FLEMING ISLAND PLANTATION

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2016

Version 1 - Approved Tentative
(Approved 5/26/2015)

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SEVERN
TRENT
SERVICES

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Fleming Island Plantation

Community Development District

Operating Budget

Fiscal Year 2016

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY-SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
REVENUES								
Interest - Investments	$ 12,499	$ 12,255	$ 10,170	$ 10,000	$ 5,142	$ 3,673	$ 8,815	$ 10,000
Room Rentals	7,730	4,686	6,695	6,000	5,000	1,000	6,000	6,000
Tennis Program Fees	854	469	71	500	81	100	181	500
Special Events	5,350	5,070	7,023	5,000	1,499	1,071	2,570	5,000
Net Incr (Decr) In FMV-Invest	2,174	994	(540)	-	-	-	-	-
Special Assmnts- Tax Collector	2,309,989	2,261,020	2,256,776	2,256,767	2,170,968	85,808	2,256,776	2,256,776
Special Assmnts- Delinquent	1,548	767	776	-	-	-	-	-
Special Assmnts- Discounts	(75,942)	(80,802)	(81,111)	(90,271)	(82,706)	-	(82,706)	(90,271)
Developer Contribution	4,060	-	-	-	-	-	-	-
Other Miscellaneous Revenues	14,169	9,977	8,455	6,000	2,877	2,000	4,877	6,000
Access Cards	967	1,656	2,013	1,000	824	350	1,174	1,000
TOTAL REVENUES	**2,283,398**	**2,216,092**	**2,210,328**	**2,194,996**	**2,103,685**	**94,001**	**2,197,686**	**2,195,005**
EXPENDITURES								
Administrative								
P/R-Board of Supervisors	11,800	11,800	12,000	12,000	7,000	5,000	12,000	12,000
FICA Taxes	903	903	918	918	536	383	919	918
ProfServ-Arbitrage Rebate	600	400	400	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	1,000	1,000	-	1,000	1,000
ProfServ-Engineering	32,042	15,558	9,834	20,000	4,856	7,144	12,000	20,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY-SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
ProfServ-Legal Services	24,885	21,409	29,200	30,000	12,834	17,166	30,000	30,000
ProfServ-Mgmt Consulting Serv	47,607	49,000	49,000	49,735	29,012	20,723	49,735	50,730
ProfServ-Property Appraiser	520	260	-	1,000	-	1,000	1,000	1,000
ProfServ-Special Assessment	7,725	7,900	7,900	8,019	8,019	-	8,019	8,179
ProfServ-Trustee Fees	7,690	7,690	7,690	9,500	4,486	3,200	7,686	9,500
ProfServ-Compliance Service	63,850	-	-	-	-	-	-	-
Auditing Services	6,700	4,000	4,700	4,700	4,900	-	4,900	4,900
Communication - Telephone	39	28	1	-	-	-	-	-
Postage and Freight	2,077	2,030	2,035	2,000	1,285	918	2,203	2,000
