

FLEMING ISLAND PLANTATION

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2018

Version 2 - Final Budget:
(Adopted on 8/22/17)

Prepared by:



FLEMING ISLAND PLANTATION

Community Development District

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Fleming Island Plantation

Community Development District

Operating Budget

Fiscal Year 2018

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU MAY-2017	JUNE- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
REVENUES							
Interest - Investments	\$ 11,359	\$ 17,061	\$ 10,000	\$ 7,127	4,372	\$ 11,499	\$ 10,000
Room Rentals	7,995	7,824	6,000	4,755	1,245	6,000	6,000
Tennis Membership	150	-	750	900	150	1,050	750
Tennis Program Fees	1,131	1,830	500	-	500	500	500
Special Events	1,779	2,471	3,000	1,057	1,443	2,500	3,000
Special Assmnts- Tax Collector	2,256,773	2,256,778	2,256,776	2,238,228	18,548	2,256,776	2,385,051
Special Assmnts- Discounts	(80,443)	(81,528)	(90,271)	(82,410)	-	(82,410)	(95,402)
Other Miscellaneous Revenues	7,393	5,036	6,000	5,113	887	6,000	6,000
Access Cards	4,412	6,196	2,000	2,640	732	3,372	3,000
TOTAL REVENUES	2,210,549	2,215,668	2,194,755	2,177,410	27,877	2,205,287	2,318,899

EXPENDITURES

Administrative

P/R-Board of Supervisors	12,000	11,600	12,000	7,800	4,200	12,000	12,000
FICA Taxes	918	887	918	597	321	918	918
ProfServ-Arbitrage Rebate	400	400	600	400	-	400	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	8,030	17,402	20,000	7,956	10,044	18,000	20,000
ProfServ-Legal Services	29,100	25,055	30,000	19,811	5,189	25,000	30,000
ProfServ-Mgmt Consulting Serv	49,735	50,730	50,730	33,820	16,910	50,730	52,750
ProfServ-Property Appraiser	-	-	1,000	-	1,000	1,000	1,000
ProfServ-Special Assessment	8,019	8,179	8,179	8,179	-	8,179	8,424
ProfServ-Trustee Fees	8,172	8,847	9,500	5,161	4,339	9,500	9,500
Auditing Services	5,400	3,800	3,900	3,900	23	3,923	4,123
Postage and Freight	2,092	2,283	2,100	1,765	635	2,400	2,400

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU MAY-2017	JUNE- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
Insurance - General Liability	31,336	31,465	34,612	31,572	-	31,572	34,729
Printing and Binding	1,912	1,417	2,500	2,225	1,000	3,225	2,500
Legal Advertising	1,748	739	2,000	355	645	1,000	2,000
Misc-Assessmnt Collection Cost	42,617	43,462	45,136	43,117	371	43,488	47,688
Misc-Reserve Study	-	-	-	-	5,200	5,200	-
Misc-Contingency	740	498	400	651	100	751	500
Admin-Scholarships	-	-	600	-	600	600	600
Office Supplies	495	612	700	489	176	665	700
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	203,889	208,551	226,050	167,973	51,753	219,726	231,607
Field							
ProfServ-Web Site Development	295	295	450	295	155	450	1,500
Contracts-Landscape	584,213	597,948	599,400	398,632	199,316	597,948	603,924
Electricity - General	77,227	82,924	81,000	44,300	33,700	78,000	78,000
Utility - Water	70,235	71,686	65,000	47,089	26,908	73,997	71,000
R&M-Aquascaping	53,628	53,628	54,250	36,144	18,072	54,216	55,878
R&M-Common Area	37,307	15,379	30,000	47,741	2,163	49,904	30,000
R&M-Electrical	9,801	3,459	12,000	6,481	5,519	12,000	12,000
R&M-Other Landscape	55,712	29,252	30,000	48,970	1,855	50,825	50,000
R&M-Irrigation	23,978	28,200	25,000	30,271	2,729	33,000	30,000
R&M-Parks	484	-	-	-	-	-	-
Misc-Holiday Decor	3,101	1,704	3,500	2,845	655	3,500	3,500
Op Supplies - General	4,278	4,099	6,000	1,434	3,066	4,500	5,000
Total Field	920,259	888,574	906,600	664,202	294,138	958,340	940,802

