

# **FLEMING ISLAND PLANTATION**

Community Development District

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

**Fiscal Year 2017**

Version 3 - Adopted Budget

(Adopted on 8/23/16)

Prepared by:



# FLEMING ISLAND PLANTATION

Community Development District

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**Fleming Island Plantation**

Community Development District

**Operating Budget**

Fiscal Year 2017

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2013	FY 2014	FY 2015	BUDGET FY 2016	THRU JUL-16	AUG - SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
<b>REVENUES</b>								
Interest - Investments	\$ 12,255	\$ 10,170	\$ 11,359	\$ 10,000	\$ 12,828	\$ 2,566	\$ 15,394	\$ 10,000
Room Rentals	4,686	6,695	7,995	6,000	6,469	1,000	7,469	6,000
Tennis Membership	-	-	150	-	-	750	750	750
Tennis Program Fees	469	71	1,131	500	1,560	-	1,560	500
Special Events	5,070	7,023	1,779	5,000	2,421	634	3,055	3,000
Net Incr (Decr) In FMV-Invest	994	(540)	-	-	-	-	-	-
Special Assmnts- Tax Collector	2,261,020	2,256,776	2,256,773	2,256,776	2,256,778	-	2,256,778	2,256,776
Special Assmnts- Delinquent	767	776	-	-	-	-	-	-
Special Assmnts- Discounts	(80,802)	(81,111)	(80,443)	(90,271)	(81,528)	-	(81,528)	(90,271)
Other Miscellaneous Revenues	9,977	8,455	7,393	6,000	5,066	-	5,066	6,000
Access Cards	1,656	2,013	4,412	1,000	4,565	800	5,365	2,000
<b>TOTAL REVENUES</b>	<b>2,216,092</b>	<b>2,210,328</b>	<b>2,210,549</b>	<b>2,195,005</b>	<b>2,208,159</b>	<b>5,750</b>	<b>2,213,909</b>	<b>2,194,755</b>
<b>EXPENDITURES</b>								
<i>Administrative</i>								
P/R-Board of Supervisors	11,800	12,000	12,000	12,000	9,600	2,000	11,600	12,000
FICA Taxes	903	918	918	918	734	153	887	918
ProfServ-Arbitrage Rebate	400	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	15,558	9,834	8,030	20,000	11,126	8,874	20,000	20,000
ProfServ-Legal Services	21,409	29,200	29,100	30,000	15,729	14,271	30,000	30,000
ProfServ-Mgmt Consulting Serv	49,000	49,000	49,735	50,730	42,275	8,455	50,730	50,730
ProfServ-Property Appraiser	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 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU JUL-16	AUG - SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
ProfServ-Special Assessment	7,900	7,900	8,019	8,179	8,179	-	8,179	8,179
ProfServ-Trustee Fees	7,690	7,690	8,172	9,500	8,847	-	8,847	9,500
Auditing Services	4,000	4,700	5,400	4,900	3,800	-	3,800	3,900
Communication - Telephone	28	1	-	-	-	-	-	-
Postage and Freight	2,030	2,035	2,092	2,000	1,594	506	2,100	2,100
Insurance - General Liability	29,804	31,197	31,336	36,036	31,465	-	31,465	34,612
Printing and Binding	1,779	1,866	1,912	2,500	1,126	874	2,000	2,500
Legal Advertising	1,698	782	1,748	2,000	424	1,576	2,000	2,000
Misc-Assessmnt Collection Cost	42,427	42,621	42,617	45,136	43,462	-	43,462	45,136
Misc-Reserve Study	-	1,600	-	-	-	5,200	5,200	-
Misc-Contingency	266	124	740	400	429	21	450	400
Administrative-Scholarships	-	-	-	600	-	-	-	600
Office Supplies	545	553	495	700	524	176	700	700
Annual District Filing Fee	175	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>198,672</b>	<b>203,596</b>	<b>203,889</b>	<b>228,374</b>	<b>180,889</b>	<b>43,106</b>	<b>223,995</b>	<b>226,050</b>
<b>Field</b>								
ProfServ-Web Site Development	295	295	295	450	295	795	1,090	450
Contracts-Landscape	580,536	580,536	584,213	599,400	498,290	99,658	597,948	599,400
Electricity - General	65,183	79,192	77,227	78,074	67,959	13,041	81,000	81,000
Utility - Water	61,903	62,377	70,235	62,000	56,120	8,880	65,000	65,000
R&M-Aquascaping	52,572	51,493	53,628	56,000	44,690	8,938	53,628	54,250
R&M-Common Area	28,939	32,770	37,307	30,000	11,665	18,335	30,000	30,000
R&M-Electrical	11,772	12,497	9,801	12,000	3,459	6,541	10,000	12,000
R&M-Other Landscape	32,934	34,384	55,712	30,000	20,022	9,978	30,000	30,000