Insurance - General Liability	26,801	29,804	31,197	35,877	31,336	-	31,336	36,036
Printing and Binding	1,927	1,779	1,866	3,000	1,198	856	2,054	2,500
Legal Advertising	1,081	1,698	782	2,200	1,265	500	1,765	2,000
Misc-Assessmnt Collection Cost	41,370	42,427	42,621	45,135	41,765	1,716	43,481	45,136
Misc-Reserve Study	-	-	1,600	-	-	-	-	-
Misc-Contingency	392	266	124	400	171	129	300	400
Office Supplies	628	545	553	1,000	297	253	550	700
Annual District Filing Fee	175	175	175	175	175	-	175	175
Total Administrative	**279,812**	**198,672**	**203,596**	**227,259**	**150,135**	**59,587**	**209,722**	**227,774**
Field								
ProfServ-Web Site Development	545	295	295	650	295	-	295	450
Contracts-Landscape	580,536	580,536	580,536	600,000	338,646	241,890	580,536	600,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY-SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
Postage and Freight	(75)	-	-	-	-	-	-	-
Electricity - General	71,245	65,183	79,192	74,000	44,216	31,583	75,799	78,074
Utility - Water	57,229	61,903	62,377	62,000	34,855	24,896	59,751	62,000
R&M-General	-	-	-	1,000	-	-	-	-
R&M-Aquascaping	52,056	52,572	51,493	56,000	31,283	22,345	53,628	56,000
R&M-Common Area	25,576	28,939	32,770	30,000	33,319	5,000	38,319	30,000
R&M-Electrical	16,018	11,772	12,497	15,000	5,545	3,961	9,506	12,000
R&M-Other Landscape	33,139	32,934	34,384	30,000	30,484	16,000	46,484	30,000
R&M-Irrigation	17,007	23,336	32,007	25,000	14,233	10,166	24,399	25,000
Misc-Holiday Decor	2,592	2,162	3,826	3,500	2,672	250	2,922	3,476
Misc-Hurricane Expense	-	-	-	3,000	-	-	-	-
Op Supplies - General	3,984	5,277	5,329	6,000	4,081	1,919	6,000	6,000
Total Field	**859,852**	**864,909**	**894,706**	**906,150**	**539,629**	**358,010**	**897,639**	**903,000**
Parks and Recreation - General								
ProfServ-Field Management	299,679	302,675	307,000	310,070	180,873	129,197	310,070	316,270
Contracts-Lifeguard Services	83,720	82,129	84,425	85,000	31,288	56,000	87,288	87,600
Contracts-Janitorial Services	7,512	7,512	7,182	8,000	4,190	2,993	7,183	7,500
Contracts-Security Services	49,788	49,851	51,819	50,000	30,864	22,046	52,910	50,000
Contracts-Security Alarms	288	486	338	400	279	93	372	500
Communication - Teleph - Field	5,743	5,970	6,261	5,500	1,148	820	1,968	5,500
Postage and Freight	58	55	102	250	65	46	111	200
Utility - Cable TV Billing	952	831	1,734	1,000	2,006	1,433	3,439	2,100

