

FLEMING ISLAND PLANTATION
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2019

Version 1.3 - Final Budget
(Adopted at 8/28/2018 meeting)

Prepared by:



FLEMING ISLAND PLANTATION

Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 5
Exhibit A - Allocation of Fund Balances	6
Budget Narrative	7 - 21
<u>DEBT SERVICE BUDGETS</u>	
Series 2017	
Summary of Revenues, Expenditures and Changes in Fund Balances	22
Amortization Schedule	23
Budget Narrative	24 - 25
<u>SUPPORTING BUDGET SCHEDULES</u>	
2018-2019 Non-Ad Valorem Assessment Summary	26

Fleming Island Plantation

Community Development District

Operating Budget

Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2018	JUL-2018	SEP-2018	FY 2018	FY 2019
REVENUES							
Interest - Investments	\$ 17,061	\$ 14,266	\$ 10,000	\$ 16,071	1,400	\$ 17,471	\$ 10,000
Room Rentals	7,824	8,320	6,000	5,117	883	6,000	6,000
Tennis Membership	-	1,859	750	3,700	150	3,850	1,250
Tennis Program Fees	1,830	-	500	-	500	500	500
Special Events	2,471	2,181	3,000	3,908	2,043	5,951	6,000
Special Assmnts- Tax Collector	2,256,778	2,256,778	2,385,051	2,385,055	-	2,385,055	2,445,170
Special Assmnts- Discounts	(81,528)	(81,864)	(95,402)	(84,906)	-	(84,906)	(97,807)
Other Miscellaneous Revenues	5,036	6,350	6,000	3,585	2,415	6,000	6,000
Access Cards	6,196	6,315	3,000	6,679	306	6,985	6,000
TOTAL REVENUES	2,215,668	2,214,205	2,318,899	2,339,209	7,697	2,346,906	2,383,113

EXPENDITURES

Administrative

P/R-Board of Supervisors	11,600	11,400	12,000	10,800	2,000	12,800	16,000
FICA Taxes	887	872	918	826	153	979	1,224
ProfServ-Arbitrage Rebate	400	400	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	17,402	17,720	20,000	11,700	6,300	18,000	20,000
ProfServ-Legal Services	25,055	34,892	30,000	32,513	9,000	41,513	30,000
ProfServ-Mgmt Consulting Serv	50,730	50,730	52,750	43,958	8,792	52,750	54,860
ProfServ-Property Appraiser	-	-	1,000	-	1,000	1,000	1,000
ProfServ-Special Assessment	8,179	8,179	8,424	8,424	-	8,424	8,750
ProfServ-Trustee Fees	8,847	5,161	9,500	4,000	-	4,000	4,000
Auditing Services	3,800	3,923	4,123	4,000	123	4,123	4,123
Postage and Freight	2,283	4,433	2,400	1,622	778	2,400	2,000

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU JUL-2018	AUG- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
Insurance - General Liability	31,465	31,572	34,729	31,572	-	31,572	34,729
Printing and Binding	1,417	4,427	2,500	2,650	800	3,450	2,000
Legal Advertising	739	2,096	2,000	5,316	1,910	7,226	2,000
Misc-Assessmnt Collection Cost	43,462	43,241	47,688	44,442	-	44,442	48,903
Misc-Credit Card Fees	-	-	-	427	85	512	500
Misc-Contingency	498	6,778	500	2,588	50	2,638	2,500
Admin-Scholarships	-	-	600	-	600	600	600
Office Supplies	612	560	700	352	88	440	500
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	208,551	227,559	231,607	205,365	33,279	238,644	235,464
Field							
ProfServ-Web Site Development	295	295	1,500	295	155	450	2,000
Contracts-Landscape	597,948	597,948	603,924	502,575	100,655	603,230	606,830
Electricity - General	82,924	63,034	78,000	61,924	16,076	78,000	78,000
Utility - Water	71,686	68,560	71,000	54,890	10,978	65,868	71,000
R&M-Aquascaping	53,628	54,063	55,878	46,190	9,028	55,218	55,793
R&M-Common Area	15,379	72,867	30,000	28,933	1,067	30,000	30,000
R&M-Electrical	3,459	10,933	12,000	7,742	4,258	12,000	12,000
R&M-Other Landscape	29,252	87,405	50,000	83,418	6,500	89,918	90,000
R&M-Irrigation	28,200	49,950	30,000	24,450	8,896	33,346	50,000
Misc-Holiday Decor	1,704	3,029	3,500	2,949	551	3,500	4,000
Op Supplies - General	4,099	2,285	5,000	3,079	2,241	5,320	5,000
Total Field	888,574	1,010,369	940,802	816,445	160,405	976,850	1,004,623

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU JUL-2018	AUG- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
<i>Parks and Recreation - General</i>							
ProfServ-Field Management	309,770	321,758	335,500	279,584	55,916	335,500	335,500
Contracts-Lifeguard Services	87,641	88,290	94,000	69,212	23,125	92,337	95,275
Contracts-Janitorial Services	7,182	7,599	8,100	6,315	1,264	7,579	7,730
Contracts-Security Services	53,152	51,922	57,500	47,085	10,415	57,500	57,500
Contracts-Security Alarms	325	568	500	252	235	487	500
Communication - Teleph - Field	6,502	6,111	6,500	5,671	329	6,000	5,000
Postage and Freight	-	-	200	10	190	200	200
Electricity - General	28,892	28,829	30,000	23,855	6,145	30,000	30,000
Utility - Gas	510	849	1,000	95	905	1,000	1,000
Utility - Refuse Removal	3,724	4,123	3,600	3,772	984	4,756	5,000
Utility - Water & Sewer	34,157	36,502	34,000	16,102	17,898	34,000	34,000
R&M-Air Conditioning	897	1,759	1,200	1,047	450	1,497	1,500
R&M-Equipment	6,386	5,293	5,000	5,198	1,040	6,238	5,000
R&M-Fire Supression System	164	180	300	435	-	435	300
R&M-Grounds	1,837	3,393	4,300	14,435	2,000	16,435	6,000
R&M-Pest Control	597	832	600	502	125	627	600
R&M-Tennis Courts	1,488	3,261	4,500	10,931	500	11,431	6,000
R&M-Gazebo	1,704	1,892	1,600	2,065	508	2,573	3,048
Misc-Event Expense	19,822	25,014	25,000	27,728	2,576	30,304	32,350
Misc-Rec Center Equipment	2,933	1,611	3,000	2,708	292	3,000	3,000
Misc-Termite Bond	452	464	700	806	-	806	700
Misc-Licenses & Permits	625	625	700	625	-	625	700
Misc-Contingency	4,249	6,300	9,000	8,882	1,118	10,000	10,000
Office Supplies	2,877	4,763	2,750	3,535	465	4,000	3,000
Cleaning Supplies	1,238	1,320	1,200	1,250	250	1,500	1,500

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU JUL-2018	AUG- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
Op Supplies - General	2,448	4,647	3,500	2,332	958	3,290	3,500
Op Supplies-Pool and Fountain	4,337	4,361	2,400	1,151	230	1,381	2,400
Op Supplies - Pool Chemicals	16,386	15,421	16,600	12,981	3,619	16,600	16,600
Subscriptions and Memberships	130	963	900	841	59	900	900
Total Parks and Recreation - General	600,425	628,650	654,150	549,405	131,595	681,000	668,803
Community Center							
ProfServ-Field Management	177,815	184,754	192,350	160,291	32,059	192,350	192,350
Contracts-Lifeguard Services	78,661	77,515	83,400	61,211	20,437	81,648	84,203
Contracts-Janitorial Services	7,287	7,404	7,500	6,315	1,264	7,579	7,730
Contracts-Security Services	35,269	32,459	40,000	28,023	11,977	40,000	40,000
Contracts-Security Alarms	415	395	240	200	40	240	240
Communication - Teleph - Field	4,214	4,501	4,500	3,770	740	4,510	4,500
Electricity - General	21,785	19,769	20,000	14,201	5,799	20,000	20,000
Utility - Gas	510	-	600	-	600	600	600
Utility - Refuse Removal	2,985	3,665	3,950	3,723	740	4,463	4,500
Utility - Water & Sewer	9,959	12,016	10,000	12,810	2,562	15,372	10,000
R&M-Air Conditioning	-	313	1,000	600	400	1,000	1,000
R&M-Fire Supression System	556	186	600	636	-	636	600
R&M-Grounds	2,324	2,131	3,000	2,388	612	3,000	3,000
R&M-Pest Control	551	566	350	331	-	331	350
Misc-Rec Center Equipment	1,016	3,709	3,000	2,032	968	3,000	3,000
Misc-Termite Bond	135	-	350	-	250	250	340
Misc-Licenses & Permits	375	375	500	375	125	500	500
Misc-Contingency	522	2,456	8,500	6,621	1,879	8,500	8,500
Office Supplies	561	33	750	248	502	750	750
Cleaning Supplies	743	783	1,000	1,250	250	1,500	1,500

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU JUL-2018	AUG- SEP-2018	PROJECTED FY 2018	BUDGET FY 2019
Op Supplies - General	665	300	2,650	1,671	931	2,602	2,650
Op Supplies-Pool and Fountain	199	466	1,500	2,667	533	3,200	1,500
Op Supplies - Pool Chemicals	15,977	14,480	16,600	12,934	3,666	16,600	16,600
Total Community Center	362,524	368,276	402,340	322,297	86,334	408,631	404,413
TOTAL EXPENDITURES	2,060,074	2,234,854	2,228,899	1,893,512	411,614	2,305,125	2,313,303
Reserves							
Reserve - CDD Amenity	27,453	222,583	63,000	165,683	14,826	180,509	105,000
Reserves-Splash Park	4,187	33,943	27,000	77,332	-	77,332	45,000
Total Reserves	31,640	256,526	90,000	243,015	14,826	257,841	150,000
TOTAL EXPENDITURES & RESERVES	2,091,714	2,491,380	2,318,899	2,136,527	426,440	2,562,966	2,463,303
Excess (deficiency) of revenues							
Over (under) expenditures	123,954	(277,175)	-	202,682	(418,743)	(216,060)	(80,190)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(80,190)
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	(80,190)
Net change in fund balance	123,954	(277,175)	-	202,682	(418,743)	(216,060)	(80,190)
FUND BALANCE, BEGINNING	2,355,059	2,479,013	2,201,838	2,201,838	-	2,201,838	1,985,778
FUND BALANCE, ENDING	\$ 2,479,013	\$ 2,201,838	\$ 2,201,838	\$ 2,404,520	\$ (418,743)	\$ 1,985,778	\$ 1,905,588

FLEMING ISLAND PLANTATION

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 1,985,778
Net Change in Fund Balance - Fiscal Year 2019	(80,190)
Reserves - Fiscal Year 2019 Additions	150,000
Total Funds Available (Estimated) - 9/30/2019	2,055,588

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	578,326 ⁽¹⁾
Reserves - Entry Features	115,837
Reserves - Park	186,910
Reserves - Recreational Facilities	413,604
Reserves - Signage	148,244
Reserves - 2019	150,000
Subtotal	<u>1,592,921</u>
Total Allocation of Available Funds	1,592,921

Total Unassigned (undesignated) Cash	<u>\$ 462,668</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2019**REVENUES****Interest - Investments**

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

Room Rentals

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

Tennis Membership

This is revenue collected from tennis memberships.

Tennis Program Fees

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

Special Events

Revenue collected for special events.

Special Assessment - Tax Collector

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

Special Assessment - Discounts

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

Other Miscellaneous Revenues

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

Access Cards

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

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Administrative****Payroll - Board of Supervisors**

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

FICA Taxes

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

Professional Services - Arbitrage Rebate

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

Professional Services - Dissemination Agent

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

Professional Services - Engineering

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

Professional Services - Legal Services

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

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Administrative** (continued)**Professional Services - Management Consulting Services**

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

Professional Services - 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

Inframark fees to prepare the District's Special Assessment Roll and maintain the lien books, with a moderate increase requested this year.

Professional Services - Trustee Fees

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

Auditing Services

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

Postage & Freight

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

Insurance - General Liability

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

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Administrative** (continued)**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 2019 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Misc. - Contingency

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

Administrative - Scholarships

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

Office Supplies

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

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Field****Professional Services - Web Site Development**

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

Contracts - Landscape

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

Electricity - General

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

Utility - Water

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

R&M - Aquascaping

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

R&M - Common Area

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

R&M - Electrical

Electrical repairs throughout the community.

R&M - Other Landscaping

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

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Field (continued)

R&M - Irrigation

Repairs of the irrigation system throughout the Community.

Miscellaneous - Holiday Decor

Represents purchasing, installation of holiday decorations within the District.

Op Supplies - General

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

Budget Narrative
Fiscal Year 2019**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 Vesta Property Services (f/k/a Amenity Aquatics Staffing, Inc.). A moderate increase is anticipated.

Contracts - Janitorial Services

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

Contracts - Security Services

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

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, cable and internet access.

Postage and Freight

Mailing of flyers and correspondence, etc.

Electricity - General

Electricity usage for District facilities and assets.

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Parks and Recreation - General** (continued)**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

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

R&M - Equipment

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

R&M - Fire Suppression System

This is for a yearly inspection of the fire extinguishers.

R&M - Grounds

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

R&M - Pest Control

The District currently has a contract with Home Team Services.

Budget Narrative
Fiscal Year 2019**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 and internet services for access card function.

Miscellaneous - Event Expense

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

	Name of Event/Group	Estimated Expenditures
October	Oktoberfest	\$1,000
	Halloween Bash	\$6,000
November	Movie in the Park	\$375
December	Holiday Open House	\$2,750
	Holiday Lights Competition	\$100
January	Plantation Hoedown	\$2,000
February	Mardi Gras	\$500
	Father-Daughter Dance	\$1,000
March	Spring Break Activity Week	\$2,250
April	Easter Eggstravaganza	\$2,000
May	Mother/Daughter Event	\$1,000
	Memorial Day Concert in the Park	\$1,250

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Parks and Recreation - General** (continued)**Miscellaneous - Event Expense** (continued)

	Name of Event/Group	Estimated Expenditures
June	Start of Summer/Luau	\$1,500
July	Independence Day Event	\$1,500
August	Back to School Bash	\$1,000
September	FIP Marketplace	\$500
General Events	Dive-In Movie (Adult Event) (2)	\$750
	Movie in the Park (2)	\$750
	Adult Events – Casino Night (2)/ Book Club	\$5,000
	Floating Flicks	\$1,125
Total		\$32,350

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.

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Parks and Recreation - General** (continued)**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.

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 as well as music licensing and software subscriptions.

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Community Center (Splash Park)****Professional Services - Field Management**

The District's management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds.

Contracts - Lifeguard Services

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

Contracts - Janitorial Services

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

Contracts - Security Services

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

Contracts - Security Alarms

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

Communication - Telephone - Field

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

Electricity - General

Electricity usage for District facilities and assets.

Utility - Gas

Gas for maintenance equipment.

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Community Center (Splash Park)** (continued)**Utility - Refuse Removal**

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

Utility - Water & Sewer

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

R&M - Grounds

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

R&M - Pest Control

The District currently has a contract with Home Team Services.

Miscellaneous - Rec. Center Equipment

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

Miscellaneous - Termite Bond

The District currently has a contract with Turner Pest Control.

Budget Narrative
Fiscal Year 2019**EXPENDITURES****Community Center (Splash Park)** (continued)**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.

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.

Budget Narrative
Fiscal Year 2019

EXPENDITURES

Reserves

Reserves – CDD Amenity

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

Reserves – Splash Park

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

Fleming Island Plantation

Community Development District

Debt Service Budget

Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET	THRU	AUG-	PROJECTED	BUDGET
			FY 2018	JUL-2018	SEP-2018	FY 2018	FY 2019
REVENUES							
Interest - Investments	\$ -	\$ 4,854	\$ 2,000	\$ 12,815	\$ 1,000	\$ 13,815	\$ 2,000
Special Assmnts- Tax Collector	-	169,311	1,814,282	1,814,280	-	1,814,280	1,814,282
Special Assmnts- Discounts	-	(86)	(72,571)	(64,587)	-	(64,587)	(72,571)
TOTAL REVENUES	-	174,079	1,743,711	1,762,508	1,000	1,763,508	1,743,711
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	3,176	36,286	33,807	-	33,807	36,286
Total Administrative	-	3,176	36,286	33,807	-	33,807	36,286
<i>Debt Service</i>							
Principal Debt Retirement	-	20,070,000	1,075,000	1,075,000	-	1,075,000	1,110,000
Interest Expense	-	567,447	609,375	609,375	-	609,375	574,438
Cost of Issuance	-	567,305	-	-	-	-	-
Total Debt Service	-	21,204,752	1,684,375	1,684,375	-	1,684,375	1,684,438
TOTAL EXPENDITURES	-	21,207,928	1,720,661	1,718,182	-	1,718,182	1,720,723
Over (under) expenditures	-	(21,033,849)	23,050	44,326	1,000	45,326	22,988
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	2,660,061	-	-	-	-	-
Proceeds of Refunding Bonds	-	19,410,000	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	23,050	-	-	-	22,988
TOTAL OTHER SOURCES (USES)	-	22,070,061	23,050	-	-	-	22,988
Net change in fund balance	-	1,036,211	23,050	44,326	1,000	45,326	22,988
FUND BALANCE, BEGINNING	-	-	1,036,211	1,036,211	-	1,036,211	1,081,537
FUND BALANCE, ENDING	\$ -	\$ 1,036,211	\$ 1,059,261	\$ 1,080,537	\$ 1,000	\$ 1,081,537	\$ 1,104,525

FLEMING ISLAND PLANTATION

Community Development District

2017 Debt Service Fund

Amortization Schedule
2017 Special Assessment Revenue Refunding Bonds

Year	*Principal	Interest	Interest Rate	Principal Balance	Fiscal Total
11/1/2018		\$287,219	3.250%	\$17,675,000	
5/1/2019	\$1,110,000	\$287,219	3.250%	\$16,565,000	\$1,666,400
11/1/2019		\$269,181	3.250%	\$16,565,000	
5/1/2020	\$1,145,000	\$269,181	3.250%	\$15,420,000	\$1,664,756
11/1/2020		\$250,575	3.250%	\$15,420,000	
5/1/2021	\$1,185,000	\$250,575	3.250%	\$14,235,000	\$1,666,894
11/1/2021		\$231,319	3.250%	\$14,235,000	
5/1/2022	\$1,225,000	\$231,319	3.250%	\$13,010,000	\$1,667,731
11/1/2022		\$211,413	3.250%	\$13,010,000	
5/1/2023	\$1,265,000	\$211,413	3.250%	\$11,745,000	\$1,667,269
11/1/2023		\$190,856	3.250%	\$11,745,000	
5/1/2024	\$1,305,000	\$190,856	3.250%	\$10,440,000	\$1,665,506
11/1/2024		\$169,650	3.250%	\$10,440,000	
5/1/2025	\$1,350,000	\$169,650	3.250%	\$9,090,000	\$1,667,363
11/1/2025		\$147,713	3.250%	\$9,090,000	
5/1/2026	\$1,395,000	\$147,713	3.250%	\$7,695,000	\$1,667,756
11/1/2026		\$125,044	3.250%	\$7,695,000	
5/1/2027	\$1,440,000	\$125,044	3.250%	\$6,255,000	\$1,666,688
11/1/2027		\$101,644	3.250%	\$6,255,000	
5/1/2028	\$1,490,000	\$101,644	3.250%	\$4,765,000	\$1,669,075
11/1/2028		\$77,431	3.250%	\$4,765,000	
5/1/2029	\$1,535,000	\$77,431	3.250%	\$3,230,000	\$1,664,919
11/1/2029		\$52,488	3.250%	\$3,230,000	
5/1/2030	\$1,590,000	\$52,488	3.250%	\$1,640,000	\$1,669,138
11/1/2030		\$26,650	3.250%	\$1,640,000	
5/1/2031	\$1,640,000	\$26,650	3.250%	\$0	\$1,666,650
Totals	\$17,675,000	\$4,282,363			\$21,670,144

Budget Narrative
Fiscal Year 2019**REVENUES****Interest - Investments**

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

Special Assessment - Tax Collector

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

Special Assessment - Discounts

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

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

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2019 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2019

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 2019

FLEMING ISLAND PLANTATION

Community Development District

All Funds

Comparison of Assessment Rates
Fiscal Year 2019 vs. Fiscal Year 2018

Village	Maintenance			Series 2017 Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	
Lighthouse Apts	\$162.70	\$158.70	2.5%	\$129.41	\$129.41	0.0%	\$292.12	\$288.12	1.4%	501.00
Autumn Glen	\$610.14	\$595.14	2.5%	\$323.54	\$323.54	0.0%	\$933.68	\$918.67	1.6%	220.00
Lake Ridge North	\$610.14	\$595.14	2.5%	\$323.54	\$323.54	0.0%	\$933.68	\$918.67	1.6%	339.00
Carrington Place	\$610.14	\$595.14	2.5%	\$323.54	\$323.54	0.0%	\$933.68	\$918.67	1.6%	96.00
Amberwood	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	58.00
Lake Ridge South	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	104.00
Woodlands	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	218.00
Fairway Village	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	75.00
Heritage Oaks	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	53.00
Chatham Village	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	161.00
Cypress Glen	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	176.00
Covington	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	59.00
Thornhill	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	130.00
John's Landing	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	49.00
Southern Links	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	116.00
The Links	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	146.00
River Hills Reserve	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	99.00
Margaret's Walk	\$813.52	\$793.52	2.5%	\$647.07	\$647.07	0.0%	\$1,460.59	\$1,440.59	1.4%	180.00
Office	\$2,847.31	\$2,777.31	2.5%	\$2,265	\$2,264.76	0.0%	\$5,112.07	\$5,042.06	1.4%	55.95
Retail	\$5,694.62	\$5,554.61	2.5%	\$4,529.52	\$4,529.52	0.0%	\$10,224.14	\$10,084.13	1.4%	84.20
Golf Course	\$4,067.59	\$3,967.58	2.5%	\$3,235.37	\$3,235.37	0.0%	\$7,302.96	\$7,202.95	1.4%	1.00
										2,921.15