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU JUL-16	AUG - SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
R&M-Irrigation	23,336	32,007	23,978	25,000	24,158	842	25,000	25,000
R&M-Parks	-	-	484	-	-	-	-	-
Misc-Holiday Decor	2,162	3,826	3,101	3,476	663	2,437	3,100	3,500
Op Supplies - General	5,277	5,329	4,278	6,000	3,195	2,805	6,000	6,000
<b>Total Field</b>	<b>864,909</b>	<b>894,706</b>	<b>920,259</b>	<b>902,400</b>	<b>730,516</b>	<b>172,250</b>	<b>902,766</b>	<b>906,600</b>
<b>Parks and Recreation - General</b>								
ProfServ-Field Management	302,675	307,000	310,226	316,270	259,658	50,112	309,770	321,758
Contracts-Lifeguard Services	82,129	84,425	83,267	87,600	65,571	22,070	87,641	90,270
Contracts-Janitorial Services	7,512	7,182	7,182	7,500	5,985	1,515	7,500	7,500
Contracts-Security Services	49,851	51,819	53,195	50,000	42,097	8,903	51,000	55,000
Contracts-Security Alarms	486	338	477	500	325	175	500	500
Communication - Teleph - Field	5,970	6,261	2,087	7,600	4,982	2,618	7,600	7,600
Postage and Freight	55	102	143	200	-	150	150	200
Utility - Cable TV Billing	831	1,734	3,008	-	-	-	-	-
Electricity - General	25,356	30,216	31,530	31,000	23,341	7,659	31,000	31,000
Utility - Gas	395	1,227	548	1,000	510	290	800	1,000
Utility - Refuse Removal	3,300	3,691	3,357	3,500	3,101	499	3,600	3,600
Utility - Water & Sewer	18,170	23,245	32,097	29,000	27,130	2,870	30,000	29,000
R&M-Air Conditioning	525	713	616	1,000	897	103	1,000	1,000
R&M-Equipment	3,778	4,223	4,198	4,400	4,441	59	4,500	4,400
R&M-Fire Supression System	59	195	142	400	164	236	400	400
R&M-Grounds	4,058	3,910	4,279	4,300	1,823	2,477	4,300	4,300
R&M-Pest Control	520	430	507	600	597	3	600	600
R&M-Tennis Courts	4,952	6,491	2,573	4,500	1,178	2,822	4,000	4,500
R&M-Gazebo	1,489	1,584	1,639	1,600	1,415	185	1,600	1,600
Misc-Event Expense	23,813	19,763	19,736	21,000	9,154	11,846	21,000	21,000
Misc-Rec Center Equipment	2,615	1,437	2,648	3,000	1,657	1,343	3,000	3,000
Misc-Termite Bond	540	620	690	700	452	248	700	700