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY-SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
Electricity - General	31,318	25,356	30,216	30,000	18,219	13,014	31,233	31,000
Utility - Gas	1,359	395	1,227	1,400	548	250	798	1,000
Utility - Refuse Removal	2,779	3,300	3,691	3,500	1,918	1,370	3,288	3,500
Utility - Water & Sewer	15,722	18,170	23,245	18,000	16,845	12,032	28,877	29,000
R&M-Air Conditioning	760	525	713	1,000	166	500	666	1,000
R&M-Equipment	3,451	3,778	4,223	4,200	2,577	1,800	4,377	4,400
R&M-Fire Supression System	358	59	195	400	-	350	350	400
R&M-Grounds	2,775	4,058	3,910	4,500	1,430	2,500	3,930	4,300
R&M-Pest Control	450	520	430	600	295	211	506	600
R&M-Tennis Courts	2,524	4,952	6,491	4,500	2,296	2,100	4,396	4,500
R&M-Gazebo	1,439	1,489	1,584	1,600	945	655	1,600	1,600
R&M-Reserves	68,106	5,417	60,526	141,909	35,883	-	35,883	149,000
Misc-Event Expense	26,191	23,813	19,763	21,000	11,763	9,237	21,000	21,000
Misc-Rec Center Equipment	1,947	2,615	1,437	3,000	1,623	1,350	2,973	3,000
Misc-Termite Bond	540	540	620	900	330	236	566	700
Misc-Licenses & Permits	625	625	625	750	-	750	750	700
Misc-Contingency	9,071	10,352	10,251	10,000	9,306	4,000	13,306	11,000
Office Supplies	2,197	2,554	1,981	2,500	783	1,100	1,883	2,500
Cleaning Supplies	660	825	908	1,000	825	200	1,025	1,000
Op Supplies - General	5,484	5,548	3,779	5,000	3,449	1,500	4,949	5,000
Op Supplies-Pool and Fountain	1,838	2,023	3,380	2,000	1,219	871	2,090	2,000
Op Supplies - Pool Chemicals	12,396	13,033	15,226	13,500	8,307	5,934	14,241	14,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY-SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
Subscriptions and Memberships	142	520	363	400	446	-	446	400
Total Parks and Recreation - General	**639,872**	**579,976**	**653,645**	**731,879**	**369,886**	**272,586**	**642,472**	**761,270**
Community Center								
ProfServ-Field Management	171,535	173,250	176,000	177,760	103,694	74,066	177,760	181,315
Contracts-Lifeguard Services	82,576	76,272	76,534	77,000	28,098	50,000	78,098	80,000
Contracts-Janitorial Services	7,512	7,512	7,182	8,000	4,190	2,993	7,183	7,500
Contracts-Security Services	39,351	37,380	36,477	40,000	23,462	16,759	40,221	40,000
Contracts-Security Alarms	220	240	438	240	140	100	240	240
Communication - Teleph - Field	4,434	7,117	6,298	4,000	2,451	1,751	4,202	4,500
Utility - Cable TV Billing	959	1,141	1,887	1,100	-	-	-	-
Electricity - General	21,992	18,860	22,677	20,000	10,784	7,703	18,487	20,000
Utility - Gas	407	612	417	600	436	100	536	600
Utility - Refuse Removal	2,338	2,335	2,670	3,000	1,743	1,245	2,988	3,000
Utility - Water & Sewer	10,647	11,167	9,799	13,000	3,882	2,773	6,655	11,000
R&M-Air Conditioning	843	694	600	1,000	464	331	795	1,000
R&M-Fire Supression System	340	59	484	400	183	131	314	400
R&M-Grounds	3,331	4,149	2,769	4,000	1,182	2,800	3,982	4,000
R&M-Pest Control	280	210	407	300	140	100	240	300
R&M-Reserves	-	60,034	4,247	60,000	4,582	3,273	7,855	63,000
Misc-Rec Center Equipment	2,033	2,394	-	3,000	141	2,800	2,941	3,000
Misc-Termite Bond	1,018	250	250	380	250	179	429	350
Misc-Licenses & Permits	375	375	375	500	-	375	375	500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY-SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
Misc-Contingency	8,019	9,733	28,610	8,500	8,285	1,500	9,785	8,500
Office Supplies	1,026	1,329	1,140	1,500	940	480	1,420	1,500
Cleaning Supplies	660	495	1,073	1,250	330	750	1,080	1,250
Op Supplies - General	3,773	3,600	1,461	4,000	1,615	1,350	2,965	3,600
Op Supplies-Pool and Fountain	1,377	535	899	1,500	317	800	1,117	1,500
Op Supplies - Pool Chemicals	12,019	12,736	12,087	12,100	7,215	5,154	12,369	12,500
Total Community Center	**377,065**	**432,479**	**394,781**	**443,130**	**204,524**	**177,511**	**382,035**	**449,555**
TOTAL EXPENDITURES	**2,156,601**	**2,076,036**	**2,146,728**	**2,308,418**	**1,264,174**	**867,694**	**2,131,868**	**2,341,599**
Excess (deficiency) of revenues Over (under) expenditures	126,797	140,056	63,600	(113,422)	839,511	(773,693)	65,818	(146,594)
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	(113,422)	-	-	-	(146,594)
TOTAL OTHER SOURCES (USES)	**-**	**-**	**-**	**(113,422)**	**-**	**-**	**-**	**(146,594)**
Net change in fund balance	126,797	140,056	63,600	(113,422)	839,511	(773,693)	65,818	(146,594)
FUND BALANCE, BEGINNING	1,983,094	2,109,891	2,249,947	2,313,547	2,313,547	-	2,313,547	2,379,365
FUND BALANCE, ENDING	**$ 2,109,891**	**$ 2,249,947**	**$ 2,313,547**	**$ 2,200,125**	**$ 3,153,058**	**$ (773,693)**	**$ 2,379,365**	**$ 2,232,771**

