

FLEMING ISLAND PLANTATION

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2017

Version 1 - Approved Tentative Budget
(Approved 5/24/2016)

Prepared by:



FLEMING ISLAND PLANTATION

Community Development District

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Fleming Island Plantation

Community Development District

Operating Budget

Fiscal Year 2017

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	FY 2013	FY 2014	FY 2015	BUDGET FY 2016	THRU APR-16	MAY- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017	
REVENUES									
Interest - Investments	\$ 12,255	\$ 10,170	\$ 11,359	\$ 10,000	\$ 7,298	\$ 5,213	\$ 12,511	\$ 10,000	
Room Rentals	4,686	6,695	7,995	6,000	4,639	2,500	7,139	6,000	
Tennis Membership	-	-	150	-	-	750	750	750	
Tennis Program Fees	469	71	1,131	500	750	500	1,250	500	
Special Events	5,070	7,023	1,779	5,000	2,376	634	3,010	3,000	
Net Incr (Decr) In FMV-Invest	994	(540)	-	-	-	-	-	-	
Special Assmnts- Tax Collector	2,261,020	2,256,776	2,256,773	2,256,776	2,185,174	71,602	2,256,776	2,256,776	
Special Assmnts- Delinquent	767	776	-	-	-	-	-	-	
Special Assmnts- Discounts	(80,802)	(81,111)	(80,443)	(90,271)	(83,670)	-	(83,670)	(90,271)	
Other Miscellaneous Revenues	9,977	8,455	7,393	6,000	4,901	1,750	6,651	6,000	
Access Cards	1,656	2,013	4,412	1,000	1,955	1,200	3,155	2,000	
TOTAL REVENUES	2,216,092	2,210,328	2,210,549	2,195,005	2,123,423	84,149	2,207,572	2,194,755	
EXPENDITURES									
<i>Administrative</i>									
P/R-Board of Supervisors	11,800	12,000	12,000	12,000	6,600	5,000	11,600	12,000	
FICA Taxes	903	918	918	918	505	383	888	918	
ProfServ-Arbitrage Rebate	400	400	400	600	-	600	600	600	
ProfServ-Dissemination Agent	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000	
ProfServ-Engineering	15,558	9,834	8,030	20,000	2,456	17,544	20,000	20,000	
ProfServ-Legal Services	21,409	29,200	29,100	30,000	8,837	21,163	30,000	30,000	
ProfServ-Mgmt Consulting Serv	49,000	49,000	49,735	50,730	29,593	21,138	50,731	50,730	
ProfServ-Property Appraiser	260	-	-	1,000	-	1,000	1,000	1,000	

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Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2013	FY 2014	FY 2015	BUDGET FY 2016	THRU APR-16	MAY- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
ProfServ-Special Assessment	7,900	7,900	8,019	8,179	8,179	-	8,179	8,179
ProfServ-Trustee Fees	7,690	7,690	8,172	9,500	5,161	4,339	9,500	9,500
Auditing Services	4,000	4,700	5,400	4,900	3,800	-	3,800	4,900
Communication - Telephone	28	1	-	-	-	-	-	-
Postage and Freight	2,030	2,035	2,092	2,000	1,203	897	2,100	2,100
Insurance - General Liability	29,804	31,197	31,336	36,036	31,465	-	31,465	34,612
Printing and Binding	1,779	1,866	1,912	2,500	722	1,278	2,000	2,500
Legal Advertising	1,698	782	1,748	2,000	155	1,845	2,000	2,000
Misc-Assessmnt Collection Cost	42,427	42,621	42,617	45,136	42,030	1,432	43,462	45,136
Misc-Reserve Study	-	1,600	-	-	-	-	-	1,600
Misc-Contingency	266	124	740	400	281	119	400	400
Administrative-Scholarships	-	-	-	600	-	600	600	600
Office Supplies	545	553	495	700	376	324	700	700
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	198,672	203,596	203,889	228,374	142,538	77,662	220,200	228,650
Field								
ProfServ-Web Site Development	295	295	295	450	295	155	450	450
Contracts-Landscape	580,536	580,536	584,213	599,400	348,803	249,145	597,948	599,400
Electricity - General	65,183	79,192	77,227	78,074	47,263	33,737	81,000	81,000
Utility - Water	61,903	62,377	70,235	62,000	37,972	27,028	65,000	65,000
R&M-Aquascaping	52,572	51,493	53,628	56,000	26,718	26,910	53,628	55,250
R&M-Common Area	28,939	32,770	37,307	30,000	9,010	20,990	30,000	30,000
R&M-Electrical	11,772	12,497	9,801	12,000	3,459	6,541	10,000	12,000
R&M-Other Landscape	32,934	34,384	55,712	30,000	17,892	12,108	30,000	30,000

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General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Approved Tentative Budget

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					THRU APR-16	MAY- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
R&M-Irrigation	23,336	32,007	23,978	25,000	18,882	6,118	25,000	25,000
R&M-Parks	-	-	484	-	-	-	-	-
Misc-Holiday Decor	2,162	3,826	3,101	3,476	610	2,490	3,100	3,500
Op Supplies - General	5,277	5,329	4,278	6,000	3,140	2,860	6,000	6,000
Total Field	864,909	894,706	920,259	902,400	514,044	388,082	902,126	907,600
<i>Parks and Recreation - General</i>								
ProfServ-Field Management	302,675	307,000	310,226	316,270	184,491	125,279	309,770	321,758
Contracts-Lifeguard Services	82,129	84,425	83,267	87,600	32,466	55,175	87,641	90,270
Contracts-Janitorial Services	7,512	7,182	7,182	7,500	4,190	3,310	7,500	7,500
Contracts-Security Services	49,851	51,819	53,195	50,000	29,264	21,736	51,000	55,000
Contracts-Security Alarms	486	338	477	500	217	283	500	500
Communication - Teleph - Field	5,970	6,261	2,087	7,600	3,725	3,875	7,600	7,600
Postage and Freight	55	102	143	200	-	150	150	200
Utility - Cable TV Billing	831	1,734	3,008	-	-	-	-	-
Electricity - General	25,356	30,216	31,530	31,000	15,993	15,007	31,000	31,000
Utility - Gas	395	1,227	548	1,000	510	290	800	1,000
Utility - Refuse Removal	3,300	3,691	3,357	3,500	2,110	1,490	3,600	3,600
Utility - Water & Sewer	18,170	23,245	32,097	29,000	17,411	12,589	30,000	29,000
R&M-Air Conditioning	525	713	616	1,000	256	744	1,000	1,000
R&M-Equipment	3,778	4,223	4,198	4,400	3,272	1,128	4,400	4,400
R&M-Fire Supression System	59	195	142	400	-	400	400	400
R&M-Grounds	4,058	3,910	4,279	4,300	430	3,870	4,300	4,300
R&M-Pest Control	520	430	507	600	112	488	600	600
R&M-Tennis Courts	4,952	6,491	2,573	4,500	1,070	2,930	4,000	4,500
R&M-Gazebo	1,489	1,584	1,639	1,600	980	620	1,600	1,600
Misc-Event Expense	23,813	19,763	19,736	21,000	5,958	15,042	21,000	21,000
Misc-Rec Center Equipment	2,615	1,437	2,648	3,000	442	2,558	3,000	3,000

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					THRU APR-16	MAY- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
Misc-Termite Bond	540	620	690	700	452	248	700	700
Misc-Licenses & Permits	625	625	625	700	-	700	700	700
Misc-Contingency	10,352	10,251	11,217	11,000	3,869	7,131	11,000	11,000
Office Supplies	2,554	1,981	2,237	2,500	1,501	999	2,500	2,500
Cleaning Supplies	825	908	990	1,000	660	340	1,000	1,000
Op Supplies - General	5,548	3,779	5,597	5,000	1,077	3,923	5,000	5,000
Op Supplies-Pool and Fountain	2,023	3,380	3,126	2,000	989	1,011	2,000	2,000
Op Supplies - Pool Chemicals	13,033	15,226	15,927	14,000	8,850	7,767	16,617	16,600
Subscriptions and Memberships	520	363	668	400	25	375	400	400
Total Parks and Recreation - General	574,559	593,119	604,532	612,270	320,320	289,458	609,778	628,128
Community Center								
ProfServ-Field Management	173,250	176,000	177,609	181,315	105,767	72,048	177,815	184,754
Contracts-Lifeguard Services	76,272	76,534	74,374	80,000	29,214	49,786	79,000	81,370
Contracts-Janitorial Services	7,512	7,182	7,182	7,500	4,295	3,205	7,500	7,500
Contracts-Security Services	37,380	36,477	39,981	40,000	19,464	20,536	40,000	40,000
Contracts-Security Alarms	240	438	180	240	180	60	240	240
Communication - Teleph - Field	7,117	6,298	4,214	4,500	2,470	2,030	4,500	4,500
Utility - Cable TV Billing	1,141	1,887	665	-	-	-	-	-
Electricity - General	18,860	22,677	21,771	20,000	10,317	9,683	20,000	20,000
Utility - Gas	612	417	436	600	510	-	510	600
Utility - Refuse Removal	2,335	2,670	3,170	3,000	1,857	1,343	3,200	3,200
Utility - Water & Sewer	11,167	9,799	8,843	11,000	3,833	4,200	8,033	10,000
R&M-Air Conditioning	694	600	1,064	1,000	-	1,000	1,000	1,000
R&M-Fire Supression System	59	484	668	400	192	558	750	750
R&M-Grounds	4,149	2,769	1,865	4,000	1,326	2,674	4,000	4,000
R&M-Pest Control	210	407	214	300	547	-	547	300
Misc-Rec Center Equipment	2,394	-	1,512	3,000	-	3,000	3,000	3,000

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					THRU APR-16	MAY- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
Misc-Termite Bond	250	250	250	350	135	115	250	350
Misc-Licenses & Permits	375	375	375	500	-	500	500	500
Misc-Contingency	9,733	28,610	10,093	8,500	225	8,275	8,500	8,500
Office Supplies	1,329	1,140	1,796	1,500	561	939	1,500	1,500
Cleaning Supplies	495	1,073	990	1,250	495	755	1,250	1,250
Op Supplies - General	3,600	1,461	4,806	3,600	149	3,451	3,600	3,600
Op Supplies-Pool and Fountain	535	899	1,136	1,500	9	1,491	1,500	1,500
Op Supplies - Pool Chemicals	12,736	12,087	14,835	12,500	8,790	7,767	16,557	16,600
Total Community Center	372,445	390,534	378,029	386,555	190,336	193,416	383,752	395,014
TOTAL EXPENDITURES	2,010,585	2,081,955	2,106,709	2,129,599	1,167,238	948,618	2,115,856	2,159,392
Reserves								
R&M-Reserves Amenity Center	5,417	60,526	57,745	149,000	868	59,132	60,000	63,000
R&M-Reserves Splash Park	60,034	4,247	4,582	63,000	4,187	5,813	10,000	27,000
Total Reserves	65,451	64,773	62,327	212,000	5,055	64,945	70,000	90,000
TOTAL EXPENDITURES & RESERVES	2,076,036	2,146,728	2,169,036	2,341,599	1,172,293	1,013,563	2,185,856	2,249,392
Excess (deficiency) of revenues								
Over (under) expenditures	140,056	63,600	41,513	(146,594)	951,130	(929,414)	21,716	(54,637)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(146,594)	-	-	-	(54,637)
TOTAL OTHER SOURCES (USES)	-	-	-	(146,594)	-	-	-	(54,637)
Net change in fund balance	140,056	63,600	41,513	(146,594)	951,130	(929,414)	21,716	(54,637)
FUND BALANCE, BEGINNING	2,109,890	2,249,946	2,313,546	2,355,059	2,355,059	-	2,355,059	2,376,775
FUND BALANCE, ENDING	\$ 2,249,946	\$ 2,313,546	\$ 2,355,059	\$ 2,208,465	\$ 3,306,189	\$ (929,414)	\$ 2,376,775	\$ 2,322,138

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 2,376,775
Net Change in Fund Balance - Fiscal Year 2017	(54,637)
Reserves - Fiscal Year 2017 Additions	90,000
Total Funds Available (Estimated) - 9/30/2017	2,412,138

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	539,848 ⁽¹⁾
Reserves - Entry Features	107,161
Reserves - Park	180,061
Reserves - Recreational Facilities	724,292
Reserves - Misc. Site Improvement	109,628
Reserves - Signage	168,600
Subtotal	<u>1,829,590</u>

Total Allocation of Available Funds	1,829,590
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Total Unassigned (undesignated) Cash	\$ <u>582,548</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2017**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 two contracted vendors for use of the tennis courts.

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 and additional splash passes.

Budget Narrative
Fiscal Year 2017**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 the 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 2007 Series of Benefit 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 2017**EXPENDITURES****Administrative** (continued)**Professional Services - Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Environmental Services, Inc. This includes records storage and IT charges to process all of the district's financial activities, i.e. accounts payable, financial statements, budgets, etc. by Severn Trent.

Professional Services - Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. 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.

Professional Services - Special Assessment

Severn Trent Services fees to prepare the District's Special Assessment Roll.

Professional Services - Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2007 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. The budgeted amount for this fiscal year is based on FY 2014 contracted fees from an existing engagement letter.

Postage & Freight

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

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Administrative** (continued)**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.

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 2017 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Misc. - Reserve Study

This category provides funds for the reserve study.

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.

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Administrative** (continued)**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.

Field**Professional Services - Web Site Development:**

This represents costs for the community web site construction and maintenance.

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 includes the cost of the annuals.

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.

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Field** (continued)**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.

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.

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.

Budget Narrative
Fiscal Year 2017**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.

Contracts - Lifeguard Services:

These services are provided through a contracted service agreement with Amenity Aquatics Staffing, Inc.

Contracts - Janitorial Services:

The District has a contract with New Venture of Jacksonville 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.

Contracts - Security Alarms:

This is the alarm monitoring contract for Amenity Center.

Communication - Telephone - Field:

Includes monthly service fee for local and long distance services.

Postage and Freight:

Mailing of flyers and correspondence, etc.

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Parks and Recreation - General** (continued)**Electricity - General:**

Electricity usage for District facilities and assets.

Utility - Gas:

Gas for the Amenity Center fireplace and maintenance equipment.

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:

Service for preventative maintenance with B - Cool Air Conditioning.

R&M - Equipment:

Lease of copier with Great America Leasing Corp.

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.

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Parks and Recreation - General** (continued)**R&M - Tennis Courts:**

Top dressing clay, replacement parts and equipment.

R&M - Gazebo:

Phone line expenditures at the Gazebo for the security cameras.

R&M - Reserves:

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

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
Adult Only Events	\$2,000
Amazing Race	\$500
Back to School Bash	\$700
Book Club	\$200
Card Game Days	No Charge
Casino Trips	\$650
Chilly Challenge	\$300
Christmas Crafts	\$100
Costume Parade	\$185
Earth Day	\$250
Easter Egg Hunt	\$900
End of School Bash	\$1,500

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Parks and Recreation - General** (continued)**Miscellaneous - Event Expense:** (continued)

Name of Event/Group	Estimated Expenditures
Family Fridays	\$1,500
Floating Flicks	\$1,000
Fourth of July Fun Day	\$500
Hoedown	\$2,500
Kindergarten Kraft Days	\$85
Live Entertainment/Music @ Pool	\$1,200
Memorial Day Parade	\$300
Monthly Seminars	No Charge
New Events	\$1,200
Nifty Fifty Plus Club	\$1,150
Parade of Trees	\$500
Popcorn and Movie Days	\$280
Pumpkin Decorating Day	\$900
Romeo and Juliet Club	No Charge
Spring Break Activity Week	\$900
Tea Parties	\$700
Unity Day	\$500
Winter Festival	\$500
Total	\$21,000

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Parks and Recreation - General** (continued)**Miscellaneous - Rec. Center Equipment:**

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

Miscellaneous - Termite Bond:

The District currently has a contract with Home Team Services.

Miscellaneous - Licenses & Permits:

County Health Department pool operating permits.

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 2017**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.

Subscriptions and Memberships:

Cost of local newspapers, magazines, recreational subscriptions.

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.

Contracts - Lifeguard Services:

These services are provided through a contracted service agreement with Amenity Aquatics Staffing, Inc.

Contracts - Janitorial Services:

This is a contract with New Venture of Jacksonville 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.

Contracts - Security Alarms:

This is the alarm monitoring contract for the Splash Park facilities.

Budget Narrative
Fiscal Year 2017

EXPENDITURES

Community Center (Splash Park) (continued)

Communication - Teleph - Field:

Includes monthly service fee for local and long distance services.

Electricity - General:

Electricity usage for District facilities and assets.

Utility - Gas:

Gas for maintenance equipment.

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.

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.

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Community Center (Splash Park)** (continued)**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.

R&M - Reserves:

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

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.

Miscellaneous - Licenses & Permits:

County Health Department pool operating permits.

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.

Budget Narrative
Fiscal Year 2017

EXPENDITURES

Community Center (Splash Park) (continued)

Office Supplies:

Paper, printer cartridges, pens and miscellaneous office supplies.

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.

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.

Fleming Island Plantation

Community Development District

Debt Service Budget

Fiscal Year 2017

FLEMING ISLAND PLANTATION

Community Development District

2007 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-16	PROJECTED MAY- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES								
Interest - Investments	\$ 844	\$ 773	\$ 796	\$ 500	\$ 814	\$ 581	\$ 1,395	\$ 500
Special Assmnts- Tax Collector	1,948,346	1,944,428	1,944,425	1,944,430	1,882,062	61,672	1,943,734	1,943,736
Special Assmnts- Prepayment	52,209	-	-	-	-	-	-	-
Special Assmnts- Delinquent	693	668	-	-	-	-	-	-
Special Assmnts- Discounts	(69,625)	(69,885)	(69,309)	(77,777)	(72,064)	-	(72,064)	(77,749)
TOTAL REVENUES	1,932,467	1,875,984	1,875,912	1,867,153	1,810,812	62,253	1,873,065	1,866,487
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	36,561	36,498	36,494	38,889	36,200	1,233	37,433	38,875
Total Administrative	36,561	36,498	36,494	38,889	36,200	1,233	37,433	38,875
<i>Debt Service</i>								
Principal Debt Retirement	795,000	830,000	865,000	900,000	-	900,000	900,000	935,000
Principal Prepayments	-	55,000	5,000	-	-	-	-	-
Interest Expense	1,002,019	971,963	939,488	904,775	452,388	452,388	904,776	868,775
Total Debt Service	1,797,019	1,856,963	1,809,488	1,804,775	452,388	1,352,388	1,804,776	1,803,775
TOTAL EXPENDITURES	1,833,580	1,893,461	1,845,982	1,843,664	488,588	1,353,621	1,842,209	1,842,650

FLEMING ISLAND PLANTATION

Community Development District

2007 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2017	ACTUAL THRU APR-16	PROJECTED MAY- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
Excess (deficiency) of revenues								
Over (under) expenditures	98,887	(17,477)	29,930	23,489	1,322,224	(1,291,367)	30,857	23,837
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	23,489	-	-	-	23,837
TOTAL OTHER SOURCES (USES)	-	-	-	23,489	-	-	-	23,837
Net change in fund balance	98,887	(17,477)	29,930	23,489	1,322,224	102,245	30,857	23,837
FUND BALANCE, BEGINNING	1,278,902	1,377,789	1,360,312	1,390,242	1,390,242	-	1,390,242	1,421,099
FUND BALANCE, ENDING	\$ 1,377,789	\$ 1,360,312	\$ 1,390,242	\$ 1,413,731	\$ 2,712,466	\$ 102,245	\$ 1,421,099	\$ 1,444,936

FLEMING ISLAND PLANTATION

Community Development District

2007 Debt Service Fund

Amortization Schedule 2007 Special Assessment Revenue Refunding Bonds

Year	*Principal	Interest	Principal Balance	Fiscal Total
11/1/2016	\$0	\$434,388	\$19,410,000	
5/1/2017	\$935,000	\$434,388	\$18,475,000	\$1,803,775
11/1/2017	\$0	\$415,688	\$18,475,000	
5/1/2018	\$975,000	\$415,688	\$17,500,000	\$1,806,375
11/1/2018	\$0	\$393,750	\$17,500,000	
5/1/2019	\$1,020,000	\$393,750	\$16,480,000	\$1,807,500
11/1/2019	\$0	\$370,800	\$16,480,000	
5/1/2020	\$1,065,000	\$370,800	\$15,415,000	\$1,806,600
11/1/2020	\$0	\$346,838	\$15,415,000	
5/1/2021	\$1,115,000	\$346,838	\$14,300,000	\$1,808,675
11/1/2021	\$0	\$321,750	\$14,300,000	
5/1/2022	\$1,165,000	\$321,750	\$13,135,000	\$1,808,500
11/1/2022	\$0	\$295,538	\$13,135,000	
5/1/2023	\$1,215,000	\$295,538	\$11,920,000	\$1,806,075
11/1/2023	\$0	\$268,200	\$11,920,000	
5/1/2024	\$1,270,000	\$268,200	\$10,650,000	\$1,806,400
11/1/2024	\$0	\$239,625	\$10,650,000	
5/1/2025	\$1,330,000	\$239,625	\$9,320,000	\$1,809,250
11/1/2025	\$0	\$209,700	\$9,320,000	
5/1/2026	\$1,390,000	\$209,700	\$7,930,000	\$1,809,400
11/1/2026	\$0	\$178,425	\$7,930,000	
5/1/2027	\$1,450,000	\$178,425	\$6,480,000	\$1,806,850
11/1/2027	\$0	\$145,800	\$6,480,000	
5/1/2028	\$1,515,000	\$145,800	\$4,965,000	\$1,806,600
11/1/2028	\$0	\$111,713	\$4,965,000	
5/1/2029	\$1,585,000	\$111,713	\$3,380,000	\$1,808,425
11/1/2029	\$0	\$76,050	\$3,380,000	
5/1/2030	\$1,655,000	\$76,050	\$1,725,000	\$1,807,100
11/1/2030	\$0	\$38,813	\$1,725,000	
5/1/2031	\$1,725,000	\$38,813	\$0	\$1,802,625
Totals	\$19,410,000	\$7,694,150		\$27,104,150

Budget Narrative
Fiscal Year 2017

REVENUES

Interest - Investments

The District earns interest income on their trust accounts with US 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 2017 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2017

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 2017

**Comparison of Assessment Rates
Fiscal Year 2017 vs. Fiscal Year 2016**

Village	Maintenance			Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2017	FY 2016	Percent Change	FY 2017	FY 2016	Percent Change	FY 2017	FY 2016	Percent Change	
Lighthouse Apts	\$150.17	\$150.17	0.0%	\$138.70	\$138.70	0.0%	\$288.87	\$288.87	0.0%	501.00
Autumn Glen	\$563.13	\$563.13	0.0%	\$346.75	\$346.75	0.0%	\$909.88	\$909.88	0.0%	220.00
Lake Ridge North	\$563.13	\$563.13	0.0%	\$346.75	\$346.75	0.0%	\$909.88	\$909.88	0.0%	339.00
Carrington Place	\$563.13	\$563.13	0.0%	\$346.75	\$346.75	0.0%	\$909.88	\$909.88	0.0%	96.00
Amberwood	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	58.00
Lake Ridge South	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	104.00
Woodlands	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	218.00
Fairway Village	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	75.00
Heritage Oaks	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	53.00
Chatham Village	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	161.00
Cypress Glen	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	176.00
Covington	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	59.00
Thornhill	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	130.00
John's Landing	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	49.00
Southern Links	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	116.00
The Links	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	146.00
River Hills Reserve	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	99.00
Margaret's Walk	\$750.84	\$750.84	0.0%	\$693.49	\$693.49	0.0%	\$1,444.33	\$1,444.33	0.0%	180.00
Office	\$2,627.93	\$2,627.92	0.0%	\$2,427.22	\$2,427.22	0.0%	\$5,055.15	\$5,055.14	0.0%	55.95
Retail	\$5,255.87	\$5,255.85	0.0%	\$4,854.44	\$4,854.44	0.0%	\$10,110.31	\$10,110.29	0.0%	84.20
Golf Course	\$3,754.19	\$3,754.18	0.0%	\$3,467.46	\$3,467.46	0.0%	\$7,221.65	\$7,221.64	0.0%	1.00
										2,921.15