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Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU JUL-16	AUG - SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
Misc-Licenses & Permits	625	625	625	700	625	75	700	700
Misc-Contingency	10,352	10,251	11,217	11,000	3,899	7,101	11,000	11,000
Office Supplies	2,554	1,981	2,237	2,500	1,993	507	2,500	2,500
Cleaning Supplies	825	908	990	1,000	990	10	1,000	1,000
Op Supplies - General	5,548	3,779	5,597	5,000	1,634	3,366	5,000	5,000
Op Supplies-Pool and Fountain	2,023	3,380	3,126	2,000	1,775	225	2,000	2,000
Op Supplies - Pool Chemicals	13,033	15,226	15,927	14,000	12,305	4,295	16,600	16,600
Subscriptions and Memberships	520	363	668	400	130	270	400	400
<b>Total Parks and Recreation - General</b>	<b>574,559</b>	<b>593,119</b>	<b>604,532</b>	<b>612,270</b>	<b>477,829</b>	<b>132,032</b>	<b>609,861</b>	<b>628,128</b>
<b>Community Center</b>								
ProfServ-Field Management	173,250	176,000	177,609	181,315	148,996	28,819	177,815	184,754
Contracts-Lifeguard Services	76,272	76,534	74,374	80,000	58,882	20,118	79,000	81,370
Contracts-Janitorial Services	7,512	7,182	7,182	7,500	6,090	1,410	7,500	7,500
Contracts-Security Services	37,380	36,477	39,981	40,000	28,347	11,653	40,000	40,000
Contracts-Security Alarms	240	438	180	240	355	60	415	240
Communication - Teleph - Field	7,117	6,298	4,214	4,500	3,532	968	4,500	4,500
Utility - Cable TV Billing	1,141	1,887	665	-	-	-	-	-
Electricity - General	18,860	22,677	21,771	20,000	16,903	3,097	20,000	20,000
Utility - Gas	612	417	436	600	510	-	510	600
Utility - Refuse Removal	2,335	2,670	3,170	3,000	2,699	501	3,200	3,200
Utility - Water & Sewer	11,167	9,799	8,843	11,000	7,621	412	8,033	10,000
R&M-Air Conditioning	694	600	1,064	1,000	-	1,000	1,000	1,000
R&M-Fire Supression System	59	484	668	400	556	194	750	750
R&M-Grounds	4,149	2,769	1,865	4,000	2,331	1,669	4,000	4,000
R&M-Pest Control	210	407	214	300	551	-	551	300
Misc-Rec Center Equipment	2,394	-	1,512	3,000	874	2,126	3,000	3,000
Misc-Termite Bond	250	250	250	350	135	115	250	350
Misc-Licenses & Permits	375	375	375	500	375	125	500	500