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

		Amount
Beginning Fund Balance - Fiscal Year 2016	$	2,380,365
Net Change in Fund Balance - Fiscal Year 2016		(146,594)
Reserves - Fiscal Year 2016 Additions		212,000
Total Funds Available (Estimated) - 9/30/2016		**2,445,771**

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance		
Operating Reserve - First Quarter Operating Capital		585,400 (1)
Reserves - Entry Features		86,716
Reserves - Park		163,938
Reserves - Recreational Facilities		614,446
Reserves - Misc. Site Improvement		91,395
Reserves - Signage		148,163
	Subtotal	1,690,058
Total Allocation of Available Funds		**1,690,058**
Total Unassigned (undesignated) Cash	**$**	**755,713**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2016

REVENUES

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

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

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

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

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

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

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

Access Cards
Revenue collected for replacement access cards and additional splash passes.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Administrative

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

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

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

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

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

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

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Administrative (continued)

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

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

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

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

Auditing Services
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for this fiscal year is based on FY 2013 contracted fees from an existing engagement letter.

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

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Administrative (continued)

Insurance – General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Preferred Government Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies. The budgeted amount anticipates an estimated 15% increase.

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

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

Misc. – Assessment Collection Cost
The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection **or** 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2016 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

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

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

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Administrative (continued)

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

Field

Professional Services–Web Site Development:
This represents costs for the community web site construction and maintenance.

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

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

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

R&M- General:
The cost of any general repair and maintenance expenditures that are incurred.

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

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Field (continued)

R&M- Common Area:
The cost of any maintenance expenditures that are incurred such as painting, pressure washing, repairs, etc.

R&M- Electrical:
Electrical repairs throughout the community.

R&M- Other Landscaping:
This line item includes landscape replacement costs for tree removal and special projects as approved by the Board.

R&M- Irrigation:
Repairs of the irrigation system throughout the Community.

Misc. – Holiday Decor:
Represents purchasing, installation of holiday decorations within the District.

Misc. – Hurricane Expense:
This is a line item to help with debris clean up during and after severe weather events.

Op Supplies- General:
Represents any minor expenditure for materials the District may need to.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Parks and Recreation- General

Professional Services – Field Management:
The District's management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds.

Contracts – Lifeguard Services:
These services are provided through a contracted service agreement with Amenity Aquatics Staffing, Inc.

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

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

Contracts – Security Alarms:
This is the alarm monitoring contract for Amenity Center.

Communication – Teleph – Field:
Includes monthly service fee for local and long distance services.

Postage and Freight:
Mailing of flyers and correspondence, etc.

Utility – Cable TV Billing:
Cable TV and internet service for the building.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Parks and Recreation- General (continued)

Electricity – General:
Electricity usage for District facilities and assets.

Utility – Gas:
Gas for the Amenity Center fireplace and maintenance equipment.

Utility – Refuse Removal:
This is a contract for the removal of trash from the garbage dumpster.

Utility – Water & Sewer:
This represents the estimated cost for water, sewer and irrigation services for the Amenity Center, Pools, Tennis Courts and bathrooms.

R&M – Air Conditioning:
Service for preventative maintenance with B-Cool Air Conditioning.

R&M- Equipment:
Lease of copier with Great America Leasing Corp.

R&M-Fire Suppression System:
This is for a yearly inspection of the fire extinguishers.

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

R&M- Pest Control:
The District currently has a contract with Home Team Services.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Parks and Recreation- General (continued)

R&M- Tennis Courts:
Top dressing clay, replacement parts and equipment.

R&M- Gazebo:
Phone line expenditures at the Gazebo for the security cameras.

R&M- Reserves:
These are funds set aside for replacement of capital items throughout the community.

Misc. – Event Expense:
Monthly expenditures for Districts events and holiday parties. The estimated miscellaneous event expenditures are listed below.

