

THE CROSSINGS
at FLEMING ISLAND
Community Development District

July 22, 2021

AGENDA

The Crossings at Fleming Island Community Development District

475 West Town Place, Suite 114
St. Augustine, Florida 32092

July 15, 2021

Board of Supervisors
The Crossings at Fleming Island
Community Development District
Call In #: 1-866-642-1665 Code 897577

Dear Board Members:

The Crossings at Fleming Island Community Development District Board of Supervisors Meeting is scheduled for **Thursday, July 22, 2021 at 6:00 p.m. at 2217 Eagle Harbor Parkway, Fleming Island, Florida 32003.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment
- IV. Approval of Consent Agenda
 - A. Approval of the Minutes of the May 27, 2021 Meeting
 - B. Financial Statements
 - C. Check Register
- V. Consideration of Changes to Golf Club Membership, Application and Rules Documents
- VI. Consideration of NGF Report on the Golf Program
- VII. Consideration of Landscape Maintenance Proposals
- VIII. Acceptance of the Fiscal Year 2020 Audit
- IX. Discussion on the Fiscal Year 2022 Budget
- X. Management Team Reports

- A. District Counsel
- B. Tree Amigos – Report
- C. Hampton Golf – Report
- D. District Manager & Operations – Report
- XI. Supervisors’ Requests and Audience Comments
- XII. Next Scheduled Meeting – August 19, 2021 at 6:00 p.m. at 2217 Eagle Harbor Parkway
- XIII. Adjournment

FOURTH ORDER OF BUSINESS

A.

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, May 27, 2021
1880 Eagle Harbor Parkway
Fleming Island, Florida

(Please note: This is not verbatim, a CD recording of the board meeting is available on file for review).

Board Members Present

John Tabor, Chairman
Mike Bruno, Vice Chairman
Tom Burt, Supervisor
David Herold, Supervisor by telephone
Laurie McIntyre, Supervisor

Staff Present

Sam Garrison, District Counsel, Kopelousos, Bradley & Garrison
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
James Perry, District Administrator, Governmental Management Services, LLC
Dawn Decaminada, Amenity Director
David Plevin, Hampton Golf
Cori Kirk, Hampton Golf

I - Roll Call

Mr. Perry called the meeting to order at 6:00 p.m. and called the roll.

II Pledge of Allegiance

III Public Comment

Vice Chairman Bruno moved to approve Supervisor Herold participating by telephone. Supervisor McIntyre seconded the motion. Motion passed 5-0

IV Approval of Consent Agenda

- A. Approval of the Minutes of the April 22, 2021 Meeting**
- B. Financial Statements**
- C. Check Register**

Vice Chairman Bruno moved to approve the consent agenda items. Supervisor McIntyre seconded the motion. Motion passed 5 - 0

V Acceptance of the Engagement letter with McDirmit Davis for Audit Services

Vice Chairman Bruno moved to approve the engagement letter with McDirmit Davis to perform the fiscal year 2021 audit in the amount of \$9,000. Supervisor Burt seconded the motion. Motion passed 5 - 0

VI Consideration of Proposals for Reclaimed Water Control Panel Replacement

Mr. Andersen stated the present technology is outdated and the system dropped offline a few times in the winter. There is a need to replace the components of the control panel that controls how the pumps cycle on. Three companies inspected the system and submitted proposals. There is quite a difference in price because two companies did not include installation and the installation is close to \$17,000. ProPump is the original designer and installer. They have also taken a deep dive into the rest of the system. Once the control panel is replaced, we will be able to evaluate the remainder of the system giving us a clear picture of how to renovate the remainder of the system. The new control panel will let us know if the current 5 pumps are sized and sequenced correctly. The repairs required after the control panel could be \$300,000 to \$500,000 (budgeted to come from the water/sewer fund). Our recommendation is to award ProPump the control panel replacement. The funding will come out of the water and sewer fund from money that has been set aside in the budget for capital.

Vice Chairman Bruno moved to approve the proposal from ProPump for replacement of the reclaimed water control panel in the amount of \$81,627. Supervisor Burt seconded the motion. Motion passed 5 - 0

VII Discussion on Landscape RFP Project Manual

Mr. Andersen stated the RFP and project manual for landscape maintenance along with the proposed three-year contract with two on-year renewals are in the agenda package. We still have two one-year renewals, but the Board decided to bid it this year. Based on a conversation with Supervisor McIntyre, I will be adding an alternate line item for the eradication and control of vines.

Mr. Garrison stated unless there is a strong objection, we are going to recommend some updated language that GMS utilizes, which I have used with some of our other government clients, and it sets the expectation that the proposers should not be contacting individual supervisors during the process.

There was no objection to the amendment to the RFP package.

VIII Consideration of Resolution 2021-05 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption

Mr. Andersen reviewed the proposed FY22 budget with the Board, highlighting various significant line items in the budgets.

Supervisor Burt proposed separating the District Manager's salary from GMS and putting it with other salaries in each budget. Considerable discussion occurred during which Mr. Andersen stated that his salary is public knowledge at \$120,000 annually and is budgeted across all budgets he oversees to properly present the costs and to be transparent.

Mr. Burt moved to breakout the salary of the District Manager as a specific line item. Supervisor McIntyre seconded the motion. Motion failed 4-1

Chairman Tabor stated I would like to move the August meeting to the third Thursday.

Supervisor Herold moved to approve Resolution 2021-05 approving the proposed fiscal year 2022 budget and setting a public hearing for August 19, 2021. Vice Chairman Bruno seconded the motion. Motion passed 5 - 0

IX Management Team Reports

A. District Counsel

B. Tree Amigos - Report

A copy of the report was included as part of the agenda package.

C. Hampton Golf - Report

Mr. Plevin gave an overview of the performance report.

D. District Manager & Operations

1. Field Operations Report

Mr. Andersen handed out the 10-year capital improvement plan.

2. Report on the Number of Registered Voters – 7,960

A copy of the letter from the supervisor of elections indicating that there are 7,960 registered voters residing within the district was included in the agenda package.

X Supervisor's Requests and Audience Comments

Supervisor Burt wanted the May 16th survey results of (1) dog park (2) fitness center and (3) pickleball added to the minutes. Supervisor Burt stated we had a 7% response, and I don't know if that was good or bad since it was the first time a survey was done.

XI Next Scheduled Meeting – June 24, 2021 at 6:00 p.m. at 1880 Eagle Harbor Parkway

Chairman Tabor stated I'm having surgery on June 24th and if the board would indulge, I would like to move the meeting to the prior week, third week of June.

Supervisor Burt stated I will not be here on the 17th.

Chairman Tabor asked can you participate by phone?

Supervisor Burt stated yes.

Chairman Tabor moved to allow Supervisor Burt to participate by telephone at the June 17th, 2021 meeting. Vice Chairman Bruno seconded the motion. Motion passed 5-0

With no objection the June meeting was moved to June 17, 2021.

XII Adjournment

Hearing no objection, the Chairman adjourned the meeting at 7:45 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

June 30, 2021

	Governmental Funds				Proprietary Funds			Totals
	General	Reserve	Debt Service	Capital Projects	Water/ Sewer	Golf Fund	Swim & Tennis	FY2021
ASSETS:								
Cash - Wells Fargo	\$191,389	\$58,437	--	--	\$328,505	\$199,080	\$573,971	\$1,351,382
Cash - BB&T	--	--	--	--	\$415,407	--	--	\$415,407
Petty Cash	--	--	--	--	--	\$2,200	\$900	\$3,100
Accounts Receivable	--	--	--	--	\$68,222	\$17,825	\$41,324	\$127,371
Investments:								
<u>Operations:</u>								
State Board	\$2,611,790	\$825,266	--	--	\$2,065,321	\$233	--	\$5,502,611
State Board - Unforeseen Exp	\$1,452,808	--	--	--	--	--	--	\$1,452,808
<u>Series 1999</u>								
Reserve	--	--	--	--	--	\$90,865	--	\$90,865
Interest	--	--	--	--	--	\$2	--	\$2
Revenue	--	--	--	--	--	\$2,905	--	\$2,905
Operating Reserves	--	--	--	--	--	\$82,279	--	\$82,279
Sinking	--	--	--	--	--	\$7	--	\$7
<u>Series 2007/2016 Refunding/2017</u>								
Reserve	--	--	--	--	\$1	--	--	\$1
Surplus	--	--	--	--	\$613,838	--	--	\$613,838
Rate Stabilization	--	--	--	--	\$261,815	--	--	\$261,815
Renewal & Replacement	--	--	--	--	\$288,427	--	--	\$288,427
Revenue	--	--	--	--	\$678,777	--	--	\$678,777
Interest	--	--	--	--	\$235,827	--	--	\$235,827
Redemption - Tax Exempt	--	--	--	--	\$793	--	--	\$793
Redemption - Taxable	--	--	--	--	\$244	--	--	\$244
<u>Series 2014 - A-1/A-2</u>								
Reserve A-1	--	--	\$1,013,439	--	--	--	--	\$1,013,439
Revenue	--	--	\$498,978	--	--	--	--	\$498,978
Prepayment A-1	--	--	\$5,763	--	--	--	--	\$5,763
Reserve A-2	--	--	\$380,776	--	--	--	--	\$380,776
Interest A-2	--	--	\$0	--	--	--	--	\$0
Prepayment A-2	--	--	\$902	--	--	--	--	\$902
<u>Series 2014 - A-3</u>								
Reserve A-3	--	--	\$380,231	--	--	--	--	\$380,231
Revenue	--	--	\$210,641	--	--	--	--	\$210,641
Prepayment A-3	--	--	\$14,288	--	--	--	--	\$14,288
<u>Series 2017</u>								
Reserve - 2017	--	--	\$33,466	--	--	--	--	\$33,466
Interest - 2017	--	--	\$0	--	--	--	--	\$0
Revenue - 2017	--	--	\$37,194	--	--	--	--	\$37,194
Prepayment - 2017	--	--	\$0	--	--	--	--	\$0
Sinking - 2017	--	--	\$0	--	--	--	--	\$0
Construction - 2017	--	--	--	\$5,894	--	--	--	\$5,894
Inventory	--	--	--	--	--	\$114,590	\$36,426	\$151,017
Due from General	--	\$32,300	\$67,446	--	--	--	--	\$99,746
Due from Water/Sewer	\$2,750	--	--	--	--	--	--	\$2,750
Due from S&T	\$8,608	--	--	--	--	--	--	\$8,608
Due from Golf Course - Loan	\$85,800	--	--	--	--	--	--	\$85,800
Due from Golf Course	\$20,359	--	--	--	--	--	--	\$20,359
Deposits	\$35,000	--	--	--	--	\$7,146	--	\$42,146
Prepaid Expenses	\$0	--	--	--	--	\$27,926	\$17,287	\$45,214
Fixed Assets	--	--	--	--	\$10,901,485	\$5,074,087	--	\$15,975,572
TOTAL ASSETS	\$4,408,505	\$916,003	\$2,643,126	\$5,894	\$15,858,661	\$5,619,145	\$669,909	\$30,121,242
LIABILITIES:								
Accounts Payable	\$98,598	\$0	--	--	\$396,249	\$171,871	\$38,026	\$704,745
Accrued Payroll/Bonuses	--	--	--	--	--	\$86,150	\$22,601	\$108,751
Member Liability	--	--	--	--	--	\$69,602	--	\$69,602
Due to General Fund	--	--	--	--	\$2,750	\$13,598	\$7,746	\$24,094
Due to General Fund - Loan	--	--	--	--	--	\$85,800	--	\$85,800
Due to Debt Service	\$67,446	--	--	--	--	--	--	\$67,446
Due to Reserve	\$32,300	--	--	--	--	--	--	\$32,300
Due to Golf	\$5,830	--	--	--	--	--	--	\$5,830
Deferred Income	\$158,154	--	--	--	--	\$49,319	\$36,305	\$243,778
Deposits Payable	\$4,373	--	--	--	\$274,755	\$0	\$9,675	\$288,803
Accrued Interest Payable - Bonds	--	--	--	--	\$208,859	\$2,521,498	--	\$2,730,357
Accrued Principal Payable	--	--	--	--	\$678,750	\$3,102,500	--	\$3,781,250
Maintenance Warranties	--	--	--	--	\$3,164	--	--	\$3,164
Bonds Payable - 1999	--	--	--	--	--	\$2,120,000	--	\$2,120,000
Bonds Payable - 2016 Ref	--	--	--	--	\$20,810,000	--	--	\$20,810,000
FUND BALANCES/NET POSITION:								
Nonspendable	\$241,872	--	--	--	--	--	--	\$241,872
Restricted for Debt Service	--	--	\$2,643,126	--	--	--	--	\$2,643,126
Restricted for Capital Projects	--	--	--	\$5,894	--	--	--	\$5,894
Restricted for Water Sewer	--	--	--	--	\$274,755	--	--	\$274,755
Assigned for General Fund	\$1,452,808	--	--	--	--	--	--	\$1,452,808
Unassigned/Unrestricted	\$2,347,122	\$916,003	--	--	(\$6,790,620)	(\$2,601,192)	\$555,554	(\$5,573,133)
TOTAL LIABILITIES & FUND BALANCES	\$4,408,505	\$916,003	\$2,643,126	\$5,894	\$15,858,661	\$5,619,145	\$669,909	\$30,121,242

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balances For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>REVENUES:</u>				
Special Assessment	\$2,931,456	\$2,931,456	\$2,951,069	\$19,613
Boat/RV Storage Fees	\$92,000	\$69,000	\$68,805	(\$195)
Interest/Misc Income	\$52,000	\$39,000	\$4,374	(\$34,626)
Rental/Internet Income	\$7,200	\$5,400	\$5,870	\$470
TOTAL REVENUES	\$3,082,656	\$3,044,856	\$3,030,118	(\$14,738)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$15,000	\$11,250	\$8,000	\$3,250
PR Taxes/Workers Comp/PR Fees	\$7,200	\$5,400	\$5,666	(\$266)
Engineering Fees	\$4,500	\$3,375	\$4,883	(\$1,508)
Arbitrage	\$2,000	\$1,100	\$1,100	\$0
Dissemination Agent	\$2,000	\$1,500	\$1,500	(\$0)
Assessment Roll	\$0	\$0	\$17,500	(\$17,500)
District Attorney	\$27,000	\$20,250	\$19,295	\$955
Audit	\$4,000	\$0	\$0	\$0
Trustee Fees	\$16,000	\$11,100	\$11,100	\$0
District Manager /Administrator	\$99,000	\$74,250	\$64,997	\$9,253
Computer Time	\$1,000	\$750	\$750	\$0
Telephone	\$500	\$375	\$749	(\$374)
Postage	\$1,500	\$1,125	\$1,153	(\$28)
Printing & Binding	\$1,500	\$1,125	\$739	\$386
Insurance	\$46,000	\$46,000	\$42,734	\$3,266
Legal Advertising	\$1,000	\$750	\$1,646	(\$896)
Other Current Charges	\$5,000	\$3,750	\$3,542	\$208
Office Supplies	\$1,500	\$1,125	\$657	\$468
Dues, Licenses, Website	\$20,000	\$15,000	\$11,163	\$3,837
<u>MAINTENANCE:</u>				
Landscape Maintenance	\$805,260	\$603,945	\$603,945	\$0
Landscape Maintenance - Contingency	\$100,000	\$75,000	\$61,599	\$13,401
Lake Maintenance	\$72,000	\$54,000	\$58,227	(\$4,227)
Cost Sharing Agreement - Stone Creek	\$13,000	\$9,750	\$6,255	\$3,495
Facility/Preventative Maintenance	\$200,000	\$150,000	\$107,136	\$42,864
Utilities	\$135,000	\$101,250	\$82,605	\$18,645
Security	\$25,000	\$18,750	\$16,985	\$1,765
Operating Reserves	\$22,446	\$16,835	\$0	\$16,834
TOTAL EXPENDITURES	\$1,627,406	\$1,227,755	\$1,133,927	\$93,828
Excess (deficiency) of revenues over (under) expenditures	\$1,455,250	\$1,817,101	\$1,896,191	\$79,089
<u>OTHER FINANCING SOURCES/(USES):</u>				
Interfund Transfer In/(Out) - SBA Reserve	(\$160,000)	(\$120,000)	\$0	\$120,000
Interfund Transfer Out - Swim & Tennis	(\$1,295,250)	(\$971,438)	(\$863,500)	\$107,938
Interfund Transfer Out - Golf Course	\$0	\$0	\$0	\$0
Interfund Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES):	(\$1,455,250)	(\$1,091,438)	(\$863,500)	\$227,938
Net change in Fund Balance	\$0	\$725,664	\$1,032,691	\$307,027
FUND BALANCE - Beginning	\$0		\$3,009,112	
FUND BALANCE - Ending	\$0		\$4,041,803	

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$764,224	\$764,224	\$769,337	\$5,113
Office Rent	\$4,800	\$0	\$0	\$0
Misc Income - Insurance Proceeds	\$0	\$0	\$5,360	\$5,360
Interest Income	\$0	\$0	\$266	\$266
TOTAL REVENUES	\$769,024	\$764,224	\$774,963	\$10,739
EXPENDITURES:				
Capital Outlay	\$768,774	\$576,581	\$462,557	\$114,023
Other Current Charges	\$250	\$188	\$78	\$109
TOTAL EXPENDITURES	\$769,024	\$576,768	\$462,636	\$114,132
Excess (deficiency) of revenues over (under) expenditures	\$0	\$187,456	\$312,327	\$124,871
OTHER FINANCING SOURCES/(USES):				
Interfund Transfer In	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES):	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$187,456	\$312,327	\$124,871
FUND BALANCE - Beginning	\$0		\$603,675	
FUND BALANCE - Ending	\$0		\$916,003	

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2014 A-1/A-2 Special Assessment Refunding Bonds
Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,558,226	\$2,558,226	\$2,573,129	\$14,903
Prepayments A1	\$0	\$0	\$829,127	\$829,127
Prepayments A2	\$0	\$0	\$40,989	\$40,989
Interest Income	\$0	\$0	\$694	\$694
TOTAL REVENUES	\$2,558,226	\$2,558,226	\$3,443,939	\$885,713
EXPENDITURES:				
Series 2014 A-1				
Interest Expense - 11/1	\$366,013	\$366,013	\$353,925	\$12,088
Principal Expense - 5/1	\$1,390,000	\$1,390,000	\$1,345,000	\$45,000
Interest Expense - 5/1	\$366,013	\$366,013	\$353,825	\$12,188
Special Call - 11/1	\$0	\$0	\$5,000	(\$5,000)
Special Call - 5/1	\$0	\$0	\$925,000	(\$925,000)
Series 2014 A-2				
Interest Expense - 11/1	\$98,700	\$98,700	\$95,375	\$3,325
Principal Expense - 5/1	\$200,000	\$200,000	\$195,000	\$5,000
Interest Expense - 5/1	\$98,700	\$98,700	\$95,375	\$3,325
Special Call - 5/1	\$0	\$0	\$125,000	(\$125,000)
TOTAL EXPENDITURES	\$2,519,425	\$2,519,425	\$3,493,500	(\$974,075)
Excess (deficiency) of revenues over (under) expenditures	\$38,801	\$38,801	(\$49,561)	(\$88,362)
Net change in Fund Balance	\$38,801	\$38,801	(\$49,561)	(\$88,362)
FUND BALANCE - Beginning	\$623,482		\$2,006,806	
FUND BALANCE - Ending	\$662,283		\$1,957,245	

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2014 A-3 Special Assessment Refunding Bonds

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$384,028	\$384,028	\$383,653	(\$375)
Interest Income	\$0	\$0	\$32	\$32
Prepayments	\$0	\$0	\$42,635	\$42,635
TOTAL REVENUES	\$384,028	\$384,028	\$426,321	\$42,293
EXPENDITURES:				
Series 2014 A-3				
Interest Expense - 11/1	\$150,638	\$150,638	\$149,338	\$1,300
Special Call - 11/1	\$0	\$0	\$5,000	(\$5,000)
Principal Expense - 5/1	\$75,000	\$110,000	\$110,000	\$0
Interest Expense - 5/1	\$150,638	\$149,175	\$149,175	\$0
TOTAL EXPENDITURES	\$376,275	\$409,813	\$413,513	(\$3,700)
Excess (deficiency) of revenues over (under) expenditures	\$7,753	(\$25,785)	\$12,808	\$38,593
OTHER FINANCING SOURCES/(USES):				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES):	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$7,753	(\$25,785)	\$12,808	\$38,593
FUND BALANCE - Beginning	\$200,055		\$600,908	
FUND BALANCE - Ending	<u>\$207,808</u>		<u>\$613,716</u>	