# FLEMING ISLAND PLANTATION

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2013	ACTUAL FY 2014	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL	PROJECTED	TOTAL	ANNUAL
					THRU JUL-16	AUG - SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
Misc-Contingency	9,733	28,610	10,093	8,500	522	7,978	8,500	8,500
Office Supplies	1,329	1,140	1,796	1,500	561	939	1,500	1,500
Cleaning Supplies	495	1,073	990	1,250	660	590	1,250	1,250
Op Supplies - General	3,600	1,461	4,806	3,600	569	3,031	3,600	3,600
Op Supplies-Pool and Fountain	535	899	1,136	1,500	199	1,301	1,500	1,500
Op Supplies - Pool Chemicals	12,736	12,087	14,835	12,500	11,896	4,704	16,600	16,600
<b>Total Community Center</b>	<b>372,445</b>	<b>390,534</b>	<b>378,029</b>	<b>386,555</b>	<b>293,164</b>	<b>90,810</b>	<b>383,974</b>	<b>395,014</b>
<b>TOTAL EXPENDITURES</b>	<b>2,010,585</b>	<b>2,081,955</b>	<b>2,106,709</b>	<b>2,129,599</b>	<b>1,682,398</b>	<b>438,198</b>	<b>2,120,596</b>	<b>2,155,792</b>
<b>Reserves</b>								
R&M-Reserves Amenity Center	5,417	60,526	57,745	149,000	8,506	51,494	60,000	63,000
R&M-Reserves Splash Park	60,034	4,247	4,582	63,000	4,187	5,813	10,000	27,000
<b>Total Reserves</b>	<b>65,451</b>	<b>64,773</b>	<b>62,327</b>	<b>212,000</b>	<b>12,693</b>	<b>57,307</b>	<b>70,000</b>	<b>90,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>2,076,036</b>	<b>2,146,728</b>	<b>2,169,036</b>	<b>2,341,599</b>	<b>1,695,091</b>	<b>495,505</b>	<b>2,190,596</b>	<b>2,245,792</b>
Excess (deficiency) of revenues								
Over (under) expenditures	140,056	63,600	41,513	(146,594)	513,068	(489,755)	23,312	(51,037)
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	-	-	-	(146,594)	-	-	-	(51,037)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(146,594)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(51,037)</b>
Net change in fund balance	140,056	63,600	41,513	(146,594)	513,068	(489,755)	23,312	(51,037)
<b>FUND BALANCE, BEGINNING</b>	<b>2,109,890</b>	<b>2,249,946</b>	<b>2,313,546</b>	<b>2,355,059</b>	<b>2,355,059</b>	<b>-</b>	<b>2,355,059</b>	<b>2,378,371</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,249,946</b>	<b>\$ 2,313,546</b>	<b>\$ 2,355,059</b>	<b>\$ 2,208,465</b>	<b>\$ 2,868,127</b>	<b>\$ (489,755)</b>	<b>\$ 2,378,371</b>	<b>\$ 2,327,334</b>



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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 2,378,371
Net Change in Fund Balance - Fiscal Year 2017	(51,037)
Reserves - Fiscal Year 2017 Additions	90,000
<b>Total Funds Available (Estimated) - 9/30/2017</b>	<b>2,417,334</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	538,948 <sup>(1)</sup>
Reserves - Entry Features	107,161
Reserves - Park	180,061
Reserves - Recreational Facilities	716,654
Reserves - Misc. Site Improvement	109,628
Reserves - Signage	168,600
Subtotal	<u>1,821,052</u>
<b>Total Allocation of Available Funds</b>	<b>1,821,052</b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 596,282</u></b>
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**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2017**REVENUES****Interest - Investments**

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

**Room Rentals**

The District receives revenue from the rental of the amenity center and splash park facilities.

**Tennis Membership**

This is revenue collected from tennis memberships.

**Tennis Program Fees**

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

**Special Events**

Revenue collected for special events.

**Special Assessment - Tax Collector**

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

**Special Assessment - Discounts**

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

**Other Miscellaneous Revenues**

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

**Access Cards**

Revenue collected for replacement access cards and additional splash passes.

**Budget Narrative**  
Fiscal Year 2017**EXPENDITURES****Administrative****Payroll - Board of Supervisors**

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

**FICA Taxes**

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

**Professional Services - Arbitrage Rebate**

The District contracted with Amtec to annually calculate the District's Arbitrage Rebate Liability on the 2007 Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Professional Services - Dissemination Agent**

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

**Professional Services - Engineering**

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

**Professional Services - Legal Services**

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

**Budget Narrative**  
Fiscal Year 2017**EXPENDITURES****Administrative** (continued)**Professional Services - Management Consulting Services**

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

**Professional Services - Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

**Professional Services - Special Assessment**

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

**Professional Services - Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2007 Special Assessment Bonds.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for this fiscal year is based on FY 2014 contracted fees from an existing engagement letter.

**Postage & Freight**

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

**Budget Narrative**  
Fiscal Year 2017**EXPENDITURES****Administrative** (continued)**Insurance - General Liability**

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

**Printing & Binding**

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

**Legal Advertising**

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

**Misc. - Assessment Collection Cost**

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2017 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Misc. - Contingency**

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

**Administrative - Scholarships**

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

**Budget Narrative**  
Fiscal Year 2017**EXPENDITURES****Administrative** (continued)**Office Supplies**

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

**Annual District Filing Fee**

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

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

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

**Contracts - Landscape:**

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

**Electricity - General:**

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

**Utility - Water:**

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

**Budget Narrative**  
Fiscal Year 2017**EXPENDITURES****Field** (continued)**R&M - Aquascaping:**

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

**R&M - Common Area:**

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

**R&M - Electrical:**

Electrical repairs throughout the community.

**R&M - Other Landscaping:**

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

**R&M - Irrigation:**

Repairs of the irrigation system throughout the Community.

**Miscellaneous - Holiday Decor:**

Represents purchasing, installation of holiday decorations within the District.

**Op Supplies - General:**

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

**Budget Narrative**  
Fiscal Year 2017**EXPENDITURES****Parks and Recreation - General****Professional Services - Field Management:**

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

**Contracts - Lifeguard Services:**

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

**Contracts - Janitorial Services:**

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

**Contracts - Security Services:**

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

**Contracts - Security Alarms:**

This is the alarm monitoring contract for Amenity Center.

**Communication - Telephone - Field:**

Includes monthly service fee for local and long distance services.

**Postage and Freight:**

Mailing of flyers and correspondence, etc.



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

Electricity usage for District facilities and assets.

**Utility - Gas:**

Gas for the Amenity Center fireplace and maintenance equipment.

**Utility - Refuse Removal:**

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

**Utility - Water & Sewer:**

This represents the estimated cost for water, sewer and irrigation services for the Amenity Center, Pools, Tennis Courts and bathrooms.

**R&M - Air Conditioning:**

Service for preventative maintenance with B - Cool Air Conditioning.

**R&M - Equipment:**

Lease of copier with Great America Leasing Corp.

**R&M - Fire Suppression System:**

This is for a yearly inspection of the fire extinguishers.

**R&M - Grounds:**

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

**Budget Narrative**  
Fiscal Year 2017**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.

**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>
<b>October</b>	
Oktoberfest	\$1,000
Halloween Bash	\$2,000
<b>November</b>	
Annual Block Party	\$700
<b>December</b>	
Holiday Open House	\$1,000
Holiday Lights Competition	\$100

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

<b>Name of Event/Group</b>	<b>Estimated Expenditures</b>
<b>January</b>	
Chilly Challenge	\$300
Plantation Hoedown	\$1,000
<b>February</b>	
Singles Event	\$800
Mardi Gras	\$1,000
Father-Daughter Dance	\$600
<b>March</b>	
Spring Break Activity Week	\$500
Luau	\$1,000
<b>April</b>	
Easter Egg Hunt	\$500
Cinco de Mayo	\$500
<b>May</b>	
Mother/Daughter Tea	\$200
Memorial Day Parade	\$300
<b>June</b>	
Father/Son Feast	\$400
Start of Summer	\$800
<b>July</b>	
Independence Day Event	\$1,000

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

<b>Name of Event/Group</b>	<b>Estimated Expenditures</b>
<b>August</b>	
Back to School Bash	\$800
<b>September</b>	
Fall Ball	\$500
<b>General Events</b>	
Movies in the Park	\$600
Adults Only/Social Club	\$2,000
Kid's Crafts	\$200
50's Party	\$1,200
Family Fridays	\$2,000
<b>Total</b>	<b>\$21,000</b>

**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 2017**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.

**Budget Narrative**  
Fiscal Year 2017**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 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.