Name of Event/Group	Estimated Expenditures
Adult Only Events	$2,000
Amazing Race	$500
Back to School Bash	$700
Book Club	$200
Card Game Days	No Charge
Casino Trips	$650
Chilly Challenge	$300
Christmas Crafts	$100
Costume Parade	$185
Earth Day	$250
Easter Egg Hunt	$900
End of School Bash	$1,500

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Parks and Recreation- General (continued)

Misc. – Event Expense: (continued)

Name of Event/Group	Estimated Expenditures
Family Fridays	$1,500
Floating Flicks	$1,000
Fourth of July Fun Day	$500
Hoedown	$2,500
Kindergarten Kraft Days	$85
Live Entertainment/Music @ Pool	$1,200
Memorial Day Parade	$300
Monthly Seminars	No Charge
New Events	$1,200
Nifty Fifty Plus Club	$1,150
Parade of Trees	$500
Popcorn and Movie Days	$280
Pumpkin Decorating Day	$900
Romeo and Juliet Club	No Charge
Spring Break Activity Week	$900
Tea Parties	$700
Unity Day	$500
Winter Festival	$500
Total	**$21,000**

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Parks and Recreation- General (continued)

Misc. – Rec. Center Equipment:
Cost associated with purchasing and replacing equipment and/or parts.

Misc. – Termite Bond:
The District currently has a contract with Home Team Services.

Misc. – Licenses & Permits:
County Health Department pool operating permits.

Misc. – Contingency:
This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Office Supplies:
Paper, printer cartridges, pens and miscellaneous office supplies for the Amenity Center office.

Cleaning Supplies:
Supplies used to clean the Amenity Center equipment, building, etc.

Op Supplies – General:
Represents any minor expenditures the District may need to make during the Fiscal Year.

Op Supplies – Pool and Fountain:
Cost associated with purchasing and replacing equipment and/or parts.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Parks and Recreation- General (continued)

Op Supplies – Pool Chemicals:
The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes aquatic chemical controllers and water chemistry testing equipment.

Subscriptions and Memberships:
Cost of local newspapers, magazines, recreational subscriptions.

Community Center (Splash Park)

Professional Services – Field Management:
The District's management firm has on-site employees to oversee the day-to-day operations and maintenance of the amenities and common grounds.

Contracts – Lifeguard Services:
These services are provided through a contracted service agreement with Amenity Aquatics Staffing, Inc.

Contracts- Janitorial Services:
This is a contract with New Venture of Jacksonville for the cleaning of the Splash Park building facility.

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

Contracts – Security Alarms:
This is the alarm monitoring contract for the Splash Park facilities.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Community Center (Splash Park) (continued)

Communication- Teleph- Field:
Includes monthly service fee for local and long distance services.

Utility – Cable TV Billing:
Cable TV and internet service for the building.

Electricity – General:
Electricity usage for District facilities and assets.

Utility – Gas:
Gas for maintenance equipment.

Utility – Refuse Removal:
This is a contract for the removal of trash from the garbage dumpster.

Utility – Water & Sewer:
This represents the estimated cost for water, sewer and irrigation services for the Splash Park facility.

R&M – Air Conditioning:
Service for preventative maintenance with B-Cool Air Conditioning.

R&M- Fire Suppression System:
This is for a yearly inspection of the fire extinguishers.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Community Center (Splash Park) (continued)

R&M- Grounds:
The cost of any maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage etc.

R&M- Pest Control:
The District currently has a contract with Home Team Services.

R&M- Reserves:
These are funds set aside for replacement of capital items throughout the Splash Park.

Misc. – Rec. Center Equipment:
Cost associated with purchasing and replacing equipment and/ or their parts.

Misc. – Termite Bond:
The District currently has a contract with Turner Pest Control.

Misc. – Licenses & Permits:
County Health Department pool operating permits.

Misc. – Contingency:
This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Community Center (Splash Park) (continued)

Office Supplies:
Paper, printer cartridges, pens and miscellaneous office supplies.

Cleaning Supplies:
Supplies used to clean the Splash Park facility.

Op Supplies- General:
Represents any minor expenditures the District may need to make during the Fiscal Year.

Op Supplies – Pool and Fountain:
Cost associated with purchasing and replacing equipment and/or their parts.

Op Supplies – Pool Chemicals:
The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes aquatic chemical controllers and water chemistry testing equipment.

Fleming Island Plantation

Community Development District

Debt Service Budget

Fiscal Year 2016

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY-SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
REVENUES								
Interest - Investments	$ 810	$ 844	$ 773	$ 500	$ 347	$ 248	$ 595	$ 500
Special Assmnts- Tax Collector	1,948,346	1,948,346	1,944,428	1,944,430	1,821,730	122,698	1,944,428	1,944,430
Special Assmnts- Prepayment	-	52,209	-	-	-	-	-	-
Special Assmnts- Delinquent	1,331	693	668	-	-	-	-	-
Special Assmnts- Discounts	(64,000)	(69,625)	(69,885)	(77,777)	(71,208)	-	(71,208)	(77,777)
TOTAL REVENUES	**1,886,487**	**1,932,467**	**1,875,984**	**1,867,153**	**1,750,869**	**122,945**	**1,873,814**	**1,867,153**
EXPENDITURES								
Administrative								
Misc-Assessmnt Collection Cost	34,895	36,561	36,498	38,889	35,010	2,454	37,464	38,889
Total Administrative	**34,895**	**36,561**	**36,498**	**38,889**	**35,010**	**2,454**	**37,464**	**38,889**
Debt Service								
Principal Debt Retirement	775,000	795,000	830,000	865,000	-	865,000	865,000	900,000
Principal Prepayments	5,000	-	55,000	-	5,000	-	5,000	-
Interest Expense	1,030,225	1,002,019	971,963	939,600	469,800	469,688	939,488	904,775
Total Debt Service	**1,810,225**	**1,797,019**	**1,856,963**	**1,804,600**	**474,800**	**1,334,688**	**1,809,488**	**1,804,775**
TOTAL EXPENDITURES	**1,845,120**	**1,833,580**	**1,893,461**	**1,843,489**	**509,810**	**1,337,142**	**1,846,952**	**1,843,664**

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2016 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2012	ACTUAL FY 2013	ACTUAL FY 2014	ADOPTED BUDGET FY 2015	ACTUAL THRU APR-2015	PROJECTED MAY-SEP-2015	TOTAL PROJECTED FY 2015	ANNUAL BUDGET FY 2016
Excess (deficiency) of revenues Over (under) expenditures	41,367	98,887	(17,477)	23,664	1,241,059	(1,214,196)	26,863	23,489
OTHER FINANCING SOURCES (USES)								
Contribution to (Use of) Fund Balance	-	-	-	23,664	-	-	-	23,489
TOTAL OTHER SOURCES (USES)	**-**	**-**	**-**	**23,664**	**-**	**-**	**-**	**23,489**
Net change in fund balance	41,367	98,887	(17,477)	23,664	1,241,059	(1,214,196)	26,863	23,489
FUND BALANCE, BEGINNING	1,237,535	1,278,902	1,377,789	1,360,312	1,360,312	-	1,360,312	1,387,175
FUND BALANCE, ENDING	**$ 1,278,902**	**$ 1,377,789**	**$ 1,360,312**	**$ 1,383,976**	**$ 2,601,371**	**$(1,214,196)**	**$ 1,387,175**	**$ 1,410,664**