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2017 Special Assessment Revenue Bonds
Statement of Revenues & Expenditures and Changes in Fund Balances
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$66,931	\$66,931	\$67,470	\$539
Interest Income	\$0	\$0	\$20	\$20
TOTAL REVENUES	\$66,931	\$66,931	\$67,490	\$559
EXPENDITURES:				
<i>Series 2017</i>				
Interest Expense - 11/1	\$24,150	\$24,150	\$24,150	\$0
Principal Expense - 5/1	\$15,000	\$15,000	\$15,000	\$0
Interest Expense - 5/1	\$24,150	\$24,150	\$24,150	\$0
TOTAL EXPENDITURES	\$63,300	\$63,300	\$63,300	\$0
Excess (deficiency) of revenues over (under) expenditures	\$3,631	\$3,631	\$4,190	\$559
Net change in Fund Balance	\$3,631	\$3,631	\$4,190	\$559
FUND BALANCE - Beginning	\$25,013		\$67,975	
FUND BALANCE - Ending	\$28,644		\$72,164	

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2017 Special Assessment Revenue Bonds

Statement of Revenues & Expenditures and Changes in Fund Balances

For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
Improvements	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$1	\$1
<u>OTHER FINANCING SOURCES/(USES):</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES):	\$0	\$0	\$0	\$0
Net change in Fund Balance	\$0	\$0	\$1	\$1
FUND BALANCE - Beginning	\$0		\$5,893	
FUND BALANCE - Ending	\$0		\$5,894	

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

WATER/SEWER FUND

Statement of Revenues & Expenses and Changes in Net Position

For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE
<u>REVENUES:</u>				
Water Revenue	\$1,250,000	\$937,500	\$897,691	(\$39,809)
Wastewater Revenue	\$2,140,000	\$1,605,000	\$1,668,217	\$63,217
Reclaimed Water Revenue	\$810,000	\$607,500	\$556,550	(\$50,950)
Service Charges	\$58,000	\$43,500	\$48,270	\$4,770
Debt Capacity Charge	\$1,890,000	\$1,417,500	\$1,436,980	\$19,480
Interest/Misc. Income	\$42,000	\$31,500	\$2,833	(\$28,667)
TOTAL REVENUES	\$6,190,000	\$4,642,500	\$4,610,541	(\$31,959)
<u>EXPENSES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering Fees	\$1,500	\$0	\$0	\$0
Arbitrage	\$1,650	\$550	\$550	\$0
Dissemination Agent	\$1,000	\$750	\$750	\$0
District Attorney	\$24,000	\$18,000	\$15,109	\$2,891
Annual Audit	\$4,000	\$0	\$0	\$0
Trustee Fees	\$8,500	\$8,095	\$8,095	\$0
District Manager/Administrator	\$71,500	\$53,625	\$53,422	\$203
Computer Time	\$1,000	\$750	\$750	\$0
Postage	\$1,000	\$750	\$549	\$201
Insurance	\$45,000	\$45,000	\$43,951	\$1,049
Legal Advertising	\$1,000	\$750	\$0	\$750
Other Current Charges	\$15,000	\$11,250	\$11,879	(\$629)
<u>WATER/WASTEWATER:</u>				
Service Charges	\$65,000	\$48,750	\$48,223	\$527
Meter Expenses	\$1,000	\$750	\$0	\$750
Purchased Water	\$1,360,000	\$1,020,000	\$936,712	\$83,288
Treated Wastewater	\$2,150,000	\$1,612,500	\$1,668,217	(\$55,717)
Alternative Water Supply	\$49,000	\$36,750	\$37,789	(\$1,039)
Purchased Reclaimed Water	\$190,000	\$142,500	\$149,075	(\$6,575)
Repairs & Maintenance	\$30,000	\$22,500	\$3,129	\$19,371
Electric	\$35,000	\$26,250	\$19,021	\$7,229
Capital Outlay	\$40,000	\$30,000	\$40,813	(\$10,813)
Contingency	\$25,000	\$18,750	\$0	\$18,750
TOTAL OPERATING EXPENSES	\$4,120,150	\$3,098,270	\$3,038,035	\$60,235
NET INCOME BEFORE DEBT SERVICE	\$2,069,850	\$1,544,230	\$1,572,506	\$28,276
<u>DEBT SERVICE/OTHER SOURCES (USES):</u>				
Principal Expense	(\$905,000)	(\$678,750)	(\$678,750)	\$0
Interest Expense	(\$835,439)	(\$626,579)	(\$626,579)	(\$0)
TOTAL DEBT SERVICE/ OTHER SOURCES (USES):	(\$1,740,439)	(\$1,305,329)	(\$1,305,329)	(\$0)
TOTAL OPERATING/ DEBT SERVICE EXPENSES	\$5,860,589	\$4,403,599	(\$4,343,364)	(\$60,235)
CHANGE IN NET POSITION	\$329,411	\$238,901	\$267,177	\$28,276
TOTAL NET POSITION - Beginning	\$0		(\$6,783,042)	
TOTAL NET POSITION - Ending	\$329,411		(\$6,515,865)	

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

GOLF FUND

Statement of Revenues & Expenses and Changes in Net Position
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE	CURRENT MONTH
REVENUES:					
User Fees - Dues	\$371,985	\$277,820	\$300,196	\$22,377	\$33,977
Greens/Cart Fees	\$1,138,535	\$964,954	\$960,166	(\$4,788)	\$94,255
Tournament Golf Income	\$96,501	\$0	\$0	\$0	\$0
Merchandise/Food/Beverage	\$1,464,131	\$1,120,448	\$1,165,346	\$44,898	\$122,615
Rental Revenue	\$21,426	\$16,690	\$39,701	\$23,011	\$4,274
Membership Income - Other Fees	\$4,332	\$3,249	\$3,533	\$284	\$362
Miscellaneous Income	\$85,180	\$65,890	\$52,626	(\$13,264)	\$3,139
Interest Income/Commissions	\$0	\$0	\$277	\$277	\$31
TOTAL REVENUES	\$3,182,090	\$2,449,050	\$2,521,846	\$72,795	\$258,653
COST OF GOODS SOLD:					
Cost of Goods Sold	\$636,787	\$485,881	\$516,905	\$31,024	\$58,719
GROSS PROFIT	\$2,545,303	\$1,963,169	\$2,004,941	\$41,772	\$199,933
EXPENSES:					
<u>Operating Expenses:</u>					
Salaries	\$1,101,953	\$825,283	\$791,032	\$34,251	\$84,886
Commissions & Bonuses	\$18,200	\$13,650	\$37,437	(\$23,787)	\$4,110
Rental Commissions	\$12,226	\$9,634	\$9,486	\$148	\$317
Employee Expenses	\$219,345	\$167,300	\$165,919	\$1,381	\$18,599
Employee Uniforms	\$4,430	\$3,756	\$4,529	(\$773)	\$1,292
Travel & Per Diem	\$1,667	\$1,667	\$766	\$901	\$0
Training	\$2,000	\$2,591	\$215	\$2,376	\$0
Employee Advertising	\$797	\$0	\$442	(\$442)	\$0
Janitorial Expense/Supplies	\$24,765	\$18,761	\$26,407	(\$7,647)	\$3,011
Tournaments & Events	\$45,231	\$31,193	\$36,312	(\$5,119)	\$3,796
Centralized Services	\$82,090	\$61,075	\$64,217	(\$3,142)	\$8,830
Course & Grounds Maintenance	\$40,656	\$34,742	\$25,802	\$8,940	\$2,083
Repairs - Equipment	\$39,106	\$27,219	\$21,975	\$5,245	(\$155)
Repairs - Buildings	\$15,897	\$4,467	\$7,161	(\$2,695)	\$386
Operating Supplies	\$101,895	\$66,810	\$54,200	\$12,610	\$5,178
Demo Equipment Expense	\$0	\$0	\$790	(\$790)	\$0
Office Supplies	\$2,778	\$2,439	\$3,020	(\$581)	\$601
Postage	\$434	\$322	\$103	\$219	\$0
Printing & Reproduction	\$0	\$0	\$789	(\$789)	\$49
Utility Services	\$86,891	\$65,568	\$53,154	\$12,414	\$7,278
Gas/Oil/Propane	\$33,763	\$24,248	\$19,905	\$4,343	\$3,063
Refuse & Potables	\$28,624	\$20,849	\$19,710	\$1,139	\$2,009
Telephone/T1 Line	\$7,628	\$5,763	\$4,404	\$1,359	\$325
Security/Pest Control	\$8,801	\$13,743	\$17,302	(\$3,559)	\$1,307
Music & Cable Service	\$12,588	\$8,484	\$5,772	\$2,712	\$687
Dues and Subscriptions	\$7,300	\$4,583	\$3,663	\$920	\$1,123
Chemicals	\$46,621	\$43,028	\$44,142	(\$1,114)	\$6,614
Fertilizer - Course	\$47,065	\$27,266	\$27,961	(\$695)	\$2,885
Sand, Seed & Dressing	\$29,000	\$24,000	\$25,284	(\$1,284)	\$3,108
Licenses/Permits	\$4,211	\$2,140	\$3,190	(\$1,051)	\$88
Bad Debt Expense	\$0	\$0	\$5,833	(\$5,833)	\$0
Cash Short/Over	\$0	\$0	(\$189)	\$189	(\$46)
Miscellaneous	\$3,193	\$2,836	\$1,098	\$1,737	\$399
Other Services	\$26,988	\$12,600	\$5,346	\$7,254	\$36
Trustee Fees/Bank Charges	\$85,702	\$60,226	\$62,373	(\$2,147)	\$8,056
Management Fees - Hampton	\$86,400	\$64,800	\$64,365	\$435	\$7,455
Rentals & Leases	\$226,395	\$169,623	\$172,135	(\$2,512)	\$23,095
Lake Maintenance	\$30,000	\$22,500	\$22,500	\$0	\$2,500
Insurance	\$25,560	\$19,170	\$38,228	(\$19,058)	\$4,345
Other Current Charges	\$29,640	\$22,230	\$21,630	\$600	\$3,665
District Manager/Administrator	\$38,500	\$28,875	\$27,481	\$1,394	\$2,750
District Attorney	\$5,820	\$4,365	\$4,528	(\$163)	\$506
Audit	\$5,475	\$1,800	\$1,725	\$75	\$192
Non-Recurring/Other/Prior Year	\$0	\$0	\$29,903	\$29,903	\$3,125
TOTAL EXPENSES	\$2,589,635	\$1,919,607	\$1,932,047	\$47,366	\$217,544
Net Income before Non-Operating Expenses	(\$44,332)	\$43,562	\$72,894	\$89,138	(\$17,611)
<u>Non-Operating Income/(Expenses):</u>					
Principal Expense	(\$390,000)	(\$292,500)	(\$292,500)	\$0	(\$32,500)
Interest Expense	(\$114,180)	(\$85,635)	(\$85,635)	\$0	(\$9,515)
TOTAL NON-OPERATING	(\$504,180)	(\$378,135)	(\$378,135)	\$0	(\$42,015)
CHANGE IN NET POSITION	(\$548,512)	(\$334,573)	(\$305,241)	\$89,138	(\$59,626)
TOTAL NET POSITION - Beginning	\$0		(\$2,295,952)		
TOTAL NET POSITION - Ending	(\$548,512)		(\$2,601,192)		

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

SWIM & TENNIS FUND

Statement of Revenues & Expenses and Changes in Net Position
For the Period Ended June 30, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/21	ACTUAL THRU 06/30/21	VARIANCE	CURRENT MONTH
<u>REVENUES:</u>					
User Fees	\$80,000	\$53,181	\$29,044	(\$24,137)	\$5,703
Lesson Income Tennis	\$135,000	\$75,189	\$92,588	\$17,400	\$14,926
CDD Lesson Income	\$15,000	\$5,308	\$10,764	\$5,456	\$1,773
Merchandise/Food/Beverage Sale	\$100,000	\$31,459	\$47,347	\$15,888	\$7,289
TOTAL REVENUES	\$330,000	\$165,137	\$179,743	\$14,607	\$29,690
<u>COST OF GOODS SOLD:</u>					
Cost of Goods Sold	\$75,000	\$26,961	\$42,888	(\$15,927)	\$6,215
GROSS PROFIT	\$255,000	\$138,175	\$136,855	(\$1,320)	\$23,475
<u>EXPENSES:</u>					
<u>Operating Expenses:</u>					
Salaries	\$765,000	\$375,616	\$296,277	\$79,338	\$50,708
Employee Expenses	\$158,000	\$80,242	\$74,416	\$5,826	\$16,595
Employee Education and Training	\$3,500	\$1,326	\$1,270	\$55	\$25
Lessons Paid Out	\$135,000	\$75,090	\$92,588	(\$17,498)	\$14,926
Promotional Activities	\$75,000	\$60,397	\$23,376	\$37,020	\$3,514
Communications and Freight	\$17,000	\$10,229	\$8,978	\$1,250	\$1,170
Customer Service & Advertising	\$10,000	\$8,437	\$1,414	\$7,023	\$142
Other Contractual	\$20,000	\$11,676	\$14,557	(\$2,881)	\$2,492
Repairs & Maintenance	\$60,000	\$27,033	\$32,775	(\$5,742)	\$823
Operating Supplies	\$22,000	\$11,965	\$6,536	\$5,429	\$1,218
Office Supplies	\$20,000	\$9,124	\$14,505	(\$5,381)	\$1,911
Printing & Binding	\$500	\$292	\$0	\$292	\$0
Utility Services	\$120,000	\$73,074	\$68,747	\$4,327	\$12,365
Gas/Oil/Propane	\$21,000	\$20,132	\$12,662	\$7,470	\$2,032
Chemicals	\$45,000	\$16,642	\$26,646	(\$10,004)	\$4,433
Licenses/Permits	\$3,000	\$136	\$5,049	(\$4,913)	\$541
Shrinkage	\$0	\$0	\$0	\$0	\$0
Cash Short/Over	\$0	\$0	(\$5)	\$5	(\$5)
Trustee Fees	\$14,000	\$7,074	\$6,880	\$193	\$1,104
District Manager/Administrator	\$33,250	\$21,146	\$6,686	\$14,460	\$955
Insurance	\$25,000	\$14,583	\$14,243	\$340	\$2,035
Taxes	\$0	\$0	\$14	(\$14)	\$0
Audit	\$3,000	\$0	\$0	\$0	\$0
TOTAL EXPENSES	\$1,550,250	\$824,213	\$707,615	\$116,597	\$116,985
<u>Non-Operating Income/Expenses:</u>					
Interfund Transfer In	\$1,295,250	\$755,563	\$755,563	\$0	\$107,938
Other Income	\$0	\$0	\$171	\$171	\$30
Nonrecurring & Capital Expenses	\$0	\$0	(\$432)	(\$432)	\$0
TOTAL NON-OPERATING	\$1,295,250	\$755,563	\$755,301	(\$261)	\$107,968
CHANGE IN NET POSITION	\$0	\$69,525	\$184,541	\$115,016	\$14,458
TOTAL NET POSITION - Beginning	\$0		\$371,013		
TOTAL NET POSITION - Ending	\$0		\$555,554		

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Year Ending September 30, 2021

REVENUES:

	ADOPTED BUDGET	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	TOTAL
Special Assessment	\$2,931,456	\$0	\$360,704	\$2,164,512	\$94,135	\$64,724	\$49,828	\$76,908	\$16,360	\$123,898	\$0	\$0	\$0	\$2,951,069
Boat/RV Storage Fees	\$92,000	\$7,280	\$6,980	\$8,287	\$7,700	\$7,791	\$7,385	\$7,850	\$7,746	\$7,786	\$0	\$0	\$0	\$68,805
Interest/Misc Income	\$52,000	\$722	\$477	\$469	\$617	\$483	\$475	\$422	\$387	\$321	\$0	\$0	\$0	\$4,374
Rental/Internet Income	\$7,200	\$743	\$623	\$1,063	\$0	\$947	\$623	\$223	\$223	\$1,423	\$0	\$0	\$0	\$5,870
TOTAL REVENUES	\$3,082,656	\$8,745	\$368,784	\$2,174,331	\$102,452	\$73,946	\$58,311	\$85,404	\$24,716	\$133,428	\$0	\$0	\$0	\$3,030,118

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees	\$15,000	\$1,000	\$0	\$2,000	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$8,000
PR Taxes/Workers Comp/PR Fees	\$7,200	\$526	\$414	\$940	\$419	\$1,001	\$612	\$612	\$531	\$612	\$0	\$0	\$0	\$5,666
Engineering Fees	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$4,883	\$0	\$0	\$0	\$0	\$0	\$4,883
Arbitrage	\$2,000	\$0	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100
Dissemination Agent	\$2,000	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$1,500
Assessment Roll	\$0	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
District Attorney	\$27,000	\$0	\$2,407	\$5,154	\$2,347	\$2,347	\$2,347	\$2,347	\$2,347	\$0	\$0	\$0	\$0	\$19,295
Audit	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$16,000	\$11,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,100
District Manager /Administrator	\$99,000	\$6,693	\$6,693	\$11,375	\$1,725	\$11,662	\$6,693	\$6,693	\$6,693	\$6,770	\$0	\$0	\$0	\$64,997
Computer Time	\$1,000	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Telephone	\$500	\$0	\$0	\$0	\$290	\$0	\$145	\$157	\$12	\$145	\$0	\$0	\$0	\$749
Postage	\$1,500	\$68	\$68	\$244	\$36	\$259	\$36	\$208	\$123	\$9	\$0	\$0	\$0	\$1,153
Printing & Binding	\$1,500	\$97	\$30	\$116	\$44	\$27	\$83	\$50	\$42	\$250	\$0	\$0	\$0	\$739
Insurance	\$46,000	\$44,928	\$0	(\$2,194)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,734
Legal Advertising	\$1,000	\$1,214	\$0	\$0	\$0	\$100	\$174	\$0	\$0	\$159	\$0	\$0	\$0	\$1,646
Other Current Charges	\$5,000	\$330	\$333	\$295	\$404	\$179	\$1,146	\$276	\$284	\$296	\$0	\$0	\$0	\$3,542
Office Supplies	\$1,500	\$11	\$324	\$150	\$5	\$5	\$105	\$5	\$47	\$5	\$0	\$0	\$0	\$657
Dues, Licenses, Website	\$20,000	\$3,861	\$674	(\$1,152)	\$2,254	(\$531)	\$2,439	\$204	\$1,330	\$2,084	\$0	\$0	\$0	\$11,163

MAINTENANCE:

Landscape Maintenance	\$805,260	\$67,105	\$67,105	\$67,105	\$67,105	\$67,105	\$67,105	\$67,105	\$67,105	\$67,105	\$0	\$0	\$0	\$603,945
Landscape Maintenance - Contingency	\$100,000	\$1,830	\$3,850	\$4,895	\$3,450	\$3,423	\$15,754	\$9,685	\$4,424	\$14,288	\$0	\$0	\$0	\$61,599
Lake Maintenance	\$72,000	\$5,303	\$10,553	\$5,303	\$5,303	\$5,303	\$5,303	\$10,553	\$5,303	\$5,303	\$0	\$0	\$0	\$58,227
Cost Sharing Agreement - Stone Creek	\$13,000	\$0	\$0	\$2,085	\$0	\$0	\$2,085	\$0	\$0	\$2,085	\$0	\$0	\$0	\$6,255
Facility/Preventative Maintenance	\$200,000	\$9,549	\$9,256	\$10,616	\$12,324	\$8,602	\$11,867	\$9,023	\$31,799	\$4,100	\$0	\$0	\$0	\$107,136
Utilities	\$135,000	\$4,357	\$10,411	\$13,084	\$9,337	\$9,279	\$9,733	\$10,151	\$12,318	\$3,934	\$0	\$0	\$0	\$82,605
Security	\$25,000	\$1,950	\$1,050	\$3,300	\$1,950	\$2,040	\$1,740	\$1,275	\$1,770	\$1,910	\$0	\$0	\$0	\$16,985
Operating Reserves	\$22,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES	\$1,627,406	\$177,672	\$114,517	\$123,567	\$107,467	\$111,826	\$128,790	\$124,408	\$135,376	\$110,304	\$0	\$0	\$0	\$1,133,927
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OTHER FINANCING SOURCES/(USES):

