

# **FLEMING ISLAND PLANTATION**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2016**

Version 2 - Adopted Budget  
(Adopted 8/25/2015)

Prepared by:



# FLEMING ISLAND PLANTATION

Community Development District

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**Fleming Island Plantation**

Community Development District

**Operating Budget**

Fiscal Year 2016

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU JULY-2015	PROJECTED AUG- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
<b>REVENUES</b>								
Interest - Investments	\$ 12,499	\$ 12,255	\$ 10,170	\$ 10,000	\$ 8,213	\$ 1,643	\$ 9,856	\$ 10,000
Room Rentals	7,730	4,686	6,695	6,000	6,260	300	6,560	6,000
Tennis Program Fees	854	469	71	500	1,131	600	1,731	500
Special Events	5,350	5,070	7,023	5,000	1,779	791	2,570	5,000
Net Incr (Decr) In FMV-Invest	2,174	994	(540)	-	-	-	-	-
Special Assmnts- Tax Collector	2,309,989	2,261,020	2,256,776	2,256,767	2,256,773	-	2,256,773	2,256,776
Special Assmnts- Delinquent	1,548	767	776	-	-	-	-	-
Special Assmnts- Discounts	(75,942)	(80,802)	(81,111)	(90,271)	(80,443)	-	(80,443)	(90,271)
Developer Contribution	4,060	-	-	-	-	-	-	-
Other Miscellaneous Revenues	14,169	9,977	8,455	6,000	4,298	2,700	6,998	6,000
Access Cards	967	1,656	2,013	1,000	3,356	500	3,856	1,000
<b>TOTAL REVENUES</b>	<b>2,283,398</b>	<b>2,216,092</b>	<b>2,210,328</b>	<b>2,194,996</b>	<b>2,201,367</b>	<b>6,534</b>	<b>2,207,901</b>	<b>2,195,005</b>

### EXPENDITURES

#### Administrative

P/R-Board of Supervisors	11,800	11,800	12,000	12,000	10,000	2,000	12,000	12,000
FICA Taxes	903	903	918	918	765	153	918	918
ProfServ-Arbitrage Rebate	600	400	400	600	400	-	400	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	32,042	15,558	9,834	20,000	5,576	6,424	12,000	20,000
ProfServ-Legal Services	24,885	21,409	29,200	30,000	21,651	8,349	30,000	30,000
ProfServ-Mgmt Consulting Serv	47,607	49,000	49,000	49,735	41,446	8,289	49,735	50,730
ProfServ-Property Appraiser	520	260	-	1,000	-	1,000	1,000	1,000

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2012	FY 2013	FY 2014	BUDGET FY 2015	THRU JULY-2015	AUG- SEP-2015	PROJECTED FY 2015	BUDGET FY 2016
ProfServ-Special Assessment	7,725	7,900	7,900	8,019	8,019	-	8,019	8,179
ProfServ-Trustee Fees	7,690	7,690	7,690	9,500	8,172	-	8,172	9,500
ProfServ-Compliance Service	63,850	-	-	-	-	-	-	-
Auditing Services	6,700	4,000	4,700	4,700	5,400	-	5,400	4,900
Communication - Telephone	39	28	1	-	-	-	-	-
Postage and Freight	2,002	2,030	2,035	2,000	1,800	403	2,203	2,000
Insurance - General Liability	26,801	29,804	31,197	35,877	31,336	-	31,336	36,036
Printing and Binding	1,927	1,779	1,866	3,000	1,582	472	2,054	2,500
Legal Advertising	1,081	1,698	782	2,200	1,456	309	1,765	2,000
Misc-Assessmnt Collection Cost	41,370	42,427	42,621	45,135	42,617	-	42,617	45,136
Misc-Reserve Study	-	-	1,600	-	-	-	-	-
Misc-Contingency	392	266	124	400	805	195	1,000	400
Administrative-Scholarships	-	-	-	-	-	-	-	600
Office Supplies	628	545	553	1,000	446	104	550	700
Annual District Filing Fee	175	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>279,737</b>	<b>198,672</b>	<b>203,596</b>	<b>227,259</b>	<b>182,646</b>	<b>27,698</b>	<b>210,344</b>	<b>228,374</b>
<b>Field</b>								
ProfServ-Web Site Development	545	295	295	650	295	-	295	450
Contracts-Landscape	580,536	580,536	580,536	600,000	483,780	96,756	580,536	599,400
Electricity - General	71,245	65,183	79,192	74,000	63,871	12,774	76,645	78,074
Utility - Water	57,229	61,903	62,377	62,000	56,281	11,256	67,537	62,000
R&M-General	-	-	-	1,000	-	-	-	-
R&M-Aquascaping	52,056	52,572	51,493	56,000	44,690	8,938	53,628	56,000
R&M-Common Area	25,576	28,939	32,770	30,000	35,165	3,154	38,319	30,000
R&M-Electrical	16,018	11,772	12,497	15,000	5,924	4,000	9,924	12,000
R&M-Other Landscape	33,139	32,934	34,384	30,000	44,643	5,000	49,643	30,000

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2012	FY 2013	FY 2014	BUDGET FY 2015	THRU JULY-2015	AUG- SEP-2015	PROJECTED FY 2015	BUDGET FY 2016
R&M-Irrigation	17,007	23,336	32,007	25,000	16,940	3,388	20,328	25,000
Misc-Holiday Decor	2,592	2,162	3,826	3,500	3,101	-	3,101	3,476
Misc-Hurricane Expense	-	-	-	3,000	-	-	-	-
Op Supplies - General	3,984	5,277	5,329	6,000	4,081	816	4,897	6,000
<b>Total Field</b>	<b>859,927</b>	<b>864,909</b>	<b>894,706</b>	<b>906,150</b>	<b>758,771</b>	<b>146,083</b>	<b>904,854</b>	<b>902,400</b>
<b>Parks and Recreation - General</b>								
ProfServ-Field Management	299,679	302,675	307,000	310,070	258,692	51,378	310,070	316,270
Contracts-Lifeguard Services	83,720	82,129	84,425	85,000	62,475	20,791	83,266	87,600
Contracts-Janitorial Services	7,512	7,512	7,182	8,000	5,985	1,197	7,182	7,500
Contracts-Security Services	49,788	49,851	51,819	50,000	44,411	8,499	52,910	50,000
Contracts-Security Alarms	288	486	338	400	378	-	378	500
Communication - Teleph - Field	5,743	5,970	6,261	5,500	1,709	342	2,051	7,600
Postage and Freight	58	55	102	250	143	29	172	200
Utility - Cable TV Billing	952	831	1,734	1,000	3,008	602	3,610	-
Electricity - General	31,318	25,356	30,216	30,000	26,271	5,254	31,525	31,000
Utility - Gas	1,359	395	1,227	1,400	548	-	548	1,000
Utility - Refuse Removal	2,779	3,300	3,691	3,500	2,782	556	3,338	3,500
Utility - Water & Sewer	15,722	18,170	23,245	18,000	26,771	5,354	32,125	29,000
R&M-Air Conditioning	760	525	713	1,000	166	500	666	1,000
R&M-Equipment	3,451	3,778	4,223	4,200	3,804	573	4,377	4,400
R&M-Fire Supression System	358	59	195	400	142	208	350	400
R&M-Grounds	2,775	4,058	3,910	4,500	3,713	2,500	6,213	4,300
R&M-Pest Control	450	520	430	600	407	193	600	600
R&M-Tennis Courts	2,524	4,952	6,491	4,500	2,364	2,032	4,396	4,500
R&M-Gazebo	1,439	1,489	1,584	1,600	1,355	270	1,625	1,600
R&M-Reserves	68,106	5,417	60,526	141,909	57,345	-	57,345	149,000

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU JULY-2015	PROJECTED AUG- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
Misc-Event Expense	26,191	23,813	19,763	21,000	16,252	4,748	21,000	21,000
Misc-Rec Center Equipment	1,947	2,615	1,437	3,000	2,419	554	2,973	3,000
Misc-Termite Bond	540	540	620	900	690	-	690	700
Misc-Licenses & Permits	625	625	625	750	625	-	625	700
Misc-Contingency	9,071	10,352	10,251	10,000	9,797	1,959	11,756	11,000
Office Supplies	2,197	2,554	1,981	2,500	1,539	308	1,847	2,500
Cleaning Supplies	660	825	908	1,000	825	200	1,025	1,000
Op Supplies - General	5,484	5,548	3,779	5,000	4,490	459	4,949	5,000
Op Supplies-Pool and Fountain	1,838	2,023	3,380	2,000	2,780	556	3,336	2,000
Op Supplies - Pool Chemicals	12,396	13,033	15,226	13,500	12,879	2,576	15,455	14,000
Subscriptions and Memberships	142	520	363	400	658	-	658	400
<b>Total Parks and Recreation - General</b>	<b>639,872</b>	<b>579,976</b>	<b>653,645</b>	<b>731,879</b>	<b>555,423</b>	<b>111,638</b>	<b>667,061</b>	<b>761,270</b>
<b>Community Center</b>								
ProfServ-Field Management	171,535	173,250	176,000	177,760	147,838	29,922	177,760	181,315
Contracts-Lifeguard Services	82,576	76,272	76,534	77,000	55,863	18,511	74,374	80,000
Contracts-Janitorial Services	7,512	7,512	7,182	8,000	5,985	1,197	7,182	7,500
Contracts-Security Services	39,351	37,380	36,477	40,000	33,347	6,874	40,221	40,000
Contracts-Security Alarms	220	240	438	240	180	36	216	240
Communication - Teleph - Field	4,434	7,117	6,298	4,000	3,511	691	4,202	4,500
Utility - Cable TV Billing	959	1,141	1,887	1,100	-	-	-	-
Electricity - General	21,992	18,860	22,677	20,000	17,556	3,511	21,067	20,000
Utility - Gas	407	612	417	600	436	-	436	600
Utility - Refuse Removal	2,338	2,335	2,670	3,000	2,678	536	3,214	3,000
Utility - Water & Sewer	10,647	11,167	9,799	13,000	7,050	1,410	8,460	11,000
R&M-Air Conditioning	843	694	600	1,000	464	331	795	1,000
R&M-Fire Supression System	340	59	484	400	668	-	668	400

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU JULY-2015	PROJECTED AUG- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
R&M-Grounds	3,331	4,149	2,769	4,000	1,283	2,717	4,000	4,000
R&M-Pest Control	280	210	407	300	214	86	300	300
R&M-Reserves	-	60,034	4,247	60,000	4,582	-	4,582	63,000
Misc-Rec Center Equipment	2,033	2,394	-	3,000	141	2,800	2,941	3,000
Misc-Termite Bond	1,018	250	250	380	250	79	329	350
Misc-Licenses & Permits	375	375	375	500	375	-	375	500
Misc-Contingency	8,019	9,733	28,610	8,500	9,291	494	9,785	8,500
Office Supplies	1,026	1,329	1,140	1,500	1,087	413	1,500	1,500
Cleaning Supplies	660	495	1,073	1,250	825	425	1,250	1,250
Op Supplies - General	3,773	3,600	1,461	4,000	4,478	500	4,978	3,600
Op Supplies-Pool and Fountain	1,377	535	899	1,500	317	800	1,117	1,500
Op Supplies - Pool Chemicals	12,019	12,736	12,087	12,100	11,787	2,357	14,144	12,500
<b>Total Community Center</b>	<b>377,065</b>	<b>432,479</b>	<b>394,781</b>	<b>443,130</b>	<b>310,206</b>	<b>73,690</b>	<b>383,896</b>	<b>449,555</b>
<b>TOTAL EXPENDITURES</b>	<b>2,156,601</b>	<b>2,076,036</b>	<b>2,146,728</b>	<b>2,308,418</b>	<b>1,807,046</b>	<b>359,108</b>	<b>2,166,154</b>	<b>2,341,599</b>
Excess (deficiency) of revenues Over (under) expenditures	126,797	140,056	63,600	(113,422)	394,321	(352,574)	41,747	(146,594)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	-	-	-	(113,422)	-	-	-	(146,594)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(113,422)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(146,594)</b>
Net change in fund balance	126,797	140,056	63,600	(113,422)	394,321	(352,574)	41,747	(146,594)
<b>FUND BALANCE, BEGINNING</b>	<b>1,983,094</b>	<b>2,109,891</b>	<b>2,249,947</b>	<b>2,313,547</b>	<b>2,313,547</b>	<b>-</b>	<b>2,313,547</b>	<b>2,355,294</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,109,891</b>	<b>\$ 2,249,947</b>	<b>\$ 2,313,547</b>	<b>\$ 2,200,125</b>	<b>\$ 2,707,868</b>	<b>\$ (352,574)</b>	<b>\$ 2,355,294</b>	<b>\$ 2,208,699</b>



**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2016	\$ 2,355,294
Net Change in Fund Balance - Fiscal Year 2016	(146,594)
Reserves - Fiscal Year 2016 Additions	212,000
<b>Total Funds Available (Estimated) - 9/30/2016</b>	<b>2,420,699</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	585,400 <sup>(1)</sup>
Reserves - Entry Features	86,716
Reserves - Park	163,938
Reserves - Recreational Facilities	592,985
Reserves - Misc. Site Improvement	91,395
Reserves - Signage	148,163
Subtotal	<u>1,668,597</u>
<b>Total Allocation of Available Funds</b>	<b>1,668,597</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 752,103</u></b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2016**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.

**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 2016**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 2016**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. 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 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 2016**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 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 2016 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.

**Budget Narrative**  
Fiscal Year 2016**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 2016

**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.

**Miscellaneous – Holiday Decor:**

Represents purchasing, installation of holiday decorations within the District.

**Miscellaneous – 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 2016**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.

**Utility – Cable TV Billing:**

Cable TV and internet service for the building.



**Budget Narrative**  
Fiscal Year 2016**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 2016**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.

<b>Name of Event/Group</b>	<b>Estimated Expenditures</b>
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 2016**EXPENDITURES****Parks and Recreation- General** (continued)**Miscellaneous – Event Expense:** (continued)

<b>Name of Event/Group</b>	<b>Estimated Expenditures</b>
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
<b>Total</b>	<b>\$21,000</b>

**Budget Narrative**  
Fiscal Year 2016**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 2016**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 2016

**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 2016

**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 2016

**EXPENDITURES**

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**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 2016

# FLEMING ISLAND PLANTATION

Community Development District

2007 Debt Service Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU JULY-2015	PROJECTED AUG- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
<b>REVENUES</b>								
Interest - Investments	\$ 810	\$ 844	\$ 773	\$ 500	\$ 677	\$ 135	\$ 812	\$ 500
Special Assmnts- Tax Collector	1,948,346	1,948,346	1,944,428	1,944,430	1,944,425	-	1,944,425	1,944,430
Special Assmnts- Prepayment	-	52,209	-	-	-	-	-	-
Special Assmnts- Delinquent	1,331	693	668	-	-	-	-	-
Special Assmnts- Discounts	(64,000)	(69,625)	(69,885)	(77,777)	(69,309)	-	(69,309)	(77,777)
<b>TOTAL REVENUES</b>	<b>1,886,487</b>	<b>1,932,467</b>	<b>1,875,984</b>	<b>1,867,153</b>	<b>1,875,793</b>	<b>135</b>	<b>1,875,928</b>	<b>1,867,153</b>
<b>EXPENDITURES</b>								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	34,895	36,561	36,498	38,889	36,494	-	36,494	38,889
<b>Total Administrative</b>	<b>34,895</b>	<b>36,561</b>	<b>36,498</b>	<b>38,889</b>	<b>36,494</b>	<b>-</b>	<b>36,494</b>	<b>38,889</b>
<i>Debt Service</i>								
Principal Debt Retirement	775,000	795,000	830,000	865,000	865,000	-	865,000	900,000
Principal Prepayments	5,000	-	55,000	-	5,000	-	5,000	-
Interest Expense	1,030,225	1,002,019	971,963	939,600	939,488	-	939,488	904,775
<b>Total Debt Service</b>	<b>1,810,225</b>	<b>1,797,019</b>	<b>1,856,963</b>	<b>1,804,600</b>	<b>1,809,488</b>	<b>-</b>	<b>1,809,488</b>	<b>1,804,775</b>
<b>TOTAL EXPENDITURES</b>	<b>1,845,120</b>	<b>1,833,580</b>	<b>1,893,461</b>	<b>1,843,489</b>	<b>1,845,982</b>	<b>-</b>	<b>1,845,982</b>	<b>1,843,664</b>

# FLEMING ISLAND PLANTATION

Community Development District

2007 Debt Service Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2016 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU JULY-2015	PROJECTED AUG- SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
Excess (deficiency) of revenues Over (under) expenditures	41,367	98,887	(17,477)	23,664	29,811	135	29,946	23,489
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	-	-	-	23,664	-	-	-	23,489
<b>TOTAL OTHER SOURCES (USES)</b>	-	-	-	<b>23,664</b>	-	-	-	<b>23,489</b>
Net change in fund balance	41,367	98,887	(17,477)	23,664	29,811	135	29,946	23,489
<b>FUND BALANCE, BEGINNING</b>	1,237,535	1,278,902	1,377,789	1,360,312	1,360,312	-	1,360,312	1,390,258
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,278,902</b>	<b>\$ 1,377,789</b>	<b>\$ 1,360,312</b>	<b>\$ 1,383,976</b>	<b>\$ 1,390,123</b>	<b>\$ 135</b>	<b>\$ 1,390,258</b>	<b>\$ 1,413,747</b>

# 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
11/1/2015	\$0	\$452,388	\$20,310,000	
5/1/2016	\$900,000	\$452,388	\$19,410,000	\$1,804,775
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
<b>Totals</b>	<b>\$20,310,000</b>	<b>\$8,598,925</b>		<b>\$28,908,925</b>

**Budget Narrative**

Fiscal Year 2016

**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 2016 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

**Budget Narrative**

Fiscal Year 2016

**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 2016

**Comparison of Assessment Rates  
Fiscal Year 2016 vs. Fiscal Year 2015**

Village	Maintenance			Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	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
										<b>2,921.15</b>