**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 2017

**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 2017**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 2017

**EXPENDITURES**

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**Reserves**

**R&M - Reserves:**

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

**R&M - Reserves:**

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

**Fleming Island Plantation**

Community Development District

**Debt Service Budget**

Fiscal Year 2017

# FLEMING ISLAND PLANTATION

Community Development District

2007 Debt Service Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2013	FY 2014	FY 2015	BUDGET FY 2017	THRU JUL-16	AUG - SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
<b>REVENUES</b>								
Interest - Investments	\$ 844	\$ 773	\$ 796	\$ 500	\$ 1,271	\$ 124	\$ 1,395	\$ 500
Special Assmnts- Tax Collector	1,948,346	1,944,428	1,944,425	1,944,430	1,943,734	-	1,943,734	1,943,736
Special Assmnts- Prepayment	52,209	-	-	-	-	-	-	-
Special Assmnts- Delinquent	693	668	-	-	-	-	-	-
Special Assmnts- Discounts	(69,625)	(69,885)	(69,309)	(77,777)	(70,219)	-	(70,219)	(77,749)
<b>TOTAL REVENUES</b>	<b>1,932,467</b>	<b>1,875,984</b>	<b>1,875,912</b>	<b>1,867,153</b>	<b>1,874,786</b>	<b>124</b>	<b>1,874,910</b>	<b>1,866,487</b>
<b>EXPENDITURES</b>								
<i>Administrative</i>								
Misc-Assessmnt Collection Cost	36,561	36,498	36,494	38,889	37,209	-	37,209	38,875
<b>Total Administrative</b>	<b>36,561</b>	<b>36,498</b>	<b>36,494</b>	<b>38,889</b>	<b>37,209</b>	<b>-</b>	<b>37,209</b>	<b>38,875</b>
<i>Debt Service</i>								
Principal Debt Retirement	795,000	830,000	865,000	900,000	900,000	-	900,000	935,000
Principal Prepayments	-	55,000	5,000	-	-	-	-	-
Interest Expense	1,002,019	971,963	939,488	904,775	904,775	-	904,775	868,775
<b>Total Debt Service</b>	<b>1,797,019</b>	<b>1,856,963</b>	<b>1,809,488</b>	<b>1,804,775</b>	<b>1,804,775</b>	<b>-</b>	<b>1,804,775</b>	<b>1,803,775</b>
<b>TOTAL EXPENDITURES</b>	<b>1,833,580</b>	<b>1,893,461</b>	<b>1,845,982</b>	<b>1,843,664</b>	<b>1,841,984</b>	<b>-</b>	<b>1,841,984</b>	<b>1,842,650</b>

# FLEMING ISLAND PLANTATION

Community Development District

2007 Debt Service Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2013	FY 2014	FY 2015	BUDGET FY 2017	THRU JUL-16	AUG - SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
Excess (deficiency) of revenues								
Over (under) expenditures	98,887	(17,477)	29,930	23,489	32,802	124	32,926	23,837
<b>OTHER FINANCING SOURCES (USES)</b>								
Contribution to (Use of) Fund Balance	-	-	-	23,489	-	-	-	23,837
<b>TOTAL OTHER SOURCES (USES)</b>	-	-	-	<b>23,489</b>	-	-	-	<b>23,837</b>
Net change in fund balance	98,887	(17,477)	29,930	23,489	32,802	124	32,926	23,837
<b>FUND BALANCE, BEGINNING</b>	1,278,902	1,377,789	1,360,312	1,390,242	1,390,242	-	1,390,242	1,423,168
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,377,789</b>	<b>\$ 1,360,312</b>	<b>\$ 1,390,242</b>	<b>\$ 1,413,731</b>	<b>\$ 1,423,044</b>	<b>\$ 124</b>	<b>\$ 1,423,168</b>	<b>\$ 1,447,006</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
11/1/2016	\$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>\$19,410,000</b>	<b>\$7,694,150</b>		<b>\$27,104,150</b>

**Budget Narrative**

Fiscal Year 2017

**REVENUES****Interest - Investments**

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

**Special Assessment - Tax Collector**

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

**Special Assessment - Discounts**

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

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

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2017 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

**Budget Narrative**

Fiscal Year 2017

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense**

The District pays interest expense on the debt twice during the year.

**Fleming Island Plantation**

Community Development District

**Supporting Budget Schedule**

Fiscal Year 2017



**FLEMING ISLAND PLANTATION**

Community Development District

All Funds

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

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