Interfund Transfer In/(Out) - SBA Reserve	(\$160,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer Out - Swim & Tennis	(\$1,295,250)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	\$0	\$0	\$0	\$0	(\$863,500)
Interfund Transfer Out - Golf Course	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL OTHER FINANCING SOURCES/(USES):	(\$1,455,250)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	(\$107,938)	\$0	\$0	\$0	\$0	(\$863,500)
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EXCESS REV/(EXP)	\$0	(\$276,864)	\$146,330	\$1,942,827	(\$112,953)	(\$145,818)	(\$178,416)	(\$146,942)	(\$218,597)	\$23,124	\$0	\$0	\$0	\$1,032,691
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The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

WATER/SEWER FUND

Statement of Revenues & Expenditures
For The Year Ending September 30, 2021

REVENUES:

	ADOPTED BUDGET	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	TOTAL
<u>REVENUES:</u>														
Water Revenue	\$1,250,000	\$99,758	\$93,173	\$94,144	\$98,289	\$93,554	\$90,720	\$108,727	\$106,714	\$112,611	\$0	\$0	\$0	\$897,691
Wastewater Revenue	\$2,140,000	\$186,016	\$176,617	\$181,686	\$190,599	\$180,075	\$176,116	\$201,358	\$183,253	\$192,498	\$0	\$0	\$0	\$1,668,217
Reclaimed Water Revenue	\$810,000	\$57,872	\$58,153	\$56,251	\$57,587	\$55,726	\$52,557	\$66,774	\$70,535	\$81,096	\$0	\$0	\$0	\$556,550
Service Charges	\$58,000	\$4,428	\$4,173	\$8,200	\$5,821	\$4,983	\$5,273	\$4,570	\$6,616	\$4,206	\$0	\$0	\$0	\$48,270
Debt Capacity Charge	\$1,890,000	\$159,715	\$158,150	\$159,601	\$159,021	\$159,713	\$159,845	\$160,326	\$159,486	\$161,122	\$0	\$0	\$0	\$1,436,980
Interest/Misc. Income	\$42,000	\$527	\$384	\$319	\$309	\$245	\$240	\$433	\$262	\$115	\$0	\$0	\$0	\$2,833
TOTAL REVENUES	\$6,190,000	\$508,317	\$490,649	\$500,202	\$511,627	\$494,295	\$484,751	\$542,188	\$526,865	\$551,648	\$0	\$0	\$0	\$4,610,541

EXPENSES:

ADMINISTRATIVE:

Engineering Fees	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$550	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550
Dissemination Agent	\$1,000	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
District Attorney	\$24,000	\$2,086	\$2,086	\$2,086	\$506	\$2,086	\$2,086	\$2,086	\$2,086	\$0	\$0	\$0	\$0	\$15,109
Annual Audit	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$8,500	\$0	\$0	\$0	\$8,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,095
District Manager/Administrator	\$71,500	\$5,936	\$5,936	\$5,936	\$5,936	\$5,936	\$5,936	\$5,936	\$5,936	\$5,936	\$0	\$0	\$0	\$53,422
Computer Time	\$1,000	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Postage	\$1,000	\$136	\$0	\$37	\$125	\$0	\$98	\$75	\$49	\$29	\$0	\$0	\$0	\$549
Insurance	\$45,000	\$43,951	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,951
Legal Advertising	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$15,000	\$1,276	\$1,333	\$1,224	\$1,340	\$1,243	\$1,199	\$1,714	\$1,263	\$1,287	\$0	\$0	\$0	\$11,879

WATER/WASTEWATER:

Service Charges	\$65,000	\$4,428	\$4,173	\$8,200	\$5,821	\$4,983	\$5,226	\$4,570	\$4,698	\$6,124	\$0	\$0	\$0	\$48,223
Meter Expenses	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchased Water	\$1,360,000	\$102,643	\$94,019	\$95,014	\$99,261	\$92,005	\$95,678	\$118,057	\$113,399	\$126,635	\$0	\$0	\$0	\$936,712
Treated Wastewater	\$2,150,000	\$186,016	\$176,617	\$181,686	\$190,599	\$180,075	\$176,116	\$201,358	\$183,253	\$192,498	\$0	\$0	\$0	\$1,668,217
Alternative Water Supply	\$49,000	\$4,185	\$4,181	\$4,203	\$4,194	\$4,206	\$4,207	\$4,206	\$4,200	\$4,206	\$0	\$0	\$0	\$37,789
Purchased Reclaimed Water	\$190,000	\$14,966	\$15,552	\$15,678	\$15,170	\$14,632	\$14,173	\$17,948	\$18,695	\$22,260	\$0	\$0	\$0	\$149,075
Repairs & Maintenance	\$30,000	\$2,085	\$0	\$0	\$0	\$0	\$0	\$0	\$1,044	\$0	\$0	\$0	\$0	\$3,129
Electric	\$35,000	\$1,903	\$0	\$2,791	\$1,656	\$1,357	\$1,591	\$2,923	\$3,117	\$3,683	\$0	\$0	\$0	\$19,021
Capital Outlay	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,813	\$0	\$0	\$0	\$40,813
Contingency	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

DEBT SERVICE:

Principal Expense	(\$905,000)	(\$75,417)	(\$75,417)	(\$75,417)	(\$75,417)	(\$75,417)	(\$75,417)	(\$75,417)	(\$75,417)	(\$75,417)	\$0	\$0	\$0	(\$678,750)
Interest Expense	(\$835,439)	(\$69,620)	(\$69,620)	(\$69,620)	(\$69,620)	(\$69,620)	(\$69,620)	(\$69,620)	(\$69,620)	(\$69,620)	\$0	\$0	\$0	(\$626,579)
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL EXPENSES	\$5,858,939	\$514,814	\$449,100	\$462,058	\$477,907	\$452,276	\$451,515	\$504,077	\$482,943	\$548,675	\$0	\$0	\$0	\$4,343,364
CHANGE IN NET POSITION	\$331,061	(\$6,497)	\$41,549	\$38,144	\$33,720	\$42,019	\$33,236	\$38,111	\$43,922	\$2,973	\$0	\$0	\$0	\$267,177

The Crossings at Fleming Island CDD

GOLF COURSE

Statement of Revenues & Expenses and Changes in Net Position - Proprietary Fund
For The Year Ending September 30, 2021

ADOPTED BUDGET	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	TOTAL
REVENUES													
User Fees - Dues	\$371,985	\$33,634	\$33,140	\$31,986	\$33,096	\$33,056	\$33,592	\$34,983	\$32,732	\$33,977	\$0	\$0	\$300,196
Greens/Cart Fees	\$1,138,535	\$95,417	\$97,030	\$95,073	\$106,545	\$86,639	\$132,353	\$124,521	\$128,333	\$94,255	\$0	\$0	\$960,166
Tournament Golf Income	\$96,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Merchandise/Food/Beverage	\$1,464,131	\$148,765	\$95,756	\$116,432	\$102,419	\$100,413	\$161,733	\$153,161	\$164,051	\$122,615	\$0	\$0	\$1,165,346
Rental Revenue	\$21,426	\$3,895	\$6,132	\$4,922	\$3,103	\$5,056	\$3,767	\$3,268	\$5,285	\$4,274	\$0	\$0	\$39,701
Membership Income - Other Fees	\$4,332	\$141	\$425	\$350	\$771	\$273	\$381	\$427	\$402	\$362	\$0	\$0	\$3,533
Miscellaneous Income	\$85,180	\$7,349	\$2,854	\$5,730	\$6,932	\$3,453	\$7,119	\$7,927	\$8,122	\$3,139	\$0	\$0	\$52,626
Interest Income/Commissions	\$0	\$1	\$1	\$91	\$31	\$31	\$31	\$31	\$31	\$31	\$0	\$0	\$277
TOTAL REVENUES	\$3,182,090	\$289,203	\$235,338	\$254,583	\$252,897	\$228,922	\$338,976	\$324,318	\$338,956	\$258,653	\$0	\$0	\$2,521,846
COST OF GOODS SOLD:													
Cost of Goods Sold	\$636,787	\$59,151	\$46,650	\$51,628	\$46,609	\$39,696	\$73,689	\$68,234	\$72,529	\$58,719	\$0	\$0	\$516,905
GROSS PROFIT	\$2,545,303	\$230,052	\$188,688	\$202,956	\$206,287	\$189,227	\$265,288	\$256,084	\$266,427	\$199,933	\$0	\$0	\$2,004,941
EXPENDITURES:													
Operating Expenses:													
Salaries	\$1,101,953	\$90,952	\$82,291	\$86,284	\$93,269	\$79,785	\$84,555	\$85,878	\$103,133	\$84,886	\$0	\$0	\$791,032
Commissions & Bonuses	\$18,200	\$3,517	\$3,702	\$4,128	\$3,971	\$3,784	\$4,659	\$4,968	\$4,597	\$4,110	\$0	\$0	\$37,437
Rental Commissions	\$12,226	\$2,603	\$283	\$1,546	\$1,315	\$522	\$0	\$0	\$2,900	\$317	\$0	\$0	\$9,486
Employee Expenses	\$219,345	\$17,947	\$14,806	\$17,509	\$22,552	\$19,941	\$19,270	\$17,918	\$17,378	\$18,599	\$0	\$0	\$165,919
Employee Uniforms	\$4,430	\$870	\$295	\$342	\$200	\$710	\$573	\$248	\$0	\$1,292	\$0	\$0	\$4,529
Travel & Per Diem	\$1,667	\$0	\$0	\$325	\$0	\$221	\$0	\$220	\$0	\$0	\$0	\$0	\$766
Training	\$2,000	\$0	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215
Employee Advertising	\$797	\$316	\$0	\$0	\$0	\$0	\$0	\$0	\$126	\$0	\$0	\$0	\$442
Janitorial Expense/Supplies	\$24,765	\$1,954	\$2,515	\$2,359	\$2,290	\$4,167	\$4,286	\$2,834	\$2,992	\$3,011	\$0	\$0	\$26,407
Tournaments & Events	\$45,231	\$10,734	\$1,135	\$2,402	\$3,124	\$2,285	\$2,850	\$1,260	\$8,727	\$3,796	\$0	\$0	\$36,312
Centralized Services	\$82,090	\$6,301	\$6,854	\$6,659	\$6,356	\$8,547	\$5,325	\$8,447	\$6,898	\$8,830	\$0	\$0	\$64,217
Course & Grounds Maintenance	\$40,656	\$4,100	\$253	\$604	\$948	\$2,326	\$8,375	\$5,286	\$1,827	\$2,083	\$0	\$0	\$25,802
Repairs - Equipment	\$39,106	\$5,213	\$997	\$2,558	\$2,024	\$1,617	\$3,457	\$1,617	\$4,645	(\$155)	\$0	\$0	\$21,975
Repairs - Buildings	\$15,897	\$3,201	\$318	\$364	\$0	\$2,705	\$84	\$16	\$433	\$39	\$0	\$0	\$7,161
Operating Supplies	\$101,895	\$8,441	\$4,146	\$3,501	\$5,937	\$3,539	\$8,419	\$5,433	\$9,606	\$5,178	\$0	\$0	\$54,200
Demo Equipment Expense	\$0	\$0	\$0	\$0	\$453	\$337	\$0	\$0	\$0	\$790	\$0	\$0	\$790
Office Supplies	\$2,778	\$139	\$91	\$32	\$32	\$660	\$608	\$572	\$118	\$601	\$0	\$0	\$3,020
Postage	\$434	\$0	\$32	\$11	\$39	\$12	\$8	\$0	\$0	\$0	\$0	\$0	\$103
Printing & Reproduction	\$0	\$0	\$74	\$0	\$665	\$0	\$0	\$0	\$0	\$49	\$0	\$0	\$789
Utility Services	\$86,891	\$7,244	\$5,823	\$4,321	\$5,327	\$4,535	\$5,242	\$6,711	\$6,673	\$7,278	\$0	\$0	\$53,154
Gas/Oil/Propane	\$33,763	\$771	\$1,909	\$2,393	\$875	\$3,047	\$3,144	\$1,536	\$3,168	\$3,063	\$0	\$0	\$19,905
Refuse & Potables	\$28,624	\$2,699	\$2,514	\$2,335	\$1,562	\$3,882	\$1,098	\$1,877	\$1,735	\$2,009	\$0	\$0	\$19,710
Telephone/T1 Line	\$7,628	\$593	\$599	\$783	\$84	\$287	\$580	\$536	\$617	\$325	\$0	\$0	\$4,404
Security/Pest Control	\$8,801	\$2,802	\$2,604	\$1,663	\$1,312	\$1,385	\$2,307	\$1,821	\$2,101	\$1,307	\$0	\$0	\$17,302
Music & Cable Service	\$12,588	\$267	\$462	\$462	\$737	\$1,852	\$291	\$628	\$385	\$687	\$0	\$0	\$5,772
Dues and Subscriptions	\$7,300	\$180	\$17	\$275	\$344	\$737	\$319	\$352	\$319	\$1,123	\$0	\$0	\$3,663
Chemicals	\$46,621	(\$4,668)	\$8,268	\$722	\$5,774	\$6,041	\$5,901	\$9,398	\$6,091	\$6,614	\$0	\$0	\$44,142
Fertilizer - Course	\$47,065	\$1,388	\$1,250	\$1,315	\$575	\$61	\$16,519	\$2,477	\$1,492	\$2,885	\$0	\$0	\$27,961
Sand, Seed & Dressing	\$29,000	\$6,674	\$2,603	\$0	\$1,461	\$1,678	\$1,993	\$6,302	\$1,466	\$3,108	\$0	\$0	\$25,284
Licenses/Permits	\$4,211	\$844	\$0	(\$101)	\$0	\$66	\$1,792	\$415	\$88	\$88	\$0	\$0	\$3,190
Bad Debt Expense	\$0	\$0	\$0	\$0	\$5,833	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,833
Cash Short/Over	\$0	(\$40)	(\$45)	(\$52)	(\$4)	\$91	\$0	\$0	(\$94)	(\$46)	\$0	\$0	(\$189)
Miscellaneous	\$3,193	\$150	\$119	\$90	\$233	\$10	\$99	\$0	\$0	\$399	\$0	\$0	\$1,098
Other Services	\$26,988	\$561	\$1,134	\$1,134	\$36	\$36	\$1,167	\$1,167	\$36	\$36	\$0	\$0	\$5,346
Trustee Fees/Bank Charges	\$85,702	\$5,783	\$6,597	\$6,485	\$7,054	\$5,937	\$6,263	\$8,549	\$7,649	\$8,056	\$0	\$0	\$62,373
Management Fees - Hampton	\$96,400	\$7,455	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,455	\$7,455	\$0	\$0	\$64,365
Rentals & Leases	\$226,395	\$17,502	\$17,210	\$19,406	\$19,250	\$18,724	\$18,877	\$17,349	\$20,723	\$23,095	\$0	\$0	\$172,135
Lake Maintenance	\$30,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$0	\$0	\$22,500
Insurance	\$25,560	\$3,649	\$4,309	\$4,309	\$4,309	\$4,309	\$4,309	\$4,345	\$4,345	\$4,345	\$0	\$0	\$38,228
Other Current Charges	\$29,640	\$2,469	\$2,576	\$792	\$2,609	\$2,353	\$2,379	\$2,379	\$2,410	\$3,665	\$0	\$0	\$21,630
District Manager/Administrator	\$38,500	\$2,750	\$3,205	\$3,205	\$3,205	\$3,205	\$3,205	\$3,205	\$2,750	\$2,750	\$0	\$0	\$27,481
District Attorney	\$5,820	\$481	\$506	\$506	\$506	\$506	\$506	\$506	\$506	\$506	\$0	\$0	\$4,528
Audit	\$5,475	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$0	\$0	\$1,725
Non-Recurring/Other/Prior Year	\$0	\$216	\$0	\$4,117	\$3,100	\$2,874	\$14,471	\$0	\$2,000	\$3,125	\$0	\$0	\$29,903
TOTAL EXPENDITURES	\$2,589,635	\$218,749	\$189,358	\$192,475	\$217,676	\$202,007	\$242,641	\$213,959	\$237,985	\$217,197	\$0	\$0	\$1,932,047
Net Income before Non-Operating Expenses													
	(\$44,332)	\$11,303	(\$670)	\$10,481	(\$11,389)	(\$12,780)	\$22,647	\$42,124	\$28,442	(\$17,264)	\$0	\$0	\$72,894
Non-Operating Income/(Expenses):													
Principal Expense	(\$390,000)	(\$32,500)	(\$32,500)	(\$32,500)	(\$32,500)	(\$32,500)	(\$32,500)	(\$32,500)	(\$32,500)	(\$32,500)	\$0	\$0	(\$292,500)
Interest Expense	(\$114,180)	(\$9,515)	(\$9,515)	(\$9,515)	(\$9,515)	(\$9,515)	(\$9,515)	(\$9,515)	(\$9,515)	(\$9,515)	\$0	\$0	(\$85,635)
TOTAL NON-OPERATING	(\$504,180)	(\$42,015)	(\$42,015)	(\$42,015)	(\$42,015)	(\$42,015)	(\$42,015)	(\$42,015)	(\$42,015)	(\$42,015)	\$0	\$0	(\$378,135)
EXCESS REVENUES (EXP)	(\$548,512)	(\$30,712)	(\$42,685)	(\$31,534)	(\$53,404)	(\$54,795)	(\$19,368)	\$109	(\$13,573)	(\$59,279)	\$0	\$0	(\$305,241)

\$2,931,376.80	\$764,203.35	\$3,695,580.15
79.32%	20.68%	

[illegible]

PROPERTY OWNER		AMOUNT INVOICED		AMOUNT RECEIVED	GENERAL FUND WELLS #2447	RESERVE FUND WELLS# 3920	TOTAL 100.00%
Dreamfinders	O&M	\$ -	\$ -	-	\$ -	\$ -	\$ -
				-	-	-	-
				-	-	-	-
				-	-	-	-

SPECIAL ASSESSMENT RESERVE			
TRANSFER FRM WF (GEN) #2447 TO WF (RES) #3920			
Date	Amount		Method
11/19/20	\$	94,034.77	Wire
12/02/20	\$	119,641.33	Wire
12/07/20	\$	365,298.34	Wire
12/22/20	\$	79,343.78	Wire
01/15/21	\$	24,540.85	Wire
02/23/21	\$	16,873.49	Wire
03/22/21	\$	12,989.94	Wire
05/18/21	\$	20,049.79	Wire
05/27/21	\$	4,265.02	Wire
07/15/21	\$	32,299.86	Wire
		<u>\$</u>	
		769,337.17	
		<u>\$</u>	
To Transfer		0.00	

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
FISCAL YEAR ENDING SEPTEMBER 30, 2021

