650	3.250%	\$9,090,000	\$1,667,363
11/1/2025		\$147,713	3.250%	\$9,090,000	
5/1/2026	\$1,395,000	\$147,713	3.250%	\$7,695,000	\$1,667,756
11/1/2026		\$125,044	3.250%	\$7,695,000	
5/1/2027	\$1,440,000	\$125,044	3.250%	\$6,255,000	\$1,666,688
11/1/2027		\$101,644	3.250%	\$6,255,000	
5/1/2028	\$1,490,000	\$101,644	3.250%	\$4,765,000	\$1,669,075
11/1/2028		\$77,431	3.250%	\$4,765,000	
5/1/2029	\$1,535,000	\$77,431	3.250%	\$3,230,000	\$1,664,919
11/1/2029		\$52,488	3.250%	\$3,230,000	
5/1/2030	\$1,590,000	\$52,488	3.250%	\$1,640,000	\$1,669,138
11/1/2030		\$26,650	3.250%	\$1,640,000	
5/1/2031	\$1,640,000	\$26,650	3.250%	\$0	\$1,666,650
Totals	\$15,420,000	\$3,169,563			\$18,338,988

Budget Narrative
Fiscal Year 2021**REVENUES****Interest - Investments**

The District earns interest income on their trust accounts with Hancock Bank.

Special Assessment - Tax Collector

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non - Ad Valorem assessments.

EXPENDITURES**Administrative****Misc. - Assessment Collection Costs**

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2021 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2021

EXPENDITURES

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Fleming Island Plantation
Community Development District

Supporting Budget Schedule
Fiscal Year 2021

FLEMING ISLAND PLANTATION

Community Development District

All Funds

Comparison of Assessment Rates
Fiscal Year 2021 vs. Fiscal Year 2020

Village	Maintenance			Series 2017 Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	
Lighthouse Apts	\$188.82	\$184.76	2.2%	\$129.41	\$129.41	0.0%	\$318.23	\$314.17	1.3%	501.00
Autumn Glen	\$708.07	\$692.84	2.2%	\$323.54	\$323.54	0.0%	\$1,031.61	\$1,016.38	1.5%	220.00
Lake Ridge North	\$708.07	\$692.84	2.2%	\$323.54	\$323.54	0.0%	\$1,031.61	\$1,016.38	1.5%	339.00
Carrington Place	\$708.07	\$692.84	2.2%	\$323.54	\$323.54	0.0%	\$1,031.61	\$1,016.38	1.5%	96.00
Amberwood	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	58.00
Lake Ridge South	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	104.00
Woodlands	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	218.00
Fairway Village	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	75.00
Heritage Oaks	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	53.00
Chatham Village	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	161.00
Cypress Glen	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	176.00
Covington	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	59.00
Thornhill	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	130.00
John's Landing	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	49.00
Southern Links	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	116.00
The Links	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	146.00
River Hills Reserve	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	99.00
Margaret's Walk	\$944.09	\$923.79	2.2%	\$647.07	\$647.07	0.0%	\$1,591.17	\$1,570.86	1.3%	180.00
Office	\$3,304.32	\$3,233.27	2.2%	\$2,265	\$2,264.76	0.0%	\$5,569.08	\$5,498.03	1.3%	55.95
Retail	\$6,608.64	\$6,466.55	2.2%	\$4,529.52	\$4,529.52	0.0%	\$11,138.16	\$10,996.07	1.3%	84.20
Golf Course	\$4,720.46	\$4,618.96	2.2%	\$3,235.37	\$3,235.37	0.0%	\$7,955.83	\$7,854.33	1.3%	1.00
										2,921.15