

FLEMING ISLAND PLANTATION
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2015

Version 3 - Adopted Budget:
(Adopted on 8/26/14)

Prepared by:



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Fleming Island Plantation
Community Development District

Operating Budget

Fiscal Year 2015

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	FY 2012	FY 2013	BUDGET FY 2014	THRU JUL-2014	AUG - SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
REVENUES								
Interest - Investments	\$ 17,573	\$ 12,499	\$ 12,255	\$ 10,000	\$ 8,494	\$ 1,773	\$ 10,267	\$ 10,000
Room Rentals	5,180	7,730	4,686	6,000	5,470	530	6,000	6,000
Tennis Program Fees	2,085	854	469	750	-	75	75	500
Special Events	2,152	5,350	5,070	5,000	7,023	477	7,500	5,000
Net Incr (Decr) In FMV-Invest	1,358	2,174	994	-	-	-	-	-
Interest - Tax Collector	231	-	-	-	-	-	-	-
Special Assmnts- Tax Collector	2,308,931	2,309,989	2,261,020	2,256,767	2,256,776	-	2,256,776	2,256,767
Special Assmnts- CDD Collected	8,051	-	-	-	-	-	-	-
Special Assmnts- Delinquent	19	1,548	767	-	776	-	776	-
Special Assmnts- Discounts	(82,061)	(75,942)	(80,802)	(90,271)	(81,111)	-	(81,111)	(90,271)
Developer Contribution	-	4,060	-	-	-	-	-	-
Other Miscellaneous Revenues	12,756	14,169	9,977	6,000	5,226	774	6,000	6,000
Access Cards	1,535	967	1,656	1,000	1,893	-	1,893	1,000
TOTAL REVENUES	2,277,810	2,283,398	2,216,092	2,195,246	2,204,547	3,629	2,208,176	2,194,996

EXPENDITURES

Administrative

P/R-Board of Supervisors	12,000	11,800	11,800	12,000	10,000	2,000	12,000	12,000
FICA Taxes	918	903	903	918	765	153	918	918
ProfServ-Arbitrage Rebate	600	600	400	600	400	-	400	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	32,191	32,042	15,558	20,000	4,373	5,627	10,000	20,000
ProfServ-Legal Services	27,799	24,885	21,409	30,000	19,856	10,144	30,000	30,000
ProfServ-Mgmt Consulting Serv	47,607	47,607	49,000	49,000	40,833	8,167	49,000	49,735
ProfServ-Property Appraiser	-	520	260	1,000	-	500	500	1,000
ProfServ-Special Assessment	7,725	7,725	7,900	7,900	7,900	-	7,900	8,019

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	FY 2012	FY 2013	BUDGET FY 2014	THRU JUL-2014	AUG - SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
ProfServ-Trustee	6,408	7,690	7,690	9,500	7,690	-	7,690	9,500
ProfServ-Compliance Service	-	63,850	-	-	-	-	-	-
Auditing Services	7,000	6,700	4,000	4,700	4,700	-	4,700	4,700
Communication - Telephone	124	39	28	400	1	99	100	-
Postage and Freight	2,930	2,077	2,030	2,000	1,616	616	2,232	2,000
Insurance - General Liability	25,794	26,801	29,804	34,275	31,197	-	31,197	35,877
Printing and Binding	2,191	1,927	1,779	3,000	1,438	462	1,900	3,000
Legal Advertising	3,710	1,081	1,698	2,200	468	1,332	1,800	2,200
Misc-Assessmnt Collection Cost	43,192	41,370	42,427	45,135	42,621	-	42,621	45,135
Misc-Reserve Study	-	-	-	1,500	1,600	-	1,600	-
Misc-Contingency	182	392	266	2,000	82	218	300	400
Office Supplies	641	628	545	1,000	553	147	700	1,000
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	222,187	279,812	198,672	228,303	177,268	29,465	206,733	227,259
Field								
ProfServ-Web Site Development	295	545	295	650	295	-	295	650
Contracts-Landscape	580,536	580,536	580,536	580,536	483,780	96,756	580,536	600,000
Postage and Freight	-	(75)	-	-	-	-	-	-
Electricity - General	81,871	71,245	65,183	74,000	68,295	13,610	81,905	74,000
Utility - Water	106,639	57,229	61,903	62,000	49,312	12,688	62,000	62,000
R&M-General	3,995	-	-	1,000	-	-	-	1,000
R&M-Aquascaping	52,056	52,056	52,572	55,000	40,767	12,333	53,100	56,000
R&M-Common Area	17,474	25,576	28,939	30,000	19,935	10,065	30,000	30,000
R&M-Electrical	8,179	16,018	11,772	16,000	11,823	3,177	15,000	15,000
R&M-Other Landscape	50,830	33,139	32,934	30,000	20,014	9,986	30,000	30,000
R&M-Irrigation	18,737	17,007	23,336	25,000	27,806	1,000	28,806	25,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	FY 2012	FY 2013	BUDGET FY 2014	THRU JUL-2014	AUG - SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
Misc-Holiday Decor	3,688	2,592	2,162	3,500	2,548	600	3,148	3,500
Misc-Hurricane Expense	-	-	-	6,000	-	3,000	3,000	3,000
Op Supplies - General	4,142	3,984	5,277	6,000	4,510	1,490	6,000	6,000
Total Field	928,442	859,852	864,909	889,686	729,085	164,705	893,790	906,150
Parks and Recreation - General								
ProfServ-Field Management	295,250	299,679	302,675	307,000	255,833	51,167	307,000	310,070
Contracts-Lifeguard Services	82,237	83,720	82,129	85,000	63,431	19,152	82,583	85,000
Contracts-Janitorial Services	8,667	7,512	7,512	8,000	5,985	1,195	7,180	8,000
Contracts-Security Services	43,934	49,788	49,851	50,000	43,200	4,800	48,000	50,000
Contracts-Security Alarms	276	288	486	400	338	-	338	400
Communication - Teleph - Field	5,551	5,743	5,970	5,650	5,169	1,031	6,200	5,500
Postage and Freight	119	58	55	250	46	46	92	250
Utility - Cable TV Billing	900	952	831	900	857	143	1,000	1,000
Electricity - General	33,447	31,318	25,356	32,000	24,824	5,176	30,000	30,000
Utility - Gas	925	1,359	395	1,400	528	872	1,400	1,400
Utility - Refuse Removal	2,269	2,779	3,300	3,500	3,156	344	3,500	3,500
Utility - Water & Sewer	28,677	15,722	18,170	20,000	17,417	3,183	20,600	18,000
R&M-Air Conditioning	1,172	760	525	1,000	713	-	713	1,000
R&M-Equipment	3,040	3,451	3,778	3,500	3,887	513	4,400	4,200
R&M-Fire Supression System	113	358	59	400	195	205	400	400
R&M-Grounds	4,667	2,775	4,058	5,000	3,910	590	4,500	4,500
R&M-Pest Control	450	450	520	600	430	170	600	600
R&M-Tennis Courts	4,091	2,524	4,952	4,500	1,773	2,727	4,500	4,500
R&M-Gazebo	1,439	1,439	1,489	1,500	1,315	245	1,560	1,600
R&M-Reserves	36,048	68,106	5,417	153,000	60,526	-	60,526	141,909
Misc-Event Expense	22,119	26,191	23,813	21,000	18,455	2,545	21,000	21,000
Misc-Rec Center Equipment	2,790	1,947	2,615	3,000	1,204	1,796	3,000	3,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	FY 2012	FY 2013	BUDGET FY 2014	THRU JUL-2014	AUG - SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
Misc-Termite Bond	540	540	540	550	620	280	900	900
Misc-Licenses & Permits	652	625	625	750	625	-	625	750
Misc-Contingency	11,036	9,071	10,352	10,000	9,299	701	10,000	10,000
Office Supplies	2,270	2,197	2,554	2,500	1,803	697	2,500	2,500
Cleaning Supplies	649	660	825	1,000	825	175	1,000	1,000
Op Supplies - General	4,701	5,484	5,548	5,000	3,413	1,587	5,000	5,000
Op Supplies-Pool and Fountain	1,762	1,838	2,023	2,000	1,760	240	2,000	2,000
Op Supplies - Pool Chemicals	11,705	12,396	13,033	13,000	12,835	2,565	15,400	13,500
Subscriptions and Memberships	445	142	520	400	363	37	400	400
Total Parks and Recreation - General	611,941	639,872	579,976	742,800	544,735	102,182	646,917	731,879
Community Center								
ProfServ-Field Management	169,000	171,535	173,250	176,000	146,667	29,333	176,000	177,760
Contracts-Lifeguard Services	83,150	82,576	76,272	77,000	57,359	18,030	75,389	77,000
Contracts-Janitorial Services	7,134	7,512	7,512	8,000	5,985	1,815	7,800	8,000
Contracts-Security Services	42,232	39,351	37,380	40,000	30,008	5,992	36,000	40,000
Contracts-Security Alarms	220	220	240	240	378	-	378	240
Communication - Teleph - Field	3,978	4,434	7,117	4,300	6,051	599	6,650	4,000
Utility - Cable TV Billing	960	959	1,141	960	900	180	1,080	1,100
Electricity - General	22,848	21,992	18,860	24,000	17,866	3,634	21,500	20,000
Utility - Gas	610	407	612	600	-	600	600	600
Utility - Refuse Removal	1,548	2,338	2,335	3,000	2,132	868	3,000	3,000
Utility - Water & Sewer	20,598	10,647	11,167	15,000	7,391	3,837	11,228	13,000
R&M-Air Conditioning	781	843	694	1,000	600	400	1,000	1,000
R&M-Fire Supression System	145	340	59	400	484	-	484	400
R&M-Grounds	1,530	3,331	4,149	4,000	2,769	1,083	3,852	4,000
R&M-Pest Control	280	280	210	300	407	-	407	300

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2011	ACTUAL FY 2012	ACTUAL FY 2013	ADOPTED BUDGET FY 2014	ACTUAL THRU JUL-2014	PROJECTED AUG - SEP-2014	TOTAL PROJECTED FY 2014	ANNUAL BUDGET FY 2015
R&M-Reserves	-	-	60,034	38,520	4,247	-	4,247	60,000
Misc-Rec Center Equipment	873	2,033	2,394	3,000	-	3,000	3,000	3,000
Misc-Termite Bond	250	1,018	250	380	250	130	380	380
Misc-Licenses & Permits	375	375	375	500	375	125	500	500
Misc-Contingency	8,163	8,019	9,733	8,500	6,356	2,144	8,500	8,500
Office Supplies	684	1,026	1,329	1,500	369	781	1,150	1,500
Cleaning Supplies	213	660	495	1,250	825	175	1,000	1,250
Op Supplies - General	2,940	3,773	3,600	4,000	1,215	2,785	4,000	4,000
Op Supplies-Pool and Fountain	1,497	1,377	535	2,000	899	601	1,500	1,500
Op Supplies - Pool Chemicals	10,670	12,019	12,736	11,700	9,696	2,004	11,700	12,100
Total Community Center	380,679	377,065	432,479	426,150	303,229	78,116	381,345	443,130
TOTAL EXPENDITURES	2,143,249	2,156,601	2,076,036	2,286,939	1,754,317	374,468	2,128,785	2,308,418
Excess (deficiency) of revenues Over (under) expenditures	134,561	126,797	140,056	(91,693)	450,230	(370,839)	79,391	(113,422)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(91,693)	-	-	-	(113,422)
TOTAL OTHER SOURCES (USES)	-	-	-	(91,693)	-	-	-	(113,422)
Net change in fund balance	134,561	126,797	140,056	(91,693)	450,230	(370,839)	79,391	(113,422)
FUND BALANCE, BEGINNING	1,848,530	1,983,091	2,109,888	2,249,944	2,249,944	-	2,249,944	2,329,335
FUND BALANCE, ENDING	\$ 1,983,091	\$ 2,109,888	\$ 2,249,944	\$ 2,158,251	\$ 2,700,174	\$ (370,839)	\$ 2,329,335	\$ 2,215,913

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2015	\$ 2,329,335
Net Change in Fund Balance - Fiscal Year 2015	(113,422)
Reserves - Fiscal Year 2015 Additions	201,909
Total Funds Available (Estimated) - 9/30/2015	2,417,822

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Prepaid Items	6,195
Deposits	11,415
Subtotal	<u>17,610</u>

Assigned Fund Balance

Operating Reserve - Operating Capital	577,105 ⁽¹⁾
Reserves - Entry Features	60,576
Reserves - Park	43,338
Reserves-Recreation Facilities	486,365
Reserves-Misc.Site Improvement	74,230
Reserves - Signage	91,000
FY 2015 Additions	201,909
Subtotal	<u>1,534,523</u>

Total Allocation of Available Funds	1,552,133
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Total Unassigned (undesignated) Cash	\$ <u>865,689</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2015

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 Program Fees

This is revenue collected from two contracted vendors for use of the tennis courts.

Special Events

Revenue collected for special events, e.g., casino trips.

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 2015

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 2015

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 IT charges to process all of the district's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a mainframe computer owned 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

The District pays US Bank an annual fee for trustee services on the Series 2007 Special Assessment Bonds. The budgeted amount anticipates an estimated 15% increase plus any out-of-pocket expenses.

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 2013 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 2015

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 15% 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 other 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 also 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 2015 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.

Office Supplies

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

Budget Narrative
Fiscal Year 2015

EXPENDITURES

Administrative (continued)

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.