ON ROLL:								\$ 2,557,998.00	\$ 381,397.39	\$ 67,073.33
								85.0831%	12.6859%	2.2310%
DATE RECEIVED	GROSS TAX RECEIVED	PRIOR YEAR GROSS TAX RECEIVED	DISCOUNT & TAX COLLECTOR FEES	PRIOR YEAR DISCOUNT & TAX COLLECTOR FEES	INTEREST/ PENALTIES	PRIOR YEAR INTEREST/ PENALTIES	NET AMOUNT RECEIVED WACH #2447	2014A1/2 US BANK #210948002	2014A3 US BANK #210952002	2017 US BANK #275213000
11/17/20	\$ 403,024.78	\$ -	\$ 24,124.58				\$ 378,900.20	322,380.19	48,066.87	8,453.14
12/1/20	\$ 456,953.06		\$ 27,510.27				\$ 429,442.79	365,383.41	54,478.65	9,580.73
12/4/20	\$ 1,533,529.10		\$ 90,734.28				\$ 1,442,794.82	1,227,575.14	183,031.40	32,188.28
12/18/20	\$ 328,202.70		\$ 19,165.51				\$ 309,037.19	262,938.55	39,204.13	6,894.52
1/14/21	\$ 149,847.00		\$ 6,891.67				\$ 142,955.33	121,630.88	18,135.16	3,189.29
2/19/21	\$ 81,349.29		\$ 3,424.02				\$ 77,925.27	66,301.27	9,885.52	1,738.49
3/23/21	\$ 55,395.11		\$ 1,725.93				\$ 53,669.18	45,663.42	6,808.41	1,197.34
4/12/21	\$ 109,011.02		\$ 1,870.66		\$ 137.97		\$ 107,278.33	91,275.77	13,609.21	2,393.34
5/10/21	\$ 14,749.84		\$ 324.50		\$ 377.96		\$ 14,803.30	12,595.11	1,877.93	330.26
6/4/21		\$ 50,079.24		\$ 809.53	\$ 1,502.38		\$ 50,772.09	43,198.49	6,440.89	1,132.71
6/11/21		\$ 16,188.76			\$ 485.66		\$ 16,674.42	14,187.12	2,115.30	372.00
							\$ -	-	-	-
							\$ -	-	-	-
							\$ -	-	-	-
							\$ -	-	-	-
TOTALS	3,132,061.90	66,268.00	175,771.42	809.53	2,503.97	-	3,024,252.92	2,573,129.36	383,653.47	67,470.09
								101%		

SPECIAL ASSESSMENT TRANSFERS TO REVENUE ACCOUNTS					
Date	Series 2014A1/2 Amount	Series 2014A3 Amount	Series 2017 Amount	Method	
11/19/20	\$ 322,380.19	\$ 48,066.87	\$ 8,453.14	Wire	
12/2/20	\$ 365,383.41	\$ 54,478.65	\$ 9,580.73	Wire	
12/7/20	\$ 1,227,575.14	\$ 183,031.40	\$ 32,188.28	Wire	
12/22/20	\$ 263,023.63	\$ 39,216.81	\$ 6,896.74	Wire	
1/15/21	\$ 121,630.89	\$ 18,135.16	\$ 3,189.29	Wire	
2/23/21	\$ 66,216.18	\$ 9,872.83	\$ 1,736.26	Wire	
3/22/21	\$ 45,663.42	\$ 6,808.42	\$ 1,197.34	Wire	
4/13/21	\$ 91,275.77	\$ 13,609.21	\$ 1,197.34	Wire	
5/18/21	\$ -	\$ -	\$ 1,196.00	Wire	
5/27/21	\$ 12,595.12	\$ 1,877.93	\$ 330.26	Wire	
7/15/21	\$ 57,385.61	\$ 8,556.19	\$ 1,504.71	Wire	
	<u>\$ 2,573,129.36</u>	<u>\$ 383,653.47</u>	<u>\$ 67,470.09</u>		

TO BE TRANSFERRED (0.00) 0.00 (0.00)

C.

The Crossings at Fleming Island
Community Development District

Summary of Invoices

July 22, 2021

Fund	Date/ Description	Check No.s	Amount
<i>General</i>	5/1-5/31	4891-4908	\$ 120,649.93
	6/1-6/30	4909-4937	\$ 138,584.73
<i>Reserve</i>	5/1-5/31	368-371	\$ 50,957.96
	6/1-6/30	37-378	\$ 108,796.90
<i>Water/Sewer</i>	5/1-5/31	7191-7289	\$ 581,450.55
	6/1-6/30	7290-7353	\$ 484,845.02
<i>Swim & Tennis</i>	5/1-5/31		\$ -
	6/1-6/30		
<i>Golf Course</i>	5/1-5/31		\$ 168,019.20
	6/1-6/30		\$ 207,653.76
Total Invoices for Approval			\$ 1,860,958.05

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/03/21	00010	5/31/21 11677	202105 310-51300-31500		*	2,346.89	
		MAY 21 - GENERAL COUNSEL					
		5/31/21 11677	202105 300-13100-10300		*	505.88	
		MAY 21 - GENERAL COUNSEL					
				BRADLEY, GARRISON & KOMANDO, P.A			2,852.77 004909
6/03/21	00003	5/31/21 MAY 21	202105 320-53800-43000		*	6,922.55	
		MAY 21 - ELECTRIC					
				CLAY ELECTRIC COOPERATIVE, INC			6,922.55 004910
6/03/21	00224	5/21/21 05212021	202105 320-53800-34500		*	120.00	
		SECURITY SVC 4/27/21					
		5/21/21 05212021	202105 320-53800-34500		*	120.00	
		SECURITY SVC 5/2/21					
				MICHAEL CONNORS			240.00 004911
6/03/21	01077	5/11/21 39004	202105 320-53800-34000		*	75.00	
		POWER HARD RESET DOCT PTZ					
				DYNAMIC SECURITY PROFESSIONALS INC.			75.00 004912
6/03/21	00111	5/10/21 2196	202104 320-53800-34000		*	1,796.00	
		NEW CONTROL BOARD					
				EDWARDS ORNAMENTAL IRON			1,796.00 004913
6/03/21	00059	5/18/21 7-375-77	202105 310-51300-42000		*	62.46	
		DELIVERIES THRU 5/11/21					
				FEDEX			62.46 004914
6/03/21	00227	5/07/21 0600986-	202104 320-53800-46300		*	914.83	
		GREEN SAND/COMMAND					
				GOLF AGRONOMICS SUPPLY & HANDLING			914.83 004915
6/03/21	00233	5/21/21 05212021	202105 320-53800-34500		*	120.00	
		SECURITY SVC 5/6/21					
		5/21/21 05212021	202105 320-53800-34500		*	120.00	
		SECURITY SVC 5/14/21					
		5/21/21 05212021	202105 320-53800-34500		*	90.00	
		SECURITY SVC 5/17/21					
				ANDREW GRIFFIN			330.00 004916
6/03/21	00180	5/21/21 05212021	202105 320-53800-34500		*	150.00	
		SECURITY SVC 5/12/21					
		5/21/21 05212021	202105 320-53800-34500		*	150.00	
		SECURITY SVC 5/19/21					
				EDGAR W HOWELL, JR.			300.00 004917
				CROS --CROSSINGS-- PPOWERS			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/03/21	00212	5/21/21 05212021	202105 320-53800-34500	SECURITY SVC 4/29/21	*	150.00	
		5/21/21 05212021	202105 320-53800-34500	SECURITY SVC 5/4/21	*	60.00	
		5/21/21 05212021	202105 320-53800-34500	SECURITY SVC 5/11/21	*	120.00	
		5/21/21 05212021	202105 320-53800-34500	SECURITY SVC 5/13/21	*	150.00	
				JUSTIN JOHNSON			480.00 004918
6/03/21	00032	5/21/21 13951	202105 320-53800-34000	ENTRY SIGN FOR LINKSIDE	*	3,255.00	
				RIVER CITY ADVERTISING, INC.			3,255.00 004919
6/03/21	00170	5/19/21 16265	202105 320-53800-34000	BAL DUE TENNIS AWNING RPL	*	5,600.00	
				THOMPSON AWNING & SHUTTER COMPANY			5,600.00 004920
6/03/21	00231	2/18/21 100234	202102 320-53800-34000	SOUTHBROOK DRAINAGE	*	1,204.00	
		4/21/21 100663	202104 320-53800-34000	HOLE # 1 DRAINAGE	*	389.00	
		4/29/21 100662	202104 320-53800-34000	PRESERVE LIFT STATION	*	10,905.00	
				TOP OF THE LINE PLUMBING			12,498.00 004921
6/03/21	00018	5/12/21 14764	202105 320-53800-46300	SP RENOVATION	*	3,509.00	
				TREE AMIGOS			3,509.00 004922
6/09/21	00224	5/22/21 05222021	202105 320-53800-34500	SECURITY SVC 5/22/21	*	120.00	
				MICHAEL CONNORS			120.00 004923
6/09/21	00059	5/25/21 7-382-79	202105 310-51300-42000	DELIVERIES THRU 5/21/21	*	60.07	
				FEDEX			60.07 004924
6/09/21	00001	6/01/21 478	202106 310-51300-34000	JUNE 21 - MGMT FEES	*	5,006.26	
		6/01/21 478	202106 310-51300-35100	JUNE 21 - COMPUTER	*	83.33	
		6/01/21 478	202106 310-51300-31300	JUNE 21 - DISSEMINATION	*	166.67	
		6/01/21 478	202106 310-51300-51000	JUNE 21 - OFFICE SUPPLIES	*	5.15	

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		6/01/21 478	202106 310-51300-42000		*	8.55	
		JUNE 21 - POSTAGE					
		6/01/21 478	202106 310-51300-42500		*	249.75	
		JUNE 21 - COPIES					
				GMS, LLC			5,519.71 004925
6/09/21 00213		5/28/21 15944	202105 320-53800-34000		*	174.00	
		SRVC CALL - TENNIS CART					
				GOLF CAR SERVICES INC			174.00 004926
6/09/21 00180		5/29/21 05292021	202105 320-53800-34500		*	150.00	
		SECURITY SVC 5/27/21					
		5/29/21 05292021	202105 320-53800-34500		*	150.00	
		SECURITY SVC 5/29/21					
				EDGAR W HOWELL, JR.			300.00 004927
6/09/21 00219		6/03/21 21-00131	202106 310-51300-48000		*	87.00	
		REQUEST FOR PROPOSALS...					
				JACKSONVILLE DAILY RECORD			87.00 004928
6/09/21 00089		5/05/21 05052021	202105 320-53800-34000		*	180.00	
		4 SIGNS - LICKSKILLET					
				JOHN GOBLE SIGNS			180.00 004929
6/09/21 00212		6/03/21 06032021	202106 320-53800-34500		*	150.00	
		SECURITY SVC 6/1/21					
		6/03/21 06032021	202106 320-53800-34500		*	150.00	
		SECURITY SVC 6/3/21					
				JUSTIN JOHNSON			300.00 004930
6/09/21 00184		6/01/21 582278	202106 320-53800-46800		*	5,303.00	
		JUNE 21 - LAKE MAINT					
		6/01/21 582278	202106 300-13100-10300		*	2,500.00	
		JUNE 21 - WATER MGMT GF					
				THE LAKE DOCTORS, INC.			7,803.00 004931
6/09/21 00218		5/26/21 001631	202106 310-51300-49500		*	499.00	
		JUNE WEBSITE HOSTING					
				LIVE TOUR NETWORK, INC			499.00 004932
6/09/21 00018		5/28/21 15374	202105 320-53800-46200		*	67,105.00	
		MAY 21 - LANDSCAPE MAINT					
				TREE AMIGOS			67,105.00 004933
6/17/21 00137		5/31/21 MAY 21	202105 320-53800-43100		*	5,341.43	
		MAY 21 - WATER					
				THE CROSSINGS @ FI CDD C/O CCUA			5,341.43 004934
				CROS --CROSSINGS-- PPOWERS			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/17/21	00230	6/13/21 4983	202105 320-53800-34000		*	729.88	
			CREDIT CARD STM DTD 6/13				
				HOME DEPOT - ONLINE PAYMENT			729.88 004935
6/17/21	00219	6/10/21 21-00136	202106 310-51300-48000		*	72.00	
			FY21 NOTICE OF MEETINGS				
				JACKSONVILLE DAILY RECORD			72.00 004936
6/17/21	00221	6/03/21 0594	202105 300-13100-10400		*	8,213.78	
			MAY 21 - CREDIT CARD				
		6/03/21 0594	202105 310-51300-54000		*	722.00	
			MAY 21 - CREDIT CARD				
		6/03/21 0594	202105 320-53800-34000		*	2,732.62	
			MAY 21 - CREDIT CARD				
		6/03/21 0594	202105 310-51300-49500		*	108.99	
			MAY 21 - CREDIT CARD				
		6/03/21 0594	202105 310-51300-51000		*	41.63	
			MAY 21 - CREDIT CARD				
		6/03/21 0594	202105 320-53800-34000		*	507.19-	
			CASH BACK				
		6/03/21 0594	202105 320-53800-41000		*	146.20	
			MAY 21 - CREDIT CARD				
				WELLS FARGO			11,458.03 004937
				TOTAL FOR BANK A		138,584.73	
				TOTAL FOR REGISTER		138,584.73	

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/02/21	00007	4/20/21 1242	202104 320-53800-60000	CONCRETE WORK PB COURT	*	4,000.00	
				CW BUILDERS & ASSOCIATES, INC.			4,000.00 000372
6/02/21	00085	5/07/21 48150	202104 320-53800-60000	STAKING PICKLE CRT/POLES	*	375.00	
				EILAND & ASSOCIATES, INC.			375.00 000373
6/02/21	00015	5/13/21 4460	202105 320-53800-60000	DRAW # 1 PB COURTS	*	41,830.00	
				KAD ELECTRIC COMPANY			41,830.00 000374
6/10/21	00086	5/24/21 1240	202105 320-53800-60000	PB COURTS PROGRESS PYMT	*	19,975.00	
				COURT SURFACES			19,975.00 000375
6/10/21	00007	5/24/21 1253	202105 320-53800-60000	CONCRETE WORK PB COURT	*	5,947.10	
				CW BUILDERS & ASSOCIATES, INC.			5,947.10 000376
6/10/21	00015	6/01/21 4464	202106 320-53800-60000	EH WATERFRONT LIGHTING	*	18,800.00	
				KAD ELECTRIC COMPANY			18,800.00 000377
6/25/21	00007	6/17/21 1256	202106 320-53800-60000	CONCRETE WORK GC HOLE 4	*	17,869.80	
				CW BUILDERS & ASSOCIATES, INC.			17,869.80 000378
TOTAL FOR BANK C						108,796.90	
TOTAL FOR REGISTER						108,796.90	

CROS --CROSSINGS-- PPOWERS

CHECK		VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME		STATUS	AMOUNT	.....CHECK.....	
DATE			DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
6/02/21	00010		5/31/21	11677	202105	310	53600	31500		*	2,086.12	
				MAY 21 - GENERAL COUNSEL								
									BRADLEY, GARRISON & KOMANDO, P.A.		2,086.12	007290
6/02/21	00003		5/20/21	1966548	202105	320	53600	43000		*	3,117.15	
				4567 LAKESHORE DRIVE E								
									CLAY ELECTRIC COOPERATIVE, INC		3,117.15	007291
6/02/21	00115		6/02/21	INTEREST	202106	300	15100	01600		*	69,619.90	
				JUNE 21 - INTEREST								
									THE CROSSINGS AT FLEMING ISLAND CDD		69,619.90	007292
6/02/21	00300		6/02/21	PRINCIPA	202106	300	15100	01500		*	75,416.67	
				JUNE 21 - PRINCIPAL								
									THE CROSSINGS AT FLEMING ISLAND CDD		75,416.67	007293
6/09/21	00002		5/31/21	21-00181	202105	320	53600	43100		*	113,399.18	
				MAY 21 - BULKWATER								
			5/31/21	21-00181	202105	320	53600	43101		*	4,199.77	
				MAY 21 - BULKWATER								
			5/31/21	21-00181	202105	320	53600	43200		*	183,252.59	
				MAY 21 - BULKWATER								
			5/31/21	21-00181	202105	320	53600	43300		*	18,695.18	
				MAY 21 - BULKWATER								
			5/31/21	21-00181	202105	320	53600	34300		*	4,698.00	
				MAY 21 - BULKWATER								
									CLAY COUNTY UTILITY AUTHORITY		324,244.72	007294
6/09/21	00001		6/01/21	479	202106	310	53600	34000		*	3,185.80	
				JUNE 21 - MGMT FEES								
			6/01/21	479	202106	310	53600	35100		*	83.33	
				JUNE 21 - COMPUTER								
			6/01/21	479	202106	310	53600	31300		*	83.33	
				JUNE 21 - DISSEMINATION								
									GMS, LLC		3,352.46	007295
6/16/21	04492		6/16/21	00563902	202106	300	11500	10000		*	119.07	
				UTILITY REFUND								
									LAUREN ALLEMANG		119.07	007296
6/16/21	01742		6/16/21	00523239	202106	300	11500	10000		*	54.25	
				UTILITY REFUND								
									AMERICAN HOMES 4 RENT		54.25	007297
6/16/21	04496		6/16/21	00591079	202106	300	11500	10000		*	28.82	
				UTILITY REFUND								
									KEVIN BARBA		28.82	007298

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AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/15/21	PAGE	2		
*** CHECK DATES		06/01/2021 - 06/30/2021		***		CROSSINGS - WATER/SEWER											
						BANK B CROSSINGS - W/S											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/16/21	04523	6/16/21 00585582	202106 300-11500-10000	UTILITY REFUND	*	79.70	
				SANDRA BATEY			79.70 007299
6/16/21	04500	6/16/21 00593076	202106 300-11500-10000	UTILITY REFUND	*	105.24	
				MICHAEL A BERESIN			105.24 007300
6/16/21	04517	6/16/21 00554062	202106 300-11500-10000	UTILITY REFUND	*	61.38	
				DIANNE J BERRYHILL			61.38 007301
6/16/21	04502	6/16/21 00579957	202106 300-11500-10000	UTILITY REFUND	*	21.72	
				LUIS BORGES			21.72 007302
6/16/21	04495	6/16/21 00590590	202106 300-11500-10000	UTILITY REFUND	*	121.37	
				TERESA M BRENNAN			121.37 007303
6/16/21	04520	6/16/21 00519294	202106 300-11500-10000	UTILITY REFUND	*	37.49	
				EUGENE ROY CARWILE			37.49 007304
6/16/21	04531	6/16/21 00584151	202106 300-11500-10000	UTILITY REFUND	*	57.93	
				JANELLE DELEON			57.93 007305
6/16/21	01504	6/16/21 00556593	202106 300-11500-10000	UTILITY REFUND	*	135.34	
				DREAM FINDERS HOMES,LLC			135.34 007306
6/16/21	04514	6/16/21 00587127	202106 300-11500-10000	UTILITY REFUND	*	66.55	
				NICOLE EADS			66.55 007307
6/16/21	04533	6/16/21 00269811	202106 300-11500-10000	UTILITY REFUND	*	33.76	
				PAUL V FAVIANO			33.76 007308
6/16/21	04532	6/16/21 00583834	202106 300-11500-10000	UTILITY REFUND	*	53.35	
				CARRIE FLYNN			53.35 007309
6/16/21	04519	6/16/21 00551996	202106 300-11500-10000	UTILITY REFUND	*	56.21	
				LINDA J FRAVALA			56.21 007310

CROS --CROSSINGS-- PPOWERS

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/15/21	PAGE	3
*** CHECK DATES 06/01/2021 - 06/30/2021 ***														
CROSSINGS - WATER/SEWER														
BANK B CROSSINGS - W/S														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/16/21	04530	6/16/21 00516309 UTILITY REFUND	202106 300-11500-10000	KATHLEEN GARSKE	*	73.44	73.44 007311
6/16/21	04508	6/16/21 00575139 UTILITY REFUND	202106 300-11500-10000	SARAH GIBSON	*	53.01	53.01 007312
6/16/21	04494	6/16/21 00555859 UTILITY REFUND	202106 300-11500-10000	ANGELA JIATU	*	119.09	119.09 007313
6/16/21	04535	6/16/21 00593377 UTILITY REFUND	202106 300-11500-10000	KELLAR REALTY & PROPERTY MANAGEMENT	*	127.17	127.17 007314
6/16/21	04504	6/16/21 00568549 UTILITY REFUND	202106 300-11500-10000	DAVIDA LARSON	*	65.25	65.25 007315
6/16/21	04537	6/16/21 00591616 UTILITY REFUND	202106 300-11500-10000	LEGACY IN ACTION PROJECT 1 LLC	*	121.37	121.37 007316
6/16/21	04528	6/16/21 00557497 UTILITY REFUND	202106 300-11500-10000	ROBERT J LOPEZ	*	37.85	37.85 007317
6/16/21	04526	6/16/21 00557404 UTILITY REFUND	202106 300-11500-10000	LAURA MARTINEZ	*	56.67	56.67 007318
6/16/21	04493	6/16/21 00159252 UTILITY REFUND	202106 300-11500-10000	ROBERT N MCLAIN	*	5.01	5.01 007319
6/16/21	04525	6/16/21 00558218 UTILITY REFUND	202106 300-11500-10000	CASEY E MCMURRY	*	55.10	55.10 007320
6/16/21	04503	6/16/21 00590864 UTILITY REFUND	202106 300-11500-10000	DEBORAH C MILLS	*	21.74	21.74 007321
6/16/21	01983	6/16/21 00557358 UTILITY REFUND	202106 300-11500-10000	DANIEL MURPHY	*	99.57	99.57 007322