Amortization Schedule
2007 Special Assessment Revenue Refunding Bonds

Year	*Principal	Interest	Principal Balance	Fiscal Total
11/1/2015	$0	$452,388	$20,310,000	
5/1/2016	$900,000	$452,388	$19,410,000	$1,804,775
11/1/2016	$0	$434,388	$19,410,000	
5/1/2017	$935,000	$434,388	$18,475,000	$1,803,775
11/1/2017	$0	$415,688	$18,475,000	
5/1/2018	$975,000	$415,688	$17,500,000	$1,806,375
11/1/2018	$0	$393,750	$17,500,000	
5/1/2019	$1,020,000	$393,750	$16,480,000	$1,807,500
11/1/2019	$0	$370,800	$16,480,000	
5/1/2020	$1,065,000	$370,800	$15,415,000	$1,806,600
11/1/2020	$0	$346,838	$15,415,000	
5/1/2021	$1,115,000	$346,838	$14,300,000	$1,808,675
11/1/2021	$0	$321,750	$14,300,000	
5/1/2022	$1,165,000	$321,750	$13,135,000	$1,808,500
11/1/2022	$0	$295,538	$13,135,000	
5/1/2023	$1,215,000	$295,538	$11,920,000	$1,806,075
11/1/2023	$0	$268,200	$11,920,000	
5/1/2024	$1,270,000	$268,200	$10,650,000	$1,806,400
11/1/2024	$0	$239,625	$10,650,000	
5/1/2025	$1,330,000	$239,625	$9,320,000	$1,809,250
11/1/2025	$0	$209,700	$9,320,000	
5/1/2026	$1,390,000	$209,700	$7,930,000	$1,809,400
11/1/2026	$0	$178,425	$7,930,000	
5/1/2027	$1,450,000	$178,425	$6,480,000	$1,806,850
11/1/2027	$0	$145,800	$6,480,000	
5/1/2028	$1,515,000	$145,800	$4,965,000	$1,806,600
11/1/2028	$0	$111,713	$4,965,000	
5/1/2029	$1,585,000	$111,713	$3,380,000	$1,808,425
11/1/2029	$0	$76,050	$3,380,000	
5/1/2030	$1,655,000	$76,050	$1,725,000	$1,807,100
11/1/2030	$0	$38,813	$1,725,000	
5/1/2031	$1,725,000	$38,813	$0	$1,802,625
Totals	$20,310,000	$8,598,925		$28,908,925

Budget Narrative
Fiscal Year 2016

REVENUES

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

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

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

EXPENDITURES

Administrative

Misc. – Assessment Collection Costs
The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection **or** 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2016 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2016

EXPENDITURES

Debt Service

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

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

Fleming Island Plantation

Community Development District

Supporting Budget Schedule

Fiscal Year 2016

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

Village	Maintenance			Debt Service			Total Assessments per Unit			Total Assessable Units
	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change	FY 2016	FY 2015	Percent Change	
Lighthouse Apts	$150.17	$150.17	0.0%	$138.70	$138.70	0.0%	$288.87	$288.87	0.0%	501.00
Autumn Glen	$563.13	$563.13	0.0%	$346.75	$346.75	0.0%	$909.88	$909.88	0.0%	220.00
Lake Ridge North	$563.13	$563.13	0.0%	$346.75	$346.75	0.0%	$909.88	$909.88	0.0%	339.00
Carrington Place	$563.13	$563.13	0.0%	$346.75	$346.75	0.0%	$909.88	$909.88	0.0%	96.00
Amberwood	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	58.00
Lake Ridge South	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	104.00
Woodlands	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	218.00
Fairway Village	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	75.00
Heritage Oaks	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	53.00
Chatham Village	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	161.00
Cypress Glen	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	176.00
Covington	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	59.00
Thornhill	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	130.00
John's Landing	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	49.00
Southern Links	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	116.00
The Links	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	146.00
River Hills Reserve	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	99.00
Margaret's Walk	$750.84	$750.84	0.0%	$693.49	$693.49	0.0%	$1,444.33	$1,444.33	0.0%	180.00
Office	$2,627.93	$2,627.92	0.0%	$2,427.22	$2,427.22	0.0%	$5,055.15	$5,055.14	0.0%	55.95
Retail	$5,255.87	$5,255.85	0.0%	$4,854.44	$4,854.44	0.0%	$10,110.31	$10,110.29	0.0%	84.20
Golf Course	$3,754.19	$3,754.18	0.0%	$3,467.46	$3,467.46	0.0%	$7,221.65	$7,221.64	0.0%	1.00
										2,921.15