R&M- General:

The cost of any general repair and maintenance expenditures that are incurred.

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.

Budget Narrative
Fiscal Year 2015

EXPENDITURES

Field (continued)

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.

Misc. – Holiday Decor:

Represents purchasing, installation of holiday decorations within the District.

Misc. – Hurricane Expense:

This is a line item to help with debris clean up during and after severe weather events.

Op Supplies- General:

Represents any minor expenditure for materials the District may need to.

Budget Narrative
Fiscal Year 2015

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 – Teleph – Field:

Includes monthly service fee for local and long distance services.

Postage and Freight:

Mailing of flyers and correspondence, etc.

Utility – Cable TV Billing:

Cable TV and internet service for the building.

Budget Narrative
Fiscal Year 2015

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 2015

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.

Misc. – Event Expense:

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

Name of Event/Group	Estimated Expenditures
Wacky Wednesday Pool Game Days	\$ 25
Christmas Crafts	75
Parade of Trees	75
Kindergarten Kraft Day	85
Thanksgiving Feast	100
Autism Walk	150
Costume Parade	185
Book Club	200
Bingo	200
Prom Dinner	200
Memorial Day Parade	250
Monthly Crafts	250

Budget Narrative
Fiscal Year 2015

EXPENDITURES

Parks and Recreation- General (continued)

Misc. – Event Expense: (continued)

Name of Event/Group	Estimated Expenditures
Popcorn and Movie Days	\$ 280
Chilly Challenge	300
Taste of the Island Festival	350
Navy Band Concerts	425
Play Pals	450
Tea Parties	450
Fourth of July Fun Day	500
Winter Festival	500
Movies in the Park	500
End of School Bash	650
Back to School Bash	700
Easter Egg Hunt	900
Pumpkin Decorating Day	900
Floating Flicks	1,050
Nifty Fifty Plus Club	1,150
New Events	1,200
Adult Only Events	2,000
Holiday Cocktail Party	2,500
Concert Series	4,400
Card Game Days	No Charge
Monthly Seminars	No Charge
Romeo and Juliet Clubs	No Charge
Total	\$21,000

Budget Narrative
Fiscal Year 2015

EXPENDITURES

Parks and Recreation- General (continued)

Misc. – Rec. Center Equipment:

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

Misc. – Termite Bond:

The District currently has a contract with Home Team Services.

Misc. – Licenses & Permits:

County Health Department pool operating permits.

Misc. – 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 2015

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 2015

EXPENDITURES

Community Center (Splash Park) (continued)

Communication- Teleph- Field:

Includes monthly service fee for local and long distance services.

Utility – Cable TV Billing:

Cable TV and internet service for the building.

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 2015

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.

Misc. – Rec. Center Equipment:

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

Misc. – Termite Bond:

The District currently has a contract with Turner Pest Control.

Misc. – Licenses & Permits:

County Health Department pool operating permits.

Misc. – 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 2015

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 2015

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2015 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2011	FY 2012	FY 2013	BUDGET FY 2014	THRU JUL-2014	AUG - SEP-2014	PROJECTED FY 2014	BUDGET FY 2015
REVENUES								
Interest - Investments	\$ 2,915	\$ 810	\$ 844	\$ 500	\$ 442	\$ 316	\$ 758	\$ 500
Special Assmnts- Tax Collector	1,948,345	1,948,346	1,948,346	1,944,428	1,881,341	63,087	1,944,428	1,944,430
Special Assmnts- Prepayment	59,143	-	52,209	-	-	-	-	-
Special Assmnts- CDD Collected	4,855	-	-	-	-	-	-	-
Special Assmnts- Delinquent	15	1,331	693	-	668	-	668	-
Special Assmnts- Discounts	(69,178)	(64,000)	(69,625)	(77,777)	(71,739)	(2,523)	(74,262)	(77,777)
TOTAL REVENUES	1,946,095	1,886,487	1,932,467	1,867,151	1,810,712	60,880	1,871,592	1,867,153
EXPENDITURES								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	36,412	34,895	36,561	38,889	36,205	1,262	37,467	38,889
Total Administrative	36,412	34,895	36,561	38,889	36,205	1,262	37,467	38,889
<i>Debt Service</i>								
Principal Debt Retirement	745,000	775,000	795,000	830,000	830,000	-	830,000	865,000
Principal Prepayments	60,000	5,000	-	-	55,000	-	55,000	-
Interest Expense	1,059,113	1,030,225	1,002,019	973,200	971,963	-	971,963	939,600
Total Debt Service	1,864,113	1,810,225	1,797,019	1,803,200	1,856,963	-	1,856,963	1,804,600
TOTAL EXPENDITURES	1,900,525	1,845,120	1,833,580	1,842,089	1,893,168	1,262	1,894,430	1,843,489
Excess (deficiency) of revenues								
Over (under) expenditures	45,570	41,367	98,887	25,062	(82,456)	59,618	(22,838)	23,664
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	25,062	-	-	-	23,664
TOTAL OTHER SOURCES (USES)	-	-	-	25,062	-	-	-	23,664
Net change in fund balance	45,570	41,367	98,887	25,062	(82,456)	59,618	(22,838)	23,664
FUND BALANCE, BEGINNING	1,191,964	1,237,534	1,278,901	1,377,788	1,377,788	-	1,377,788	1,354,950
FUND BALANCE, ENDING	\$ 1,237,534	\$ 1,278,901	\$ 1,377,788	\$ 1,402,850	\$ 1,295,332	\$ 59,618	\$ 1,354,950	\$ 1,378,613

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
11/1/2014	\$0	\$469,800	\$21,180,000	
5/1/2015	\$865,000	\$469,800	\$20,315,000	\$1,804,600
11/1/2015	\$0	\$452,500	\$20,315,000	
5/1/2016	\$900,000	\$452,500	\$19,415,000	\$1,805,000
11/1/2016	\$0	\$434,500	\$19,415,000	
5/1/2017	\$935,000	\$434,500	\$18,480,000	\$1,804,000
11/1/2017	\$0	\$415,800	\$18,480,000	
5/1/2018	\$975,000	\$415,800	\$17,505,000	\$1,806,600
11/1/2018	\$0	\$393,863	\$17,505,000	
5/1/2019	\$1,020,000	\$393,863	\$16,485,000	\$1,807,725
11/1/2019	\$0	\$370,913	\$16,485,000	
5/1/2020	\$1,065,000	\$370,913	\$15,420,000	\$1,806,825
11/1/2020	\$0	\$346,950	\$15,420,000	
5/1/2021	\$1,115,000	\$346,950	\$14,305,000	\$1,808,900
11/1/2021	\$0	\$321,863	\$14,305,000	
5/1/2022	\$1,165,000	\$321,863	\$13,140,000	\$1,808,725
11/1/2022	\$0	\$295,650	\$13,140,000	
5/1/2023	\$1,215,000	\$295,650	\$11,925,000	\$1,806,300
11/1/2023	\$0	\$268,313	\$11,925,000	
5/1/2024	\$1,270,000	\$268,313	\$10,655,000	\$1,806,625
11/1/2024	\$0	\$239,738	\$10,655,000	
5/1/2025	\$1,330,000	\$239,738	\$9,325,000	\$1,809,475
11/1/2025	\$0	\$209,813	\$9,325,000	
5/1/2026	\$1,390,000	\$209,813	\$7,935,000	\$1,809,625
11/1/2026	\$0	\$178,538	\$7,935,000	
5/1/2027	\$1,450,000	\$178,538	\$6,485,000	\$1,807,075
11/1/2027	\$0	\$145,913	\$6,485,000	
5/1/2028	\$1,515,000	\$145,913	\$4,970,000	\$1,806,825
11/1/2028	\$0	\$111,825	\$4,970,000	
5/1/2029	\$1,585,000	\$111,825	\$3,385,000	\$1,808,650
11/1/2029	\$0	\$76,163	\$3,385,000	
5/1/2030	\$1,655,000	\$76,163	\$1,730,000	\$1,807,325
11/1/2030	\$0	\$38,925	\$1,730,000	
5/1/2031	\$1,730,000	\$38,925	\$0	\$1,807,850
Totals	\$21,180,000	\$9,542,125		\$30,722,125

Budget Narrative
Fiscal Year 2015

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 also 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 2015 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2015

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 2015

**Comparison of Assessment Rates
Fiscal Year 2015 vs. Fiscal Year 2014**

Village	Maintenance			Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	Percent Change	FY 2015	FY 2014	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	\$2,627.92	\$2,627.93	0.0%	\$2,427.22	\$2,427.22	0.0%	\$5,055.14	\$5,055.15	0.0%	55.95
Retail	\$5,255.85	\$5,255.85	0.0%	\$4,854.44	\$4,854.44	0.0%	\$10,110.29	\$10,110.29	0.0%	84.20
Golf Course	\$3,754.18	\$3,754.18	0.0%	\$3,467.46	\$3,467.46	0.0%	\$7,221.64	\$7,221.64	0.0%	1.00
										2,921.15