CROS --CROSSINGS-- PPOWERS

*** CHECK DATES 06/01/2021 - 06/30/2021 ***
 CROSSINGS - WATER/SEWER
 BANK B CROSSINGS - W/S

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/16/21	04483	6/16/21 00498783	202106 300-11500-10000 UTILITY REFUND	BRETT MYERS	*	98.38	98.38 007323
6/16/21	04518	6/16/21 00561517	202106 300-11500-10000 UTILITY REFUND	CAROL J NAULT	*	48.13	48.13 007324
6/16/21	04538	6/16/21 00588127	202106 300-11500-10000 UTILITY REFUND	NEXT STEP FRANCHISING INC.	*	29.42	29.42 007325
6/16/21	04515	6/16/21 00586128	202106 300-11500-10000 UTILITY REFUND	JESSICA NOEL	*	82.06	82.06 007326
6/16/21	02714	6/16/21 00592708	202106 300-11500-10000 UTILITY REFUND	OMEGA REAL ESTATE, LLC	*	12.94	12.94 007327
6/16/21	04522	6/16/21 00581414	202106 300-11500-10000 UTILITY REFUND	TERRI PIZUR	*	68.19	68.19 007328
6/16/21	00090	6/16/21 00593185	202106 300-11500-10000 UTILITY REFUND	KATHRYN PULLINS	*	54.43	54.43 007329
6/16/21	04521	6/16/21 00591738	202106 300-11500-10000 UTILITY REFUND	RAKA S RAYCHAUDHURI	*	164.35	.00 007330
6/16/21	04505	6/16/21 00193881	202106 300-11500-10000 UTILITY REFUND	SUE REAMS	*	18.82	18.82 007331
6/16/21	04529	6/16/21 00540297	202106 300-11500-10000 UTILITY REFUND	SUSAN ROBERTS	*	51.29	51.29 007332
6/16/21	04507	6/16/21 00552786	202106 300-11500-10000 UTILITY REFUND	ZACHERY & KELLY ROSENSWEET	*	78.15	78.15 007333

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/16/21	04498	6/16/21 00571800 UTILITY REFUND	202106 300-11500-10000	BEVERLY SCHWINGHAMMER	*	20.79	20.79 007334
6/16/21	04506	6/16/21 00587912 UTILITY REFUND	202106 300-11500-10000	ELIE SPENCER	*	44.24	44.24 007335
6/16/21	04501	6/16/21 00550990 UTILITY REFUND	202106 300-11500-10000	DEBORAH I STOLOW	*	56.43	56.43 007336
6/16/21	04499	6/16/21 00244474 UTILITY REFUND	202106 300-11500-10000	SHANNA STOWELL	*	107.92	107.92 007337
6/16/21	04497	6/16/21 00513016 UTILITY REFUND	202106 300-11500-10000	MORGAN MEYER STRICKLAND	*	99.93	99.93 007338
6/16/21	04516	6/16/21 00583537 UTILITY REFUND	202106 300-11500-10000	DONNA MARIE TODD	*	36.91	36.91 007339
6/16/21	04534	6/16/21 00582108 UTILITY REFUND	202106 300-11500-10000	NICHOLAS TORRES	*	37.08	37.08 007340
6/16/21	04511	6/16/21 00496579 UTILITY REFUND	202106 300-11500-10000	MARK W UTTING	*	24.79	24.79 007341
6/16/21	04512	6/16/21 00272183 UTILITY REFUND	202106 300-11500-10000	KENNETH R VANHOOK	*	33.96	33.96 007342
6/16/21	99999	6/16/21 VOID VOID CHECK	202106 000-00000-00000	*****INVALID VENDOR NUMBER*****	C	.00	.00 007343
6/16/21	99999	6/16/21 VOID VOID CHECK	202106 000-00000-00000	*****INVALID VENDOR NUMBER*****	C	.00	.00 007344
6/16/21	03164	6/16/21 00586374 UTILITY REFUND	202106 300-11500-10000		*	74.62	

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/16/21		00588369	202106 300-11500-10000	UTILITY REFUND	*	71.62	
6/16/21		00589950	202106 300-11500-10000	UTILITY REFUND	*	38.97	
6/16/21		00591124	202106 300-11500-10000	UTILITY REFUND	*	117.32	
6/16/21		00591806	202106 300-11500-10000	UTILITY REFUND	*	69.83	
6/16/21		00592027	202106 300-11500-10000	UTILITY REFUND	*	140.83	
6/16/21		00592111	202106 300-11500-10000	UTILITY REFUND	*	75.61	
6/16/21		00592506	202106 300-11500-10000	UTILITY REFUND	*	140.83	
6/16/21		00592565	202106 300-11500-10000	UTILITY REFUND	*	96.17	
6/16/21		00592569	202106 300-11500-10000	UTILITY REFUND	*	133.78	
6/16/21		00592653	202106 300-11500-10000	UTILITY REFUND	*	93.82	
6/16/21		00592731	202106 300-11500-10000	UTILITY REFUND	*	75.00	
6/16/21		00592809	202106 300-11500-10000	UTILITY REFUND	*	38.65	
6/16/21		00592862	202106 300-11500-10000	UTILITY REFUND	*	124.37	
6/16/21		00592946	202106 300-11500-10000	UTILITY REFUND	*	5.73	
6/16/21		00592967	202106 300-11500-10000	UTILITY REFUND	*	107.92	
6/16/21		00592973	202106 300-11500-10000	UTILITY REFUND	*	72.18	
6/16/21		00593009	202106 300-11500-10000	UTILITY REFUND	*	93.82	
6/16/21		00593171	202106 300-11500-10000	UTILITY REFUND	*	102.75	
6/16/21		00593329	202106 300-11500-10000	UTILITY REFUND	*	112.61	
6/16/21		00593331	202106 300-11500-10000	UTILITY REFUND	*	119.20	
6/16/21		00593352	202106 300-11500-10000	UTILITY REFUND	*	140.83	
6/16/21		00593565	202106 300-11500-10000	UTILITY REFUND	*	71.09	
6/16/21		00593578	202106 300-11500-10000	UTILITY REFUND	*	150.23	

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/16/21 00593680	202106 300-11500-10000		*	147.88	
		UTILITY REFUND					
		6/16/21 00593823	202106 300-11500-10000		*	91.45	
		UTILITY REFUND					
		6/16/21 00594137	202106 300-11500-10000		*	150.23	
		UTILITY REFUND					
				VR COBBLESTONE HOLDINGS LP			2,657.34 007345
6/16/21 04513		6/16/21 00581594	202106 300-11500-10000		*	33.19	
		UTILITY REFUND					
				MONA LISA WATERS			33.19 007346
6/16/21 04510		6/16/21 00582860	202106 300-11500-10000		*	81.11	
		UTILITY REFUND					
				NORA WEAVER			81.11 007347
6/16/21 04524		6/16/21 00566279	202106 300-11500-10000		*	12.33	
		UTILITY REFUND					
				STEPHANIE WILLIAMS			12.33 007348
6/16/21 04509		6/16/21 00582898	202106 300-11500-10000		*	81.11	
		UTILITY REFUND					
				MICHELLE WOODS			81.11 007349
6/16/21 04527		6/16/21 00584445	202106 300-11500-10000		*	69.83	
		UTILITY REFUND					
				KRISTEN WOOD			69.83 007350
6/16/21 04536		6/16/21 00592187	202106 300-11500-10000		*	108.64	
		UTILITY REFUND					
				ZILLOW HOMES INC			108.64 007351
6/16/21 00002		6/16/21 21-00181	202105 320-53600-46000		*	1,044.36	
		SNAIL REMOVAL					
				CLAY COUNTY UTILITY AUTHORITY			1,044.36 007352
6/16/21 00059		6/01/21 73897110	202105 310-53600-42000		*	48.78	
		DELIVERIES THRU 6/1					
				FEDEX			48.78 007353
				TOTAL FOR BANK B		484,845.02	
				TOTAL FOR REGISTER		484,845.02	

CROS --CROSSINGS-- PPOWERS

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Bill Pmt -Check	302413	06/02/2021	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-27.00
Bill	051221-4767	05/12/2021		78600 · Electric - Maintenance	27.00
					27.00
Bill Pmt -Check	302414	06/02/2021	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-30.00
Bill	051221-2296	05/12/2021		78600 · Electric - Maintenance	30.00
					30.00
Bill Pmt -Check	302416	06/10/2021	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-2,317.00
Bill	052021-2211	05/20/2021		70600 · Utilities	2,317.00
					2,317.00
Bill Pmt -Check	302417	06/10/2021	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-217.00
Bill	052021-2217	05/20/2021		79600 · Electric - Clubhouse	217.00
					217.00
Bill Pmt -Check	302418	06/10/2021	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-874.00
Bill	052021-2229	05/20/2021		71600 · Electric - Cart	874.00
					874.00
Bill Pmt -Check	302419	06/10/2021	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-1,730.00
Bill	052021-4569	05/20/2021		78600 · Electric - Maintenance	1,730.00
					1,730.00
Bill Pmt -Check	302420	06/10/2021	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-26.00
Bill	052021-4388	05/20/2021		78600 · Electric - Maintenance	26.00
					26.00
Bill Pmt -Check	302421	06/10/2021	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-381.00
Bill	052021-2233	05/20/2021		78600 · Electric - Maintenance	381.00
					381.00
Bill Pmt -Check	302423	06/07/2021	Breakthru Beverage	101000 · Operating - Checking Account	-461.30
Bill	339630714	05/26/2021		502510 · Wine - Restaurant	81.00
				502610 · Liquor - Restaurant	380.30
					461.30
Bill Pmt -Check	302424	06/07/2021	Southern Glazer's Of FL	101000 · Operating - Checking Account	-1,312.87
Bill	3142083	05/26/2021		505100 · Wine - COGS	225.00
				502610 · Liquor - Restaurant	1,087.87
					1,087.87

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Bill Pmt -Check	104724	06/01/2021	Cobra Puma Golf	101000 · Operating - Checking Account	-993.27
Bill	G2405598	03/19/2021		121100 · Merchandise - Pro Shop	993.26
				501100 · Golf Shop - Merchandise	0.01
					993.27
Bill Pmt -Check	104725	06/01/2021	Taylor Made Golf Co	101000 · Operating - Checking Account	-2,439.75
Bill	34857957	03/26/2021		121100 · Merchandise - Pro Shop	252.57
Bill	34881605	04/02/2021		121100 · Merchandise - Pro Shop	44.53
Bill	34879977	04/06/2021		121100 · Merchandise - Pro Shop	198.17
Bill	34889651	04/06/2021		121100 · Merchandise - Pro Shop	655.78
Bill	34889862	04/06/2021		121100 · Merchandise - Pro Shop	161.37
Bill	34889904	04/06/2021		121100 · Merchandise - Pro Shop	167.77
Bill	34905000	04/14/2021		121100 · Merchandise - Pro Shop	639.00
Bill	34909868	04/14/2021		121100 · Merchandise - Pro Shop	105.60
Bill	34912335	04/14/2021		111910 · Special Orders	214.97
					2,439.76
Bill Pmt -Check	104726	06/01/2021	Acushnet	101000 · Operating - Checking Account	-275.79
Bill	910690174	04/17/2021		121100 · Merchandise - Pro Shop	150.78
				501100 · Golf Shop - Merchandise	0.01
Bill	910691882	05/17/2021		121100 · Merchandise - Pro Shop	125.00
					275.79
Bill Pmt -Check	104727	06/01/2021	U.S. Kids Golf	101000 · Operating - Checking Account	-169.01
Bill	IN2008822	04/27/2021		121100 · Merchandise - Pro Shop	169.01
					169.01
Bill Pmt -Check	104728	06/01/2021	Bushnell Outdoor Products	101000 · Operating - Checking Account	-195.30
Bill	113032	05/26/2021		121100 · Merchandise - Pro Shop	195.36
					195.36
Bill Pmt -Check	104729	06/01/2021	Jena Hauber	101000 · Operating - Checking Account	-750.00
Bill	052621-refund	05/26/2021		111200 · Accounts Receivable - Events	750.00
					750.00
Bill Pmt -Check	104731	06/01/2021	Callaway Golf Company	101000 · Operating - Checking Account	-554.43
Bill	932935257	04/12/2021		121100 · Merchandise - Pro Shop	554.45
					554.45
Bill Pmt -Check	104732	06/01/2021	Napa	101000 · Operating - Checking Account	-205.67
Bill	551382	05/21/2021		78460 · Repairs - Maint. Equipment	30.84
Bill	551370	05/21/2021		78460 · Repairs - Maint. Equipment	174.83

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Bill Pmt -Check	104733	06/01/2021	Tri-State Pump & Control, Inc	101000 · Operating - Checking Account	-1,226.48
Bill	PRT066431	05/07/2021		70460 · Repairs - Equipment	1,226.48
					1,226.48
Bill Pmt -Check	104734	06/01/2021	Pat's Nursery, Inc	101000 · Operating - Checking Account	-440.00
Bill	94180	05/24/2021		707500 · Mulch - Course	440.00
					440.00
Bill Pmt -Check	104735	06/01/2021	Sterling Cut Glass	101000 · Operating - Checking Account	-220.36
Bill	0507063-IN	05/17/2021		70300 · Tournament & Events Expenses	220.36
					220.36
Bill Pmt -Check	104736	06/01/2021	Dagmar Marketing	101000 · Operating - Checking Account	-400.00
Bill	4915	05/09/2021		703320 · Internet	400.00
					400.00
Bill Pmt -Check	104737	06/01/2021	Travis Mathew	101000 · Operating - Checking Account	-1,387.52
Bill	90254241	05/26/2021		121100 · Merchandise - Pro Shop	1,387.50
				501100 · Golf Shop - Merchandise	0.02
					1,387.52
Bill Pmt -Check	104730	06/01/2021	Callaway Golf Company	101000 · Operating - Checking Account	-9,116.46
Bill	932544643	02/06/2021		121100 · Merchandise - Pro Shop	214.80
Bill	932581401	02/13/2021		121100 · Merchandise - Pro Shop	1,129.38
				501100 · Golf Shop - Merchandise	0.01
Bill	932578365	02/13/2021		121100 · Merchandise - Pro Shop	1,754.19
Bill	932570823	03/10/2021		121100 · Merchandise - Pro Shop	433.92
				501100 · Golf Shop - Merchandise	0.12
Bill	932901352	04/06/2021		121100 · Merchandise - Pro Shop	378.61
Bill	932904666	04/06/2021		121100 · Merchandise - Pro Shop	217.85
Bill	93292228	04/07/2021		121100 · Merchandise - Pro Shop	374.64
				501900 · Shipping & Handling	45.09
Bill	932920259	04/07/2021		121100 · Merchandise - Pro Shop	573.72
Bill	932920262	04/07/2021		121100 · Merchandise - Pro Shop	601.86
Bill	932920267	04/07/2021		121100 · Merchandise - Pro Shop	344.40
Bill	932920260	04/07/2021		121100 · Merchandise - Pro Shop	1,757.08
Bill	932920263	04/07/2021		121100 · Merchandise - Pro Shop	1,031.67
Bill	932935279	04/12/2021		121100 · Merchandise - Pro Shop	107.52
Bill	932911483	04/21/2021		121100 · Merchandise - Pro Shop	196.70
					9,161.56
Bill Pmt -Check	202490	06/01/2021	Cleveland Golf	101000 · Operating - Checking Account	-65.00
Bill	6337591 SO	04/13/2021		121100 · Merchandise - Pro Shop	65.00

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Bill Pmt -Check	202491	06/01/2021	Site One Landscape Supply	101000 · Operating - Checking Account	-12,221.00
Bill	104265474-001	10/29/2020		707040 · Chemicals - Course	12,221.00
					12,221.00
Bill Pmt -Check	202492	06/01/2021	Premier Bride	101000 · Operating - Checking Account	-495.00
Bill	6931	05/10/2021		703700 · Centralized Services	495.00
					495.00
Check	ach	06/02/2021	Comcast	101000 · Operating - Checking Account	-295.76
				141300 · Prepaid Expenses - Other	295.76
					295.76
Bill Pmt -Check	302431	06/03/2021	North Florida Sales	101000 · Operating - Checking Account	-604.00
Bill	3101663	06/02/2021		502410 · Beer - Restaurant	604.00
					604.00
Bill Pmt -Check	104738	06/03/2021	Pepsi	101000 · Operating - Checking Account	-1,474.81
Bill	46390109	05/04/2021		502210 · N/A Beverage - Restaurant	598.30
Bill	50558359	05/11/2021		502210 · N/A Beverage - Restaurant	876.51
					1,474.81
Bill Pmt -Check	202493	06/03/2021	Global Golf Sales	101000 · Operating - Checking Account	-85.50
Bill	347397	05/24/2021		121100 · Merchandise - Pro Shop	85.50
					85.50
Bill Pmt -Check	202494	06/03/2021	Premier Bride	101000 · Operating - Checking Account	-135.95
Bill	6983	06/01/2021		703220 · Magazine	135.95
					135.95
Bill Pmt -Check	302432	06/14/2021	Breakthru Beverage	101000 · Operating - Checking Account	-648.20
Bill	339725344	06/02/2021		502610 · Liquor - Restaurant	648.20
					648.20
Bill Pmt -Check	104739	06/04/2021	My Alarm Center	101000 · Operating - Checking Account	-198.00
Bill	5414462	06/01/2021		79660 · Alarm Service - Admin	66.00
				112300 · A/R Due from Others	132.00
					198.00
Bill Pmt -Check	104740	06/04/2021	Staples Advantage	101000 · Operating - Checking Account	-6.79
Bill	8062283903	05/15/2021		72560 · Office Supplies - F & B	6.79

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Bill Pmt -Check	104741	06/04/2021	Applied Maintenance Supplies and	101000 · Operating - Checking Account	-219.49
Bill	7020881259	05/01/2021		70460 · Repairs - Equipment	60.19
Bill	7020871968	05/01/2021		70460 · Repairs - Equipment	159.30
					219.49
Bill Pmt -Check	104742	06/04/2021	Cobra Puma Golf	101000 · Operating - Checking Account	-1,086.32
Bill	G2414041	04/02/2021		121100 · Merchandise - Pro Shop	1,086.30
				501100 · Golf Shop - Merchandise	0.02
					1,086.32
Bill Pmt -Check	104743	06/04/2021	Governmental Management Service	101000 · Operating - Checking Account	-455.11
Bill	480	06/01/2021		801100 · Management Fees	455.11
					455.11
Bill Pmt -Check	104744	06/04/2021	U.S. Kids Golf	101000 · Operating - Checking Account	-217.26
Bill	IN2009690	05/04/2021		121100 · Merchandise - Pro Shop	157.16
Bill	042821-5626	05/04/2021		121100 · Merchandise - Pro Shop	60.10
					217.26
Bill Pmt -Check	104745	06/04/2021	Vulcan Materials - Fla Rock Div	101000 · Operating - Checking Account	-1,025.74
Bill	14157961	05/05/2021		707300 · Sand, Seed and Dressing	605.44
Bill	14157962	05/05/2021		707300 · Sand, Seed and Dressing	420.30
					1,025.74
Bill Pmt -Check	104746	06/04/2021	Martin Coffee	101000 · Operating - Checking Account	-120.00
Bill	62096	06/01/2021		502210 · N/A Beverage - Restaurant	120.00
					120.00
Bill Pmt -Check	104747	06/04/2021	PureFit, Inc.	101000 · Operating - Checking Account	-157.50
Bill	815322	05/01/2021		502160 · COGS-Food Beverage Cart	157.50
					157.50
Bill Pmt -Check	104748	06/04/2021	Gegervision IT	101000 · Operating - Checking Account	-1,197.50
Bill	5049	05/31/2021		79370 · IT Support	1,197.50
					1,197.50
Bill Pmt -Check	104749	06/04/2021	Security Engineering and Designs,	101000 · Operating - Checking Account	-59.95
Bill	21-38461	06/01/2021		70660 · Security Alarm Monitoring	59.95
					59.95
Bill Pmt -Check	104750	06/04/2021	1-2-1 Marketing, Inc.	101000 · Operating - Checking Account	-119.20