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU MAY-2017	JUNE- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
<i>Parks and Recreation - General</i>							
ProfServ-Field Management	310,226	309,770	321,758	210,794	108,586	319,380	335,500
Contracts-Lifeguard Services	83,267	87,641	90,268	45,621	45,211	90,832	94,000
Contracts-Janitorial Services	7,182	7,182	7,500	4,865	2,635	7,500	8,100
Contracts-Security Services	53,195	53,152	55,000	35,192	21,943	57,135	57,500
Contracts-Security Alarms	477	325	500	334	166	500	500
Communication - Teleph - Field	2,087	6,502	7,600	3,620	2,880	6,500	6,500
Postage and Freight	143	-	200	-	200	200	200
Utility - Cable TV Billing	3,008	-	-	-	-	-	-
Electricity - General	31,530	28,892	31,000	18,278	11,722	30,000	30,000
Utility - Gas	548	510	1,000	849	651	1,500	1,000
Utility - Refuse Removal	3,357	3,724	3,600	2,759	841	3,600	3,600
Utility - Water & Sewer	32,097	34,157	29,000	23,257	10,743	34,000	34,000
R&M-Air Conditioning	616	897	1,000	1,142	58	1,200	1,200
R&M-Equipment	4,198	6,386	4,400	3,630	1,370	5,000	5,000
R&M-Fire Supression System	142	164	400	-	200	200	300
R&M-Grounds	4,279	1,837	4,300	2,437	1,863	4,300	4,300
R&M-Pest Control	507	597	600	299	301	600	600
R&M-Tennis Courts	2,573	1,488	4,500	3,261	1,239	4,500	4,500
R&M-Gazebo	1,639	1,704	1,600	8	1,592	1,600	1,600
Misc-Event Expense	19,736	19,822	21,000	20,953	1,191	22,144	25,000
Misc-Rec Center Equipment	2,648	2,933	3,000	469	2,531	3,000	3,000
Misc-Termite Bond	690	452	700	464	236	700	700
Misc-Licenses & Permits	625	625	700	500	200	700	700
Misc-Contingency	11,217	4,249	11,000	1,654	3,346	5,000	9,000
Office Supplies	2,237	2,877	2,500	3,440	200	3,640	2,750

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU MAY-2017	JUNE- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
Cleaning Supplies	990	1,238	1,000	836	335	1,171	1,200
Op Supplies - General	5,597	2,448	5,000	2,359	1,141	3,500	3,500
Op Supplies-Pool and Fountain	3,126	4,337	2,000	2,796	750	3,546	2,400
Op Supplies - Pool Chemicals	15,927	16,386	16,600	8,957	7,643	16,600	16,600
Subscriptions and Memberships	668	130	400	912	-	912	900
Total Parks and Recreation - General	604,532	600,425	628,126	399,686	229,774	629,460	654,150
Community Center							
ProfServ-Field Management	177,609	177,815	184,754	120,881	63,873	184,754	192,350
Contracts-Lifeguard Services	74,374	78,661	81,370	40,628	40,742	81,370	83,400
Contracts-Janitorial Services	7,182	7,287	7,500	4,900	2,582	7,482	7,500
Contracts-Security Services	39,981	35,269	40,000	21,907	18,093	40,000	40,000
Contracts-Security Alarms	180	415	240	120	120	240	240
Communication - Teleph - Field	4,214	4,214	4,500	4,469	513	4,982	4,500
Utility - Cable TV Billing	665	-	-	-	-	-	-
Electricity - General	21,771	21,785	20,000	11,180	8,820	20,000	20,000
Utility - Gas	436	510	600	-	600	600	600
Utility - Refuse Removal	3,170	2,985	3,200	2,616	1,325	3,941	3,950
Utility - Water & Sewer	8,843	9,959	10,000	7,500	2,500	10,000	10,000
R&M-Air Conditioning	1,064	-	1,000	313	687	1,000	1,000
R&M-Fire Supression System	668	556	750	186	414	600	600
R&M-Grounds	1,865	2,324	4,000	1,357	1,643	3,000	3,000
R&M-Pest Control	214	551	300	156	156	312	350
Misc-Rec Center Equipment	1,512	1,016	3,000	667	2,333	3,000	3,000
Misc-Termite Bond	250	135	350	-	350	350	350
Misc-Licenses & Permits	375	375	500	375	125	500	500
Misc-Contingency	10,093	522	8,500	1,969	3,031	5,000	8,500

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ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU MAY-2017	JUNE- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
Office Supplies	1,796	561	1,500	-	500	500	750
Cleaning Supplies	990	743	1,250	506	744	1,250	1,000
Op Supplies - General	4,806	665	3,600	190	2,412	2,602	2,650
Op Supplies-Pool and Fountain	1,136	199	1,500	444	1,056	1,500	1,500
Op Supplies - Pool Chemicals	14,835	15,977	16,600	8,080	8,520	16,600	16,600
Total Community Center	378,029	362,524	395,014	228,444	161,138	389,582	402,340
TOTAL EXPENDITURES	2,106,709	2,060,074	2,155,790	1,460,305	736,803	2,197,108	2,228,899
Reserves							
Reserve - CDD Amenity	57,745	27,453	63,000	118,737	102,130	220,867	63,000
Reserves-Splash Park	4,582	4,187	27,000	32,643	-	32,643	27,000
Total Reserves	62,327	31,640	90,000	151,380	102,130	253,510	90,000
TOTAL EXPENDITURES & RESERVES	2,169,036	2,091,714	2,245,790	1,611,685	838,933	2,450,618	2,318,899
Excess (deficiency) of revenues							
Over (under) expenditures	41,513	123,954	(51,035)	565,725	(811,056)	(245,331)	-
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	206	-	-	-
Contribution to (Use of) Fund Balance	-	-	(51,035)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(51,035)	206	-	-	-
Net change in fund balance	41,513	123,954	(51,035)	565,931	(811,056)	(245,331)	-
FUND BALANCE, BEGINNING	2,313,546	2,355,059	2,479,013	2,479,013	-	2,479,013	2,233,682
FUND BALANCE, ENDING	\$ 2,355,059	\$ 2,479,013	\$ 2,427,978	\$ 3,044,944	\$ (811,056)	\$ 2,233,682	\$ 2,233,682

FLEMING ISLAND PLANTATION

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2018	\$ 2,233,682
Net Change in Fund Balance - Fiscal Year 2018	-
Reserves - Fiscal Year 2018 Additions	90,000
Total Funds Available (Estimated) - 9/30/2018	2,323,682

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	557,225 ⁽¹⁾
Reserves - Entry Features	102,137
Reserves - Park	186,910
Reserves - Recreational Facilities	570,432
Reserves - Misc. Site Improvement	63,382
Reserves - Signage	177,276
Reserves - 2018	90,000
Subtotal	<u>1,747,362</u>

Total Allocation of Available Funds	1,747,362
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Total Unassigned (undesignated) Cash	<u><u>\$ 576,320</u></u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2018**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 2018**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 2018**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. 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 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

Severn Trent Services 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. The budgeted amount for this fiscal year is based on 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 2018**EXPENDITURES****Administrative** (continued)**Insurance - General Liability**

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

Printing & Binding

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

Legal Advertising

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

Misc. - Assessment Collection Cost

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2018 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.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Administrative** (continued)**Office Supplies**

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

Annual District Filing Fee

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

Field**Professional Services - Web Site Development**

This represents costs for the community 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 includes the cost of the annuals. A moderate increase is included.

Electricity - General

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

Utility - Water

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

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Field** (continued)**R&M - Aquascaping**

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

R&M - Common Area

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

R&M - Electrical

Electrical repairs throughout the community.

R&M - Other Landscaping

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

R&M - Irrigation

Repairs of the irrigation system throughout the Community.

Miscellaneous - Holiday Decor

Represents purchasing, installation of holiday decorations within the District.

Op Supplies - General

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

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Parks and Recreation - General****Professional Services - Field Management**

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

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 New Venture of Jacksonville for the cleaning of the Amenity Center building, pool bathrooms and the bathroom facility located at Village Square.

Contracts - Security Services

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

Contracts - Security Alarms

This is the alarm monitoring contract for Amenity Center.

Communication - Telephone - Field

Includes monthly service fee for local and long distance services.

Postage and Freight

Mailing of flyers and correspondence, etc.

Budget Narrative
Fiscal Year 2018**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

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.

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Parks and Recreation - General** (continued)**R&M - Pest Control**

The District currently has a contract with Home Team Services.

R&M - Tennis Courts

Top dressing clay, replacement parts and equipment.

R&M - Gazebo

Phone line expenditures at the Gazebo for the security cameras.

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	\$5,000
November	Annual Block Party	\$1,000
December	Holiday Open House	\$1,200
	Holiday Lights Competition	\$100
January	Chilly Challenge	\$750
	Plantation Hoedown	\$1,200
February	Mardi Gras	\$1,000
	Father-Daughter Dance	\$800
March	Spring Break Activity Week	\$1,000
	Luau	\$1,000

Budget Narrative
Fiscal Year 2018

EXPENDITURES

Parks and Recreation - General (continued)

Miscellaneous - Event Expense (continued)

	Name of Event/Group	Estimated Expenditures
April	Easter Eggstravaganza	\$1,200
May	Cinco de Mayo	\$500
	Mother/Daughter Event	\$750
	Memorial Day Parade & Family Day	\$1,000
June	Father/Son Event	\$750
	Start of Summer	\$1,000
July	Independence Day Event	\$1,000
August	Back to School Bash	\$1,000
September	FIP Marketplace	\$500
General Events	Movies in the Park	\$1,125
	Adult Events	\$500
	Mother/Son Event	\$500
	Floating Flicks	\$1,125
Total		\$25,000

Budget Narrative
Fiscal Year 2018**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 Fountai:

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

Budget Narrative
Fiscal Year 2018**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 as well as music licensing and software subscriptions.

Budget Narrative
Fiscal Year 2018**EXPENDITURES****Community Center (Splash Park)****Professional Services - Field Management**

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

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 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.

Communication - Teleph - Field

Includes monthly service fee for local and long distance services.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Gas

Gas for maintenance equipment.

Budget Narrative
Fiscal Year 2018

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 2018**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 2018

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 Budgets

Fiscal Year 2018

FLEMING ISLAND PLANTATION

Community Development District

2017 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2018 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ACTUAL FY 2016	ADOPTED BUDGET FY 2017	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU MAY-2017	JUNE- SEP-2017	PROJECTED FY 2017	BUDGET FY 2018
REVENUES							
Interest - Investments	\$ -	\$ -	\$ -	\$ 2,165	\$ 800	\$ 2,965	\$ 2,000
Special Assmnts- Tax Collector	-	-	-	153,327	15,983	169,310	1,814,282
Special Assmnts- Discounts	-	-	-	(528)	-	(528)	(72,571)
TOTAL REVENUES	-	-	-	154,964	16,783	171,747	1,743,711
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	-	-	3,056	320	3,376	36,286
Total Administrative	-	-	-	3,056	320	3,376	36,286
<i>Debt Service</i>							
Principal Debt Retirement	-	-	-	20,070,000	-	20,070,000	1,075,000
Interest Expense	-	-	-	567,446	-	567,446	609,375
Cost of Issuance	-	-	-	567,305	-	567,305	-
Total Debt Service	-	-	-	21,204,751	-	21,204,751	1,684,375
TOTAL EXPENDITURES	-	-	-	21,207,807	320	21,208,127	1,720,661
Over (under) expenditures	-	-	-	(21,052,843)	16,463	(21,036,380)	23,050
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	2,659,855	-	2,659,855	-
Proceeds of Refunding Bonds	-	-	-	19,410,000	-	19,410,000	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	23,050
TOTAL OTHER SOURCES (USES)	-	-	-	22,069,855	-	22,069,855	23,050
Net change in fund balance	-	-	-	1,017,012	16,463	1,033,475	23,050
FUND BALANCE, BEGINNING	-	-	-	-	-	-	1,033,475
FUND BALANCE, ENDING	\$ -	\$ -	\$ -	\$ 1,017,012	\$ 16,463	\$ 1,033,475	\$ 1,056,526

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
11/1/2017		\$304,688	3.250%	\$18,750,000	
5/1/2018	\$1,075,000	\$304,688	3.250%	\$17,675,000	\$1,666,906
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	\$18,750,000	\$4,891,738			\$23,337,050

Budget Narrative

Fiscal Year 2018

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 2018 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative

Fiscal Year 2018

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 Schedules

Fiscal Year 2018

FLEMING ISLAND PLANTATION

Community Development District

All Funds

Comparison of Assessment Rates
Fiscal Year 2018 vs. Fiscal Year 2017

Village	Maintenance			Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	FY 2018	FY 2017	Percent Change	
Lighthouse Apts	\$158.70	\$150.17	5.7%	\$129.41	\$138.70	-6.7%	\$288.12	\$288.87	-0.3%	501.00
Autumn Glen	\$595.14	\$563.13	5.7%	\$323.54	\$346.75	-6.7%	\$918.67	\$909.88	1.0%	220.00
Lake Ridge North	\$595.14	\$563.13	5.7%	\$323.54	\$346.75	-6.7%	\$918.67	\$909.88	1.0%	339.00
Carrington Place	\$595.14	\$563.13	5.7%	\$323.54	\$346.75	-6.7%	\$918.67	\$909.88	1.0%	96.00
Amberwood	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	58.00
Lake Ridge South	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	104.00
Woodlands	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	218.00
Fairway Village	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	75.00
Heritage Oaks	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	53.00
Chatham Village	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	161.00
Cypress Glen	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	176.00
Covington	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	59.00
Thornhill	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	130.00
John's Landing	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	49.00
Southern Links	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	116.00
The Links	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	146.00
River Hills Reserve	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	99.00
Margaret's Walk	\$793.52	\$750.84	5.7%	\$647.07	\$693.49	-6.7%	\$1,440.59	\$1,444.33	-0.3%	180.00
Office	\$2,777.31	\$2,627.93	5.7%	\$2,265	\$2,427.22	-6.7%	\$5,042.06	\$5,055.14	-0.3%	55.95
Retail	\$5,554.61	\$5,255.87	5.7%	\$4,529.52	\$4,854.44	-6.7%	\$10,084.13	\$10,110.29	-0.3%	84.20
Golf Course	\$3,967.58	\$3,754.19	5.7%	\$3,235.37	\$3,467.46	-6.7%	\$7,202.95	\$7,221.64	-0.3%	1.00
										2,921.15