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Bill	141716	06/01/2021	703220 · Magazine	119.20
				119.20
Bill Pmt -Check	104751	06/04/2021	Sharp Energy	101000 · Operating - Checking Account
				-401.11
Bill	052621-7002	05/26/2021	706200 · Fuel & Oil	401.11
				401.11
Bill Pmt -Check	104752	06/04/2021	Dynamic Security Professionals Inc	101000 · Operating - Checking Account
				-725.00
Bill	39035	05/25/2021	90700 · Non-Recurring	225.00
Bill	39043	05/28/2021	90700 · Non-Recurring	500.00
				725.00
Bill Pmt -Check	104753	06/04/2021	Sea Breeze Food Service	101000 · Operating - Checking Account
				-1,712.40
Bill	1357055	05/01/2021	502110 · Food - Restaurant	91.35
Bill	1363066	05/21/2021	502110 · Food - Restaurant	53.54
Bill	1363077	05/21/2021	502110 · Food - Restaurant	35.99
Bill	1363728	05/26/2021	502110 · Food - Restaurant	101.65
Bill	1363727	05/26/2021	502110 · Food - Restaurant	660.67
Bill	1363891	05/26/2021	502110 · Food - Restaurant	30.95
Bill	1364395	05/28/2021	502110 · Food - Restaurant	318.07
				70270 · Janitorial Supplies
				87.67
Bill	1364396	05/28/2021	502110 · Food - Restaurant	221.21
Bill	1365006	06/01/2021	502110 · Food - Restaurant	111.30
				1,712.40
Bill Pmt -Check	104754	06/04/2021	Jacksonville Golf & Country Club	101000 · Operating - Checking Account
				-94.35
Bill	2	05/27/2021	603400 · Insurance Benefits	94.35
				94.35
Bill Pmt -Check	302433	06/01/2021	Southern Glazer's Of FL	101000 · Operating - Checking Account
				-1,790.59
Bill	3118459	05/19/2021	502510 · Wine - Restaurant	192.00
				502610 · Liquor - Restaurant
				1,598.59
				1,790.59
Bill Pmt -Check	302434	06/07/2021	AT&T	101000 · Operating - Checking Account
				-84.20
Bill	051521-3795	05/15/2021	70650 · Telephone	84.20
				84.20
Bill Pmt -Check	302435	06/07/2021	Champion Brands Inc.	101000 · Operating - Checking Account
				-140.00
Bill	2554170	06/03/2021	502410 · Beer - Restaurant	140.00
				140.00
Bill Pmt -Check	302436	06/25/2021	Clay County Utility Authority	101000 · Operating - Checking Account
				-391.67
Bill	060421-2233	06/04/2021	78610 · Water - Course	

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391.67

Bill Pmt -Check	302437	06/25/2021	Clay County Utility Authority	101000 · Operating - Checking Account	-652.36
Bill	060421-2217	06/04/2021		79610 · Water & Sewerage - Clubhouse	652.36
					652.36
Bill Pmt -Check	302438	06/25/2021	Clay County Utility Authority	101000 · Operating - Checking Account	-78.11
Bill	060421-2296	06/04/2021		79610 · Water & Sewerage - Clubhouse	78.11
					78.11
Check	ACH	06/08/2021	Fintech.net	101000 · Operating - Checking Account	-36.05
				79970 · Other Services - Admin	36.05
					36.05
Bill Pmt -Check	online	06/10/2021	Cheney Brothers Inc.	101000 · Operating - Checking Account	-24,712.31
Bill	05-921060130	05/03/2021		502110 · Food - Restaurant	1,831.81
Bill	05-921071911	05/05/2021		502110 · Food - Restaurant	2,555.35
Bill	05-921089042	05/07/2021		502110 · Food - Restaurant	1,779.84
Bill	05-921089013	05/07/2021		72550 · Supplies - F & B Misc.	18.07
Bill	05-921089041	05/07/2021		502610 · Liquor - Restaurant	88.58
				72510 · Paper Supplies - F & B	537.53
Bill	05-921097878	05/10/2021		502110 · Food - Restaurant	5,295.16
Bill	05-921111070	05/12/2021		72300 · Patron Events - F & B	590.40
Bill	05-921111159	05/12/2021		502110 · Food - Restaurant	425.23
				72270 · Janitorial Supplies - F & B	177.16
Bill	05-921138888	05/18/2021		502110 · Food - Restaurant	91.98
Bill	05-921141041	05/18/2021		502110 · Food - Restaurant	894.62
Bill	05-921145809	05/19/2021		502110 · Food - Restaurant	1,306.50
Bill	05-921145814	05/19/2021		70270 · Janitorial Supplies	300.00
				72510 · Paper Supplies - F & B	720.79
Bill	05-921145839	05/19/2021		72270 · Janitorial Supplies - F & B	70.69
Bill	05-921160595	05/21/2021		70270 · Janitorial Supplies	40.65
Bill	05-921160594	05/21/2021		502110 · Food - Restaurant	18.68
Bill	05-921161048	05/21/2021		502110 · Food - Restaurant	978.91
Bill	05-921170925	05/24/2021		70270 · Janitorial Supplies	268.23
				72510 · Paper Supplies - F & B	207.07
Bill	05-921170939	05/24/2021		502110 · Food - Restaurant	2,281.71
Bill	05-921181047	05/26/2021		502110 · Food - Restaurant	632.00
Bill	05-921189662	05/27/2021		72510 · Paper Supplies - F & B	719.99
Bill	05-921189920	05/27/2021		502110 · Food - Restaurant	57.73
Bill	05-921189933	05/27/2021		502110 · Food - Restaurant	2,724.13
				502210 · N/A Beverage - Restaurant	96.80
				502610 · Liquor - Restaurant	135.66
					24,845.27
Bill Pmt -Check	302461	06/21/2021	Southern Glazer's Of FL	101000 · Operating - Checking Account	-703.29
Bill	3186875	06/09/2021		505100 · Wine - COGS	252.00

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502610 · Liquor - Restaurant

451.29

703.29

Bill Pmt -Check	302462	06/11/2021	Champion Brands Inc.	101000 · Operating - Checking Account	-582.00
Bill	2559111	06/10/2021		502410 · Beer - Restaurant	582.00
					582.00
Bill Pmt -Check	302463	06/10/2021	North Florida Sales	101000 · Operating - Checking Account	-1,088.85
Bill	3105885	06/09/2021		502410 · Beer - Restaurant	1,088.85
					1,088.85
Bill Pmt -Check	104755	06/11/2021	Cobra Puma Golf	101000 · Operating - Checking Account	-754.50
Bill	G2414355	04/02/2021		121100 · Merchandise - Pro Shop	754.49
				501100 · Golf Shop - Merchandise	0.01
					754.50
Bill Pmt -Check	104756	06/11/2021	Massey Services, Inc.	101000 · Operating - Checking Account	-402.05
Bill	43985540B	06/01/2021		706900 · Pest Control	376.25
Bill	45368094	06/01/2021		706900 · Pest Control	25.80
					402.05
Bill Pmt -Check	104757	06/11/2021	Folds of Honor	101000 · Operating - Checking Account	-325.00
Bill	060421-	06/04/2021		79930 · Misc. Expenses - Admin	325.00
					325.00
Bill Pmt -Check	104758	06/11/2021	NexAir, LLC	101000 · Operating - Checking Account	-90.71
Bill	08889608	05/31/2021		70500 · Operating Supplies	90.71
					90.71
Bill Pmt -Check	104759	06/11/2021	Sea Breeze Food Service	101000 · Operating - Checking Account	-1,273.57
Bill	1365005	06/01/2021		502110 · Food - Restaurant	549.53
Bill	1365018	06/01/2021		502110 · Food - Restaurant	152.33
Bill	1365824	06/04/2021		502110 · Food - Restaurant	102.50
Bill	1365823	06/04/2021		502110 · Food - Restaurant	469.21
					1,273.57
Bill Pmt -Check	104760	06/11/2021	Sean DeWitt	101000 · Operating - Checking Account	-750.00
Bill	060421-	06/04/2021		111200 · Accounts Receivable - Events	750.00
					750.00
Bill Pmt -Check	202495	06/11/2021	Ahead	101000 · Operating - Checking Account	-492.48
Bill	INV0480776	05/26/2021		121100 · Merchandise - Pro Shop	492.48

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Bill Pmt -Check	202496	06/11/2021	Alsco	101000 · Operating - Checking Account	-1,461.52
Bill	LJAC1057852	05/05/2021		72520 · Linen Service - F & B	138.63
				72300 · Patron Events - F & B	250.00
Bill	LJAC1058770	05/12/2021		72520 · Linen Service - F & B	369.71
Bill	LJAC1059676	05/19/2021		72520 · Linen Service - F & B	301.92
Bill	LJAC1060591	05/26/2021		72520 · Linen Service - F & B	401.26
					<u>1,461.52</u>
Bill Pmt -Check	202497	06/11/2021	Bulloch Fertilizer Co., Inc.	101000 · Operating - Checking Account	-2,225.90
Bill	00124579	05/13/2021		704010 · Course - Repair & Maintenance	441.00
				707040 · Chemicals - Course	1,540.00
				707100 · Fertilizer - Course	244.90
					<u>2,225.90</u>
Bill Pmt -Check	202498	06/11/2021	Golf Car Services Inc	101000 · Operating - Checking Account	-309.68
Bill	15939	05/26/2021		70460 · Repairs - Equipment	309.68
					<u>309.68</u>
Bill Pmt -Check	202499	06/11/2021	Hampton Golf, Inc. - 1	101000 · Operating - Checking Account	-11,550.00
Bill	124248	06/01/2021		703600 · Centralized Accounting	3,000.00
				801100 · Management Fees	7,000.00
				703100 · Centralized Marketing	1,550.00
					<u>11,550.00</u>
Bill Pmt -Check	202500	06/11/2021	Arizona Manufacturing & Embroid	101000 · Operating - Checking Account	-924.73
Bill	678397	06/02/2021		121100 · Merchandise - Pro Shop	924.84
					<u>924.84</u>
Bill Pmt -Check	202501	06/11/2021	GPS Industries, LLC	101000 · Operating - Checking Account	-1,161.00
Bill	I300017163	06/15/2021		81200 · Leases - Carts	1,161.00
					<u>1,161.00</u>
Check	ach	06/11/2021	Paychex	101000 · Operating - Checking Account	-17.02
				602810 · Payroll Processing Fees	17.02
					<u>17.02</u>
Bill Pmt -Check	302466	06/21/2021	Breakthru Beverage	101000 · Operating - Checking Account	-746.23
Bill	339811746	06/09/2021		502510 · Wine - Restaurant	591.00
				502610 · Liquor - Restaurant	155.23
					<u>746.23</u>
Bill Pmt -Check	104761	06/15/2021	FI Department of Health in Clay Co	101000 · Operating - Checking Account	-50.00

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Bill	1/5326758	06/11/2021	79680 · Dues & Subscriptions - Admin.	50.00
				50.00
Bill Pmt -Check	104762	06/15/2021 Direct TV, LLC	101000 · Operating - Checking Account	-595.93
Bill	059441655X2106	06/05/2021	79670 · Muzak - Clubhouse	595.93
				595.93
Bill Pmt -Check	302467	06/14/2021 Southern Glazer's Of FL	101000 · Operating - Checking Account	-778.90
Bill	3162187	06/02/2021	502510 · Wine - Restaurant	324.00
				454.90
				778.90
Check	ach	06/14/2021 Champion Brands Inc.	101000 · Operating - Checking Account	-1,041.90
				502410 · Beer - Restaurant
				1,041.90
				1,041.90
Bill Pmt -Check	online	06/17/2021 Acushnet	101000 · Operating - Checking Account	-2,048.66
Bill	910766469	04/14/2021	121100 · Merchandise - Pro Shop	79.32
Bill	910742146	04/17/2021	121100 · Merchandise - Pro Shop	50.00
Bill	910766850	04/17/2021	111910 · Special Orders	90.60
Bill	910776623	04/19/2021	121100 · Merchandise - Pro Shop	90.12
Bill	910741978	04/21/2021	121100 · Merchandise - Pro Shop	703.44
Bill	910807046	04/21/2021	121100 · Merchandise - Pro Shop	134.97
Bill	910741980	04/24/2021	121100 · Merchandise - Pro Shop	84.00
Bill	910806572	04/24/2021	121100 · Merchandise - Pro Shop	53.58
				501100 · Golf Shop - Merchandise
				0.02
Bill	910821205	04/24/2021	121100 · Merchandise - Pro Shop	118.33
Bill	910834218	04/28/2021	121100 · Merchandise - Pro Shop	285.52
Bill	9100834153	05/04/2021	111910 · Special Orders	197.93
Bill	910833623	05/04/2021	121100 · Merchandise - Pro Shop	63.00
Bill	910845451	05/06/2021	121100 · Merchandise - Pro Shop	63.00
Bill	910854486	05/17/2021	121100 · Merchandise - Pro Shop	88.88
				2,102.71
Bill Pmt -Check		06/17/2021 Taylor Made Golf Co	101000 · Operating - Checking Account	0.00
Bill	34919455	04/14/2021 Taylor Made Golf Co	200000 · Accounts Payable StrongRoom	-570.33
				-570.33
Bill Pmt -Check	online	06/17/2021 Callaway Golf Company	101000 · Operating - Checking Account	-1,809.31
Bill	932606275	03/03/2021 Callaway Golf Company	200000 · Accounts Payable StrongRoom	-218.41
Bill	932593095	03/10/2021 Callaway Golf Company	200000 · Accounts Payable StrongRoom	-434.04
Bill	932588557	03/10/2021 Callaway Golf Company	200000 · Accounts Payable StrongRoom	-107.40
Bill	932623771	03/10/2021 Callaway Golf Company	200000 · Accounts Payable StrongRoom	-492.30
Bill	9330032424	04/24/2021 Callaway Golf Company	200000 · Accounts Payable StrongRoom	-225.33
Bill	933066758	05/05/2021	121100 · Merchandise - Pro Shop	846.81
Bill	933066769	06/01/2021	121100 · Merchandise - Pro Shop	1,073.12

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442.45

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Bill Pmt -Check	104763	06/17/2021	PNC Equipment Finance	101000 · Operating - Checking Account	-1,247.44
Bill	1029355	06/01/2021	805200 · Personal Property Taxes		1,247.44
					1,247.44
Bill Pmt -Check	202502	06/17/2021	Global Golf Sales	101000 · Operating - Checking Account	-275.16
Bill	348507	05/26/2021	121100 · Merchandise - Pro Shop		275.19
					275.19
Bill Pmt -Check	202503	06/17/2021	Hampton Golf, Inc. - 1	101000 · Operating - Checking Account	-1,850.97
Bill	124212	06/01/2021	703290 · Member & Marketing Expenses		400.00
			70680 · Dues and Subscriptions		33.00
			602820 · EPLI Insurance		200.00
			70560 · Office Supplies		587.31
			602830 · Employee Recruiting & Screening		45.00
			70650 · Telephone		55.32
			703290 · Member & Marketing Expenses		530.34
					1,850.97
Bill Pmt -Check	302484	06/17/2021	North Florida Sales	101000 · Operating - Checking Account	-646.30
Bill	3110146	06/16/2021	502410 · Beer - Restaurant		646.30
					646.30
Bill Pmt -Check	302485	06/28/2021	Southern Glazer's Of FL	101000 · Operating - Checking Account	-606.95
Bill	3211141	06/16/2021	502610 · Liquor - Restaurant		606.95
					606.95
Bill Pmt -Check	302486	06/28/2021	Breakthru Beverage	101000 · Operating - Checking Account	-375.74
Bill	339902186	06/16/2021	502610 · Liquor - Restaurant		113.74
			502610 · Liquor - Restaurant		172.00
			505100 · Wine - COGS		90.00
					375.74
Bill Pmt -Check	302487	06/14/2021	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-44.00
Bill	052421-1932	06/01/2021	70600 · Utilities		44.00
					44.00
Bill Pmt -Check	302488	06/28/2021	Breakthru Beverage	101000 · Operating - Checking Account	-42.72
Bill	339919446	06/16/2021	502110 · Food - Restaurant		42.72
					42.72
Check		06/15/2021		101000 · Operating - Checking Account	-383.70

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709720 · Bank Service Charges

383.70

383.70

Check	ACH	06/17/2021 Fobesoft	101000 · Operating - Checking Account	-329.00
			70662 · Contract Services - Other	329.00
				329.00
Bill Pmt -Check	104764	06/18/2021 Mechanical Solutions LLC	101000 · Operating - Checking Account	-542.99
Bill	052107	06/01/2021	70460 · Repairs - Equipment	542.99
				542.99
Bill Pmt -Check	104765	06/18/2021 Sea Breeze Food Service	101000 · Operating - Checking Account	-1,527.99
Bill	1366513	06/08/2021	502110 · Food - Restaurant	381.21
Bill	1366512	06/08/2021	502110 · Food - Restaurant	142.53
Bill	1366616	06/08/2021	502110 · Food - Restaurant	101.47
Bill	1366785	06/09/2021	72510 · Paper Supplies - F & B	31.75
Bill	1367324	06/11/2021	502110 · Food - Restaurant	442.95
			70270 · Janitorial Supplies	29.75
Bill	1367325	06/11/2021	502110 · Food - Restaurant	398.33
				1,527.99
Bill Pmt -Check	104766	06/18/2021 Cobra Puma Golf	101000 · Operating - Checking Account	-1,616.50
Bill	G2411962	04/24/2021	121100 · Merchandise - Pro Shop	747.00
Bill	G2411961	06/01/2021	121100 · Merchandise - Pro Shop	869.52
				1,616.52
Bill Pmt -Check	104767	06/18/2021 Taylor Made Golf Co	101000 · Operating - Checking Account	-3,083.37
Bill	34919455	04/14/2021	121100 · Merchandise - Pro Shop	570.33
Bill	34950395	04/24/2021	121100 · Merchandise - Pro Shop	331.77
Bill	34937506	04/24/2021	121100 · Merchandise - Pro Shop	105.60
Bill	34945782	04/24/2021	121100 · Merchandise - Pro Shop	847.23
Bill	34969660	05/06/2021	121100 · Merchandise - Pro Shop	969.77
Bill	35078654	06/03/2021	111910 · Special Orders	649.68
				3,474.38
Bill Pmt -Check	104768	06/18/2021 Acushnet	101000 · Operating - Checking Account	-7,502.59
Bill	910916334	05/04/2021	111910 · Special Orders	88.18
Bill	910881666	05/04/2021	121100 · Merchandise - Pro Shop	63.00
Bill	910911812	05/06/2021	121100 · Merchandise - Pro Shop	63.00
Bill	910869830	05/17/2021	121100 · Merchandise - Pro Shop	2,065.83
Bill	910869863	05/17/2021	121100 · Merchandise - Pro Shop	2,062.74
Bill	910869890	05/17/2021	121100 · Merchandise - Pro Shop	61.89
			501100 · Golf Shop - Merchandise	0.01
Bill	910882266	05/17/2021	121100 · Merchandise - Pro Shop	3,018.90
Bill	910882300	05/17/2021	121100 · Merchandise - Pro Shop	79.26

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Bill Pmt -Check	104769	06/18/2021	U.S. Kids Golf	101000 · Operating - Checking Account	-265.31
Bill	IN2011955	05/12/2021		121100 · Merchandise - Pro Shop	273.82
					273.82
Bill Pmt -Check	104770	06/18/2021	Pepsi	101000 · Operating - Checking Account	-524.84
Bill	46332604	05/25/2021		502200 · Non Alcoholic Beverages - COGS	524.84
					524.84
Bill Pmt -Check	104771	06/18/2021	Martin Coffee	101000 · Operating - Checking Account	-124.00
Bill	59763	06/18/2021		502210 · N/A Beverage - Restaurant	124.00
					124.00
Bill Pmt -Check	104772	06/18/2021	Cigar Wholesalers of N FL, LLC	101000 · Operating - Checking Account	-194.24
Bill	005282021	05/28/2021		121100 · Merchandise - Pro Shop	194.24
					194.24
Bill Pmt -Check	104773	06/18/2021	Staples Advantage	101000 · Operating - Checking Account	-217.36
Bill	8062374003	05/26/2021		79560 · Office Supplies - Admin.	73.88
				71510 · Supplies - Pro Shop	143.48
					217.36
Bill Pmt -Check	104774	06/18/2021	GreatAmerica Financial Services Co	101000 · Operating - Checking Account	-856.12
Bill	29436980	05/31/2021		89200 · Leases - Office Equipment	856.12
					856.12
Bill Pmt -Check	104775	06/18/2021	Jani-King of Jacksonville	101000 · Operating - Checking Account	-1,962.79
Bill	JAK06210009	06/01/2021		70260 · Janitorial Expense	1,962.79
					1,962.79
Bill Pmt -Check	104776	06/18/2021	BKS Partners	101000 · Operating - Checking Account	-2,235.25
Bill	5421,5457	06/01/2021		804100 · Insurance - Liability	2,235.25
					2,235.25
Bill Pmt -Check	104777	06/18/2021	Callaway Golf Company	101000 · Operating - Checking Account	-1,709.63
Bill	932658325	03/03/2021		121100 · Merchandise - Pro Shop	220.96
Bill	932663271	03/10/2021		121100 · Merchandise - Pro Shop	216.96
				501100 · Golf Shop - Merchandise	0.06
Bill	932663272	03/10/2021		121100 · Merchandise - Pro Shop	216.96
				501100 · Golf Shop - Merchandise	0.06
Bill	933090005	05/04/2021		121100 · Merchandise - Pro Shop	89.10
				501100 · Golf Shop - Merchandise	0.02
Bill	933096879	05/04/2021		121100 · Merchandise - Pro Shop	

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				501100 · Golf Shop - Merchandise	0.04
Bill	933111433	05/06/2021		121100 · Merchandise - Pro Shop	115.20
Bill	933117870	05/26/2021		121100 · Merchandise - Pro Shop	359.50
Bill	933274793	06/02/2021		111910 · Special Orders	163.67
					<u>1,709.65</u>
Bill Pmt -Check	104778	06/18/2021 Napa		101000 · Operating - Checking Account	-74.67
Bill	053121-1442	06/01/2021		78460 · Repairs - Maint. Equipment	74.67
					<u>74.67</u>
Bill Pmt -Check	104779	06/18/2021 Sharp Energy		101000 · Operating - Checking Account	-503.67
Bill	061121-7002	06/11/2021		706200 · Fuel & Oil	503.67
					<u>503.67</u>
Bill Pmt -Check	202504	06/18/2021 Bulloch Fertilizer Co., Inc.		101000 · Operating - Checking Account	-966.00
Bill	00124802	05/24/2021		704010 · Course - Repair & Maintenance	966.00
					<u>966.00</u>
Bill Pmt -Check	202505	06/18/2021 Golf Car Services Inc		101000 · Operating - Checking Account	-50.00
Bill	15942	05/26/2021		70460 · Repairs - Equipment	50.00
					<u>50.00</u>
Bill Pmt -Check	202506	06/18/2021 Site One Landscape Supply		101000 · Operating - Checking Account	-5,940.73
Bill	108189530-001	04/22/2021		707500 · Mulch - Course	5,694.66
Bill	1088316823-001	04/23/2021		70460 · Repairs - Equipment	246.07
					<u>5,940.73</u>
Bill Pmt -Check	104780	06/21/2021 Pepsi		101000 · Operating - Checking Account	-293.53
Bill	24025304	06/15/2021		502210 · N/A Beverage - Restaurant	293.53
					<u>293.53</u>
Bill Pmt -Check	104781	06/21/2021 PNC Equipment Finance		101000 · Operating - Checking Account	-12,504.06
Bill	1158159	06/01/2021		88200 · Leases - Maintenance	1,960.15
Bill	1141947	06/01/2021		88200 · Leases - Maintenance	388.02
Bill	1141946	06/01/2021		88200 · Leases - Maintenance	2,210.15
Bill	1169632	06/15/2021		88200 · Leases - Maintenance	7,945.74
					<u>12,504.06</u>
Bill Pmt -Check	104782	06/21/2021 GCSAA		101000 · Operating - Checking Account	-150.00
Bill	300006826	06/03/2021		70680 · Dues and Subscriptions	150.00
					<u>150.00</u>
Check	ach	06/21/2021 Paychex		101000 · Operating - Checking Account	-127.68

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602810 · Payroll Processing Fees

127.68

127.68

Check	ach	06/21/2021	Champion Brands Inc.	101000 · Operating - Checking Account	-542.00
				502410 · Beer - Restaurant	542.00
					542.00
Bill Pmt -Check	104783	06/22/2021	Cobra Puma Golf	101000 · Operating - Checking Account	-259.83
Bill	G2446188	04/24/2021		121100 · Merchandise - Pro Shop	259.85
					259.85
Bill Pmt -Check	104784	06/22/2021	Jacksonville Humitech	101000 · Operating - Checking Account	-45.00
Bill	H15017	06/01/2021		72460 · Repairs - F & B Equipment	45.00
					45.00
Bill Pmt -Check	104785	06/22/2021	GFL Environmental	101000 · Operating - Checking Account	-808.67
Bill	UG0000022330	06/21/2021		70630 · Refuse and Portables	808.67
					808.67
Bill Pmt -Check	104786	06/22/2021	David Gray Plumbing	101000 · Operating - Checking Account	-374.80
Bill	I653189	06/01/2021		79480 · Repairs - Clubhouse	374.80
					374.80
Bill Pmt -Check	104787	06/22/2021	Callaway Golf Company	101000 · Operating - Checking Account	-227.18
Bill	932695587	03/10/2021		121100 · Merchandise - Pro Shop	227.28
					227.28
Bill Pmt -Check	104788	06/22/2021	Sea Breeze Food Service	101000 · Operating - Checking Account	-1,067.15
Bill	368196	06/16/2021		502110 · Food - Restaurant	697.50
Bill	1368197	06/16/2021		502110 · Food - Restaurant	98.05
Bill	1368765	06/18/2021		502110 · Food - Restaurant	96.25
Bill	1368764	06/18/2021		502110 · Food - Restaurant	175.35
					1,067.15
Bill Pmt -Check	104789	06/22/2021	Pukka, Inc.	101000 · Operating - Checking Account	-931.68
Bill	5103682-IN	06/19/2021		111910 · Special Orders	931.68
					931.68
Bill Pmt -Check	202507	06/22/2021	Bulloch Fertilizer Co., Inc.	101000 · Operating - Checking Account	-1,218.10
Bill	00124970	06/01/2021		707100 · Fertilizer - Course	1,218.10
					1,218.10
Bill Pmt -Check	202508	06/22/2021	Cutter & Buck	101000 · Operating - Checking Account	-1,177.24

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Bill	0095619432	06/19/2021	111910 · Special Orders	717.24
				717.24
Bill Pmt -Check	202509	06/22/2021 Global Golf Sales	101000 · Operating - Checking Account	-681.82
Bill	348981	05/27/2021	121100 · Merchandise - Pro Shop	344.66
				501100 · Golf Shop - Merchandise
				0.24
				71500 · Supplies - Golf Operations
				187.31
Bill	349138	06/04/2021	121100 · Merchandise - Pro Shop	126.15
				71500 · Supplies - Golf Operations
				23.46
				681.82
Bill Pmt -Check	202510	06/22/2021 Golf Car Services Inc	101000 · Operating - Checking Account	-50.00
Bill	16234	05/25/2021	70460 · Repairs - Equipment	50.00
				50.00
Bill Pmt -Check	202511	06/22/2021 NGF Consulting	101000 · Operating - Checking Account	-3,125.00
Bill	129199	06/01/2021	99950 · Misc Other Expenses	3,125.00
				3,125.00
Bill Pmt -Check	202512	06/22/2021 Supreme International LLC	101000 · Operating - Checking Account	-635.14
Bill	V18661465	06/19/2021	121100 · Merchandise - Pro Shop	635.14
				635.14
Bill Pmt -Check	104790	06/23/2021 PGA of America	101000 · Operating - Checking Account	-571.00
Bill	083121-1099	06/01/2021	79680 · Dues & Subscriptions - Admin.	571.00
				571.00
Bill Pmt -Check	104791	06/23/2021 DLL Finance LLC	101000 · Operating - Checking Account	-6,848.84
Bill	21695287	06/10/2021	81200 · Leases - Carts	865.38
Bill	21695286	07/01/2021	81200 · Leases - Carts	5,983.46
				6,848.84
Bill Pmt -Check	302497	06/24/2021 North Florida Sales	101000 · Operating - Checking Account	-710.50
Bill	3114269	06/23/2021	502410 · Beer - Restaurant	710.50
				710.50
Bill Pmt -Check	302498	06/25/2021 Champion Brands Inc.	101000 · Operating - Checking Account	-170.00
Bill	2569299	06/24/2021	502410 · Beer - Restaurant	170.00
				170.00
Bill Pmt -Check		06/29/2021 Cleveland Golf	101000 · Operating - Checking Account	0.00
Bill	6353209 SO	04/24/2021 Cleveland Golf	200000 · Accounts Payable StrongRoom	

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					-219.50
Bill Pmt -Check	202513	06/29/2021	Bulloch Fertilizer Co., Inc.	101000 · Operating - Checking Account	-7,484.40
Bill	00125025	06/04/2021	704010 · Course - Repair & Maintenance		1,114.90
			707100 · Fertilizer - Course		225.50
			707040 · Chemicals - Course		5,584.00
Bill	00125247	06/15/2021	707040 · Chemicals - Course		560.00
					<u>7,484.40</u>
Bill Pmt -Check	202514	06/29/2021	Cleveland Golf	101000 · Operating - Checking Account	-93.50
Bill	6353209 SO	04/24/2021	121100 · Merchandise - Pro Shop		219.50
					<u>219.50</u>
Bill Pmt -Check	202515	06/29/2021	Gate Fuel Services, Inc	101000 · Operating - Checking Account	-2,648.56
Bill	5218042	06/22/2021	706200 · Fuel & Oil		2,648.56
					<u>2,648.56</u>
Bill Pmt -Check	202516	06/29/2021	Global Golf Sales	101000 · Operating - Checking Account	-368.71
Bill	349591	06/19/2021	121100 · Merchandise - Pro Shop		45.25
			71500 · Supplies - Golf Operations		33.97
Bill	350223	06/22/2021	71500 · Supplies - Golf Operations		289.49
					<u>368.71</u>
Bill Pmt -Check	202517	06/29/2021	Site One Landscape Supply	101000 · Operating - Checking Account	-1,537.95
Bill	108610231-001	05/03/2021	707040 · Chemicals - Course		261.42
			707100 · Fertilizer - Course		1,043.26
Bill	108833565-001	05/07/2021	70500 · Operating Supplies		79.00
Bill	108913074-001	05/10/2021	70500 · Operating Supplies		47.00
Bill	108769897-001	05/11/2021	71540 · Supplies - Course		107.27
					<u>1,537.95</u>
Bill Pmt -Check	202518	06/29/2021	Southeastern Paper Group	101000 · Operating - Checking Account	-326.85
Bill	5238847	06/07/2021	78500 · Supplies - Maintenance		326.85
					<u>326.85</u>
Bill Pmt -Check	104792	06/30/2021	Taylor Made Golf Co	101000 · Operating - Checking Account	-31.47
Bill	34999618	05/17/2021	121100 · Merchandise - Pro Shop		24.00
			501900 · Shipping & Handling		7.47
					<u>31.47</u>
Bill Pmt -Check	104793	06/30/2021	Acushnet	101000 · Operating - Checking Account	-3,823.67
Bill	910947316	05/08/2021	121100 · Merchandise - Pro Shop		118.33
Bill	910947165	05/17/2021	121100 · Merchandise - Pro Shop		104.95
Bill	910927133	05/17/2021	121100 · Merchandise - Pro Shop		118.33

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

6/18/21

Num

Date

Name

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Original Amount

Check Detail

June 2021

Bill	910965724	05/17/2021		121100 · Merchandise - Pro Shop	569.66
				501100 · Golf Shop - Merchandise	0.01
Bill	910978404	05/17/2021		121100 · Merchandise - Pro Shop	122.00
Bill	910996776	05/17/2021		121100 · Merchandise - Pro Shop	1,168.71
Bill	910997326	05/17/2021		121100 · Merchandise - Pro Shop	101.69
Bill	910965725	05/26/2021		121100 · Merchandise - Pro Shop	165.50
Bill	911018110	05/26/2021		121100 · Merchandise - Pro Shop	62.40
Bill	911158099	06/19/2021		121100 · Merchandise - Pro Shop	56.86
Bill	911205533	06/22/2021		111910 · Special Orders	988.39
Bill	911158098	06/26/2021		71300 · Patron Events - Pro Shop	171.36
Bill	911157827	06/26/2021		121100 · Merchandise - Pro Shop	57.83
					3,823.69
Bill Pmt -Check	104794	06/30/2021	U.S. Kids Golf	101000 · Operating - Checking Account	-29.30
Bill	IN2010464	06/22/2021		121100 · Merchandise - Pro Shop	29.30
					29.30
Bill Pmt -Check	104795	06/30/2021	Vulcan Materials - Fla Rock Div	101000 · Operating - Checking Account	-1,263.80
Bill	14224083	06/16/2021		707310 · Sand - Course	1,263.80
					1,263.80
Bill Pmt -Check	104796	06/30/2021	Cigar Wholesalers of N FL, LLC	101000 · Operating - Checking Account	-55.00
Bill	6132021	06/19/2021		121100 · Merchandise - Pro Shop	55.00
					55.00
Bill Pmt -Check	104797	06/30/2021	Folds of Honor	101000 · Operating - Checking Account	-325.00
Bill	062021-donation	06/04/2021		111910 · Special Orders	325.00
					325.00
Bill Pmt -Check	104798	06/30/2021	Staples Advantage	101000 · Operating - Checking Account	-82.92
Bill	8062516467	06/08/2021		71550 · Supplies - Misc. - Golf	33.53
Bill	8062588342	06/15/2021		71580 · Printing - Golf	49.39
					82.92
Bill Pmt -Check	104799	06/30/2021	First Tee - North Florida	101000 · Operating - Checking Account	-40.00
Bill	060421-donation	06/04/2021		111910 · Special Orders	40.00
					40.00
Bill Pmt -Check	104800	06/30/2021	Callaway Golf Company	101000 · Operating - Checking Account	-7,108.97
Bill	932717249	03/20/2021		121100 · Merchandise - Pro Shop	220.99
Bill	933155165	05/11/2021		121100 · Merchandise - Pro Shop	419.23
Bill	9*33155166	05/11/2021		121100 · Merchandise - Pro Shop	366.24
Bill	933178706	05/13/2021		121100 · Merchandise - Pro Shop	976.29
Bill	933178705	05/17/2021		121100 · Merchandise - Pro Shop	848.58
Bill	933127659	05/17/2021		121100 · Merchandise - Pro Shop	

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

07/08/21

Num

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Original Amount

Check Detail

June 2021

				501100 · Golf Shop - Merchandise	0.01
Bill	933187671	05/17/2021		121100 · Merchandise - Pro Shop	912.30
Bill	933202466	05/17/2021		121100 · Merchandise - Pro Shop	875.07
Bill	933202467	05/26/2021		121100 · Merchandise - Pro Shop	371.28
Bill	933187672	05/26/2021		121100 · Merchandise - Pro Shop	1,034.88
Bill	933187674	05/26/2021		121100 · Merchandise - Pro Shop	228.48
Bill	933187673	05/26/2021		121100 · Merchandise - Pro Shop	207.48
Bill	933199005	05/26/2021		121100 · Merchandise - Pro Shop	90.54
Bill	933216661	05/26/2021		121100 · Merchandise - Pro Shop	126.90
Bill	933227342	05/26/2021		121100 · Merchandise - Pro Shop	108.72
					<u>7,109.01</u>
Bill Pmt -Check	104801	06/30/2021	Napa	101000 · Operating - Checking Account	-195.89
Bill	557836	06/23/2021		78460 · Repairs - Maint. Equipment	195.89
					<u>195.89</u>
Bill Pmt -Check	104802	06/30/2021	Sharp Energy	101000 · Operating - Checking Account	-408.65
Bill	062121-7002	06/21/2021		706200 · Fuel & Oil	408.65
					<u>408.65</u>
Bill Pmt -Check	104803	06/30/2021	Crystal Springs	101000 · Operating - Checking Account	-236.16
Bill	061121-8010	06/11/2021		78500 · Supplies - Maintenance	236.16
					<u>236.16</u>
Bill Pmt -Check	104804	06/30/2021	Sea Breeze Food Service	101000 · Operating - Checking Account	-733.56
Bill	1369492	06/22/2021		502110 · Food - Restaurant	269.51
Bill	1369493	06/22/2021		502110 · Food - Restaurant	87.88
Bill	1370248	06/25/2021		502110 · Food - Restaurant	157.09
Bill	1370249	06/25/2021		502110 · Food - Restaurant	219.08
					<u>733.56</u>
Bill Pmt -Check	104805	06/30/2021	Pukka, Inc.	101000 · Operating - Checking Account	-1,219.12
Bill	510363-IN	06/19/2021		121100 · Merchandise - Pro Shop	669.12
Bill	5103593-IN	06/19/2021		121100 · Merchandise - Pro Shop	550.00
					<u>1,219.12</u>
Bill Pmt -Check	104806	06/30/2021	Dagmar Marketing	101000 · Operating - Checking Account	-400.00
Bill	4982	06/09/2021		703320 · Internet	400.00
					<u>400.00</u>
Bill Pmt -Check	302502	06/30/2021	Comcast	101000 · Operating - Checking Account	-159.03
Bill	124107667	06/01/2021		79650 · Telephone - Administration	159.03
					<u>159.03</u>
Bill Pmt -Check	302503	06/28/2021	Wells Fargo Financial Leasing, Inc.	101000 · Operating - Checking Account	-521.80

07/09/21

Num

Date

Name

Account

Original Amount

Check Detail

June 2021

Bill	5015350092	06/01/2021	88200 · Leases - Maintenance	1,521.80
				<u>1,521.80</u>
Check	2897	06/02/2021 Trivia Guy	101100 · In House Checking	-350.00
			72300 · Patron Events - F & B	350.00
				<u>350.00</u>
Check	2898	06/04/2021 JT Broyles	101100 · In House Checking	-175.00
			72300 · Patron Events - F & B	175.00
				<u>175.00</u>
Check	2900	06/09/2021 Trivia Guy	101100 · In House Checking	-350.00
			72300 · Patron Events - F & B	350.00
				<u>350.00</u>
Check	2901	06/16/2021 Trivia Guy	101100 · In House Checking	-350.00
			72300 · Patron Events - F & B	350.00
				<u>350.00</u>
Check	2903	06/18/2021 JT Broyles	101100 · In House Checking	-175.00
			72300 · Patron Events - F & B	175.00
				<u>175.00</u>
Check	2902	06/18/2021 Bryce Dipotri	101100 · In House Checking	-140.70
			601100 · Wages - Pro Shop	140.70
				<u>140.70</u>
Check	2904	06/23/2021 Trivia Guy	101100 · In House Checking	-350.00
			72300 · Patron Events - F & B	350.00
				<u>350.00</u>
Check	2905	06/30/2021 Trivia Guy	101100 · In House Checking	-350.00
			72300 · Patron Events - F & B	350.00
				<u>350.00</u>
Check		06/02/2021 Publix	101300 · Debit Card	-13.14
			502110 · Food - Restaurant	13.14
				<u>13.14</u>
Check		06/04/2021 Home Depot	101300 · Debit Card	-10.72
			79480 · Repairs - Clubhouse	

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Num

Date

Name

Account

Original Amount

Check Detail

10.72

June 2021

Check		06/04/2021 Target	101300 · Debit Card	-13.29
			72560 · Office Supplies - F & B	13.29
				13.29
Check		06/04/2021 Amazon Business	101300 · Debit Card	-6.30
			72550 · Supplies - F & B Misc.	6.30
				6.30
Check	ach	06/03/2021 Indeed.com	101300 · Debit Card	-208.00
			602830 · Employee Recruiting & Screening	208.00
				208.00
Check		06/03/2021 Katom Restaurant	101300 · Debit Card	-105.28
			72530 · China, Glass & Silver	105.28
				105.28
Check		06/08/2021 Target	101300 · Debit Card	-74.46
			72540 · Misc. Serving Equipment	74.46
				74.46
Check		06/10/2021 g&s restaurant supply	101300 · Debit Card	-149.10
			72540 · Misc. Serving Equipment	149.10
				149.10
Check		06/10/2021 Costco	101300 · Debit Card	-219.70
			502210 · N/A Beverage - Restaurant	219.70
				219.70
Check	debit	06/04/2021 Target	101300 · Debit Card	-12.87
			502110 · Food - Restaurant	12.87
				12.87
Check		06/16/2021 Costco	101300 · Debit Card	-94.32
			502110 · Food - Restaurant	94.32
				94.32
Check	debit	06/11/2021 Amazon Business	101300 · Debit Card	-31.24
			502210 · N/A Beverage - Restaurant	31.24
				31.24

07/18/21

Num

Date

Name

Account

Original Amount

Check Detail

June 2021

Check		06/18/2021	Costco	101300 · Debit Card	-70.74
				502210 · N/A Beverage - Restaurant	70.74
					70.74
Check		06/18/2021	Sams Club	101300 · Debit Card	-233.00
				52230 · N/A Beverage - Beverage Cart	67.92
				502110 · Food - Restaurant	165.08
					233.00
Check	debit	06/14/2021	Publix	101300 · Debit Card	-4.39
				502110 · Food - Restaurant	4.39
					4.39
Check		06/18/2021	Amazon Business	101300 · Debit Card	-31.24
				52230 · N/A Beverage - Beverage Cart	31.24
					31.24
Check		06/27/2021	Walmart	101300 · Debit Card	-50.38
				52230 · N/A Beverage - Beverage Cart	50.38
					50.38
Check		06/29/2021	Amazon Business	101300 · Debit Card	-314.91
				704010 · Course - Repair & Maintenance	314.91
					314.91
Check		06/30/2021	ny pizza	101300 · Debit Card	-73.53
				79930 · Misc. Expenses - Admin	73.53
					73.53

TOTAL

207,653.76

FIFTH ORDER OF BUSINESS

Membership Plan Changes

(Membership Application also reflects these changes)

Section 4.7

Summary of changes:

A NEW member (less than 12 months of consecutive months) will be required to sign a 12-month contract and can only resign for medical or lifechanging events during the first 12 months. Members with 12 months or more of consecutive membership, can resign their membership for any reason by giving 60 days written notice. A Membership can be made inactive for health related and now “life changing events” more than once and can be for a required time.

New wording

4.7. Resignation; Inactive Status. In the event a New Member desires to resign from membership at the Club during the first twelve (12) months of a new membership the Member will not be entitled to a refund of any Club Charges paid to the Club and will remain liable to the Club for any Membership Dues owed for the remainder of the Membership Year. A “New Member” is herein defined as a person or entity who has been a Member of the Club for less than twelve (12) consecutive months. All other Members, i.e. Members with over twelve (12) consecutive months of membership at the Club, may resign their membership at any time and for any reason after submitting sixty (60) days’ prior written notice to Hampton Golf of their intention to resign their membership. For the avoidance of doubt, any Member who resigns his or her membership then rejoins the Club at a later time shall be considered a New Member and is required to: (i) execute and submit another Membership Agreement, pending Club approval; and (ii) submit payment of the then-applicable Initiation Fee (if any).

Members cannot waive or otherwise escape liability for Club Charges, or any other dues, fees and charges provided for in the Club Documents, by non-use of, abandonment of the right to use, or the waiver of the right to use the Club Facilities. Notwithstanding the foregoing, any Member may request that his or her membership at the Club be made inactive for a health-related or life changing event. The Club requires a letter from a physician stating that the Member cannot use the Club Facilities due to health-related reasons, and then, at the Club’s sole discretion, the Member may become inactive for a period of time specified by the physician. The Member shall present his or her “life changing event” to the Club and the Club may, in the Club’s sole discretion, render the Member’s membership inactive for a period of time or terminate the membership. The granting of inactive status shall be upon the terms and conditions established by the Club from time to time. If the request for inactive status is approved by the Club, the inactive Member: (i) will not have any golf-related privileges during the inactive status period; and (ii) will not be responsible for the Membership Dues associated with said Member’s category of membership that would otherwise be due during the inactive status period. If an inactive Member’s category of membership includes family privileges, then such Member’s immediate family members will not have golf-related privileges during the inactive status period unless otherwise approved by the Club. An inactive Member may reactivate their membership at any time by providing written notice to the Club and paying prorated Membership Dues for the remainder of the Membership Year.

Section 6.1

Summary of changes:

All memberships will have a start date and renewal date of Oct 1 instead of when the membership plan is signed.

New wording:

“Membership Year” shall mean the twelve-month period commencing October 1 and ending September 31 (including any Renewal Terms, as defined therein), unless otherwise established by the Club from time to time.

Section 6.3

Summary of changes:

New section added to account for initiation fees

New wording:

6.3. Initiation Fee. Each Member must also pay a membership initiation fee (“Initiation Fee”) to the Club in the amount in effect at the time said Member acquires the membership, plus applicable tax. In the Club’s sole discretion, the Club will determine the amount of the required Initiation Fee for each membership category from time to time, and may waive the Initiation Fee. The Club may also create and implement certain incentive-based membership offerings, which may waive or reduce the Initiation Fee for prospective members. Initiation Fees are not transferable and nonrefundable, except as specifically provided in this Membership Plan.

Section 10:

Summary of changes:

Changed from indemnification to hold harmless. Eliminated “including without limitation, those claims or demands resulting from acts or omissions of active or passive negligence on the part of the Released parties.”

New wording:

10. Hold Harmless. In consideration of the membership privileges herein described, each Member and each person using the Club Facilities and the equipment and amenities of the Club through a Member’s membership, expressly agrees that: (i) all use of the Club Facilities and the equipment and amenities of the Club is undertaken at the sole risk of the user, and the District and Hampton Golf, and each of their respective officers, directors, shareholders/members (as applicable), representatives, agents, employees, successors, and assigns, and any owner of all or any portion of the Club Facilities, and their affiliates and subsidiaries (collectively, “Released Parties”), shall not be liable for any injuries or damages to any Member or other persons; and (ii) the Released Parties shall not be subject to and are hereby released and forever discharged from any claims or demands whatsoever. Furthermore, each Member, for itself/himself/herself, and its/his/her immediate family members and guests, agrees to hold the Released Parties harmless against all actions, injuries, claims, losses, liability, damages, costs, and expenses (including attorneys’ fees and court costs at trial and all appellate levels) of any kind or nature whatsoever (collectively, “Losses”) incurred by or asserted against any of the Released Parties, whether direct, indirect or consequential, as a result of or in any way related to such Member’s membership, including without limitation, use of the Club Facilities by Members and/or their immediate family members and guests, or the interpretation of the Club Documents and/or from any act or omission of any of the Released Parties. Losses shall include the deductible payable under any of the Club’s

insurance policies. Furthermore, should any Member bound by this Membership Plan bring suit against any of the Released Parties in connection with any event operated, organized, arranged, or sponsored by the Club or on any other claim or matter in connection with membership at the Club or use of the Club Facilities, and fails to obtain judgment therein against any of the Released Parties, said Member shall be liable to the Released Parties for all costs and expenses incurred by them in the defense of such suit, including without limitation, court costs and attorneys' fees and expenses through trial and all appellate proceedings.

GOLF CLUB RULES AND REGULATIONS

Eliminated the following rule:

The Club may, in its sole discretion, establish rules and regulations for the use of cell phones or provide restrictions to prevent the use of cell phones while persons are using any of the Club Facilities or while on the Club's premises.



GOLF CLUB
MEMBERSHIP APPLICATION
& AGREEMENT

Applicant's Name ("Applicant"): _____

Date of Birth: _____ Email Address: _____

Primary Residence Address: _____

City: _____ State: _____ Zip Code: _____

Billing Address (if different from above): _____

Telephone: (Home) _____ (Cell) _____

Business or Employer Name: _____ Title: _____

Business Phone Number: _____ Business Address: _____

City: _____ State: _____ Zip Code: _____

IF APPLICABLE:

Name of Applicant's Spouse or Significant Other: _____

Date of Birth: _____ Email Address: _____

Applicant's Children:

Name: _____ Gender: _____ Date of Birth: _____ Age: _____

Name: _____ Gender: _____ Date of Birth: _____ Age: _____

Name: _____ Gender: _____ Date of Birth: _____ Age: _____

MEMBERSHIP CATEGORY

(Please Check One):

☐ **GOLDEN EAGLE – SINGLE**

☐ **EXECUTIVE (*UNDER 40*) – SINGLE**

☐ **GOLDEN EAGLE – FAMILY**

☐ **EXECUTIVE (*UNDER 40*) – FAMILY**

☐ ***ACTIVE MILITARY – SINGLE**

☐ **JUNIOR (*UNDER 16*)**

☐ ***ACTIVE MILITARY – FAMILY**

** Proof of active military service is required with submission of application.*

CART FEES (AS APPLICABLE) ARE REQUIRED FOR ALL MEMBERSHIPS. THE CART FEE ENTITLES A MEMBER TO USE A CLUB GOLF CART ON THE GOLF COURSE.

PRIVATELY-OWNED GOLF CARTS MUST BE REGISTERED WITH THE CLUB PURSUANT TO A PRIVATE GOLF CART AGREEMENT AND AN ANNUAL TRAIL FEE MUST BE PAID TO THE CLUB PRIOR TO USE. GREENS FEES ARE INCLUDED FOR ALL MEMBERSHIPS.

TERMS & CONDITIONS

1. **Club.** Eagle Harbor Golf Club (the “**Club**”) is a golf and country club owned and operated by The Crossings at Fleming Island Community Development District (the “**District**”). The District engaged and authorized Hampton Golf, Inc. (“**Hampton Golf**”), to operate, manage and maintain the Club and its associated facilities (collectively, “**Club Facilities**”) on behalf of the District. All capitalized terms used in this Membership Application & Agreement (this “**Agreement**”) that are not defined herein shall have the meanings given to them in the Club’s Membership Plan, which is incorporated herein by this reference. In the event of a conflict between this Agreement and the Membership Plan, the Membership Plan shall control. Each reference in this Agreement to the District and/or the Club with regard to decision making or the exercise of discretion shall also mean Hampton Golf.

2. **Membership.** Upon submittal of this Agreement, Applicant hereby applies for a membership at the Club in the category specified above in accordance with this Agreement and all other Club Documents, as the Club Documents may be amended from time to time by the District, in its sole discretion. Upon submittal of this Agreement, Applicant authorizes the disclosure and release of information to the Club for investigating Applicant’s qualifications for membership at the Club, including without limitation, Applicant’s credit history. Applicant further authorizes any person or entity to furnish to the Club information requested by the Club and agrees to hold the District and Hampton Golf harmless from any and all such acts related to the release of said information. Until this Agreement is approved, Applicant cannot use the Club Facilities.

3. **Term and Renewal.** If this Agreement is accepted and approved by the Club, Applicant’s membership shall begin on the date last written below by the Club (“**Effective Date**”) and shall continue for a period of twelve (12) consecutive months (“**Initial Term**”), unless terminated earlier in accordance with the Club Documents.

THIS AGREEMENT SHALL AUTOMATICALLY RENEW FOR SUCCESSIVE ONE (1) YEAR PERIODS, UNLESS EARLIER TERMINATED IN ACCORDANCE WITH THIS SECTION 3 (EACH, A “RENEWAL TERM”). IF APPLICANT DOES NOT WANT THIS AGREEMENT TO AUTOMATICALLY RENEW, APPLICANT MUST DELIVER WRITTEN NOTICE THEREOF TO THE CLUB WITHIN THIRTY (30) DAYS BEFORE THE START OF A RENEWAL TERM. IF APPLICANT FAILS TO PROVIDE SUCH NOTICE TO THE CLUB, APPLICANT UNDERSTANDS THAT THIS AGREEMENT WILL AUTOMATICALLY CONTINUE AND APPLICANT AUTHORIZES THE CLUB TO COLLECT THE THEN-APPLICABLE CLUB CHARGES USING ANY PAYMENT METHOD THAT THE CLUB HAS ON RECORD FOR APPLICANT. For purposes of this Agreement, the Initial Term and any Renewal Term(s) are collectively referred to as the “**Term**.”

4. **Payment of Accounts.** The membership is subject to payment of the Membership Dues and all other Club Charges as the Club may establish, all of which are subject to change from time to time. If this Agreement is approved by the Club, Applicant hereby authorizes the Club to charge payment of the Membership Dues and all other Club Charges associated with the applicable membership in accordance with the Payment Authorization Form (as provided by the Club). Applicant acknowledges that all payments of Club Charges are subject to applicable tax at time of

payment. Applicant further acknowledges that all fees and charges required hereunder are nonrefundable.

5. Acknowledgement of Membership Rights. Membership at the Club permits Applicant to use the Club Facilities in accordance with the Membership Plan and other Club Documents so designated by the District and Hampton Golf from time to time, each as may be amended, modified and supplemented from time to time. Membership is not an investment in the Club, the Club Facilities, the District or Hampton Golf, and does not give Applicant a vested or prescriptive right or easement to use the Club Facilities. Applicant acknowledges and irrevocably agrees that the Club has the right, in its sole discretion, to change the terms and conditions of the Club Documents from time to time, and that Applicant will be subject to and bound by such amended terms. Furthermore, Applicant does not acquire any equity or ownership interest in the Club or the Club Facilities, nor any limited liability company membership or any other equitable, beneficial or other ownership or managerial interest in the District or Hampton Golf. Each membership is a non-equity membership and does not entitle Applicant the right to vote on any Club-related matters or participate in the operation and management of the Club. Applicant only acquires a revocable license to use the Club Facilities in accordance with the terms and conditions of the Club Documents. The District may transfer all or a portion of its rights and obligations, including without limitation, its rights and obligations related to memberships, with respect to the Club to an affiliate or any third-party. MEMBERSHIPS AT THE CLUB ARE BEING OFFERED EXCLUSIVELY FOR THE PURPOSE OF PERMITTING MEMBERS TO OBTAIN RECREATIONAL USE OF THE CLUB FACILITIES. MEMBERSHIPS SHOULD NOT BE VIEWED OR ACQUIRED AS AN INVESTMENT AND APPLICANT SHOULD NOT EXPECT TO DERIVE ANY ECONOMIC PROFITS FROM MEMBERSHIP AT THE CLUB.

6. Club Facilities. The Club Facilities shall remain the property of the District at all times, subject only to the provisions of the Club Documents. The District has the right to unilaterally, and without the consent of any party whatsoever, add to, alter, modify, amend, expand, and reduce the Club Facilities at any time, including additional golf facilities. The Club may, in its sole discretion, allow Members to use such additional Club Facilities, and charge additional dues and fees for Members or certain categories of membership, or give Members the option to use the Club Facilities upon terms and conditions to be determined by the Club, in its sole discretion. Membership does not create any presumption that the Club Facilities or services that are now or hereafter available will continue to be available in their current state or condition. Use of the Club Facilities may be restricted or reserved from time to time as determined by the Club, and the Club may extend privileges of the Club and the right to use the Club Facilities to such other persons and upon such terms as the Club may from time to time prescribe. The Club reserves the right, in its sole discretion, to refuse use of the Club Facilities by any person at any time. The Club reserves the right to temporarily cease all or a portion of the Club's operation and the Club Facilities from time to time for maintenance, repair, capital improvements, special events, or for any other reason determined by the Club, in its sole discretion. NOTWITHSTANDING ANY TEMPORARY CLOSURE, APPLICANT ACKNOWLEDGES AND IRREVOCABLY AGREES THAT APPLICANT SHALL BE REQUIRED TO PAY FULL MEMBERSHIP DUES WITHOUT ANY ADJUSTMENT DURING THE TIME OF SUCH CLOSURE OF THE CLUB FACILITIES.

7. Resignation; Inactive Status. In the event a New Member desires to resign from membership at the Club during the first twelve (12) months of a new membership the Member will not be entitled to a refund of any Club Charges paid to the Club and will remain liable to the Club for any Membership Dues owed for the remainder of the Membership Year. A “**New Member**” is herein defined as a person or entity who has been a Member of the Club for less than twelve (12) consecutive months. All other Members, i.e. Members with over twelve (12) consecutive months of membership at the Club, may resign their membership at any time and for any reason after submitting sixty (60) days’ prior written notice to Hampton Golf of their intention to resign their membership. For the avoidance of doubt, any Member who resigns his or her membership then rejoins the Club at a later time shall be considered a New Member and is required to: (i) execute and submit another Membership Agreement, pending Club approval; and (ii) submit payment of the then-applicable Initiation Fee (if any). Members cannot waive or otherwise escape liability for Club Charges, or any other dues, fees and charges provided for in the Club Documents, by non-use of, abandonment of the right to use, or the waiver of the right to use the Club Facilities. Notwithstanding the foregoing, any Member may request that his or her membership at the Club be made inactive for a health-related or life changing event. The Club requires a letter from a physician stating that the Member cannot use the Club Facilities due to health-related reasons, and then, at the Club’s sole discretion, the Member may become inactive for a period of time specified by the physician. The Member shall present his or her “life changing event” to the Club and the Club may, in the Club’s sole discretion, render the Member’s membership inactive for a period of time or terminate the membership. The granting of inactive status shall be upon the terms and conditions established by the Club from time to time. If the request for inactive status is approved by the Club, the inactive Member: (i) will not have any golf-related privileges during the inactive status period; and (ii) will not be responsible for the Membership Dues associated with said Member’s category of membership that would otherwise be due during the inactive status period. If an inactive Member’s category of membership includes family privileges, then such Member’s immediate family members will not have golf-related privileges during the inactive status period unless otherwise approved by the Club. An inactive Member may reactivate their membership at any time by providing written notice to the Club and paying prorated Membership Dues for the remainder of the Membership Year.

7.1 Military Inactive Status. Notwithstanding the terms and conditions of Section 7, if a Military Member is ordered to deploy to a location fifty (50) miles or more away from their residence for more than one (1) month, the Military Member may request Military Inactive Status (as hereinafter defined). The Club requires written evidence of the Military Member’s deployment, and then, at the Club’s sole discretion, the Military Member may become inactive for a period equivalent to the time he/she is deployed (“**Military Inactive Status**”). The granting of Military Inactive Status shall be upon the terms and conditions established by the Club from time to time. If the request for Military Inactive Status is approved by the Club, the Military Member: (i) will not have any golf-related privileges during the Military Inactive Status period; and (ii) will not be responsible for the Membership Dues associated with his/her Active Military Membership that would otherwise be due during the Military Inactive Status period. If the Military Member’s membership includes family privileges, then the Military Member’s immediate family will not have golf-related privileges during the Military Inactive Status period unless otherwise approved by the Club. The Military Member may reactivate his/her membership at any time by providing

written notice to the Club and paying prorated Membership Dues for the remainder of the Membership Year.

8. Assumption of Risk & Hold Harmless. In accordance with the Club Documents, Applicant acknowledges that the use of the Club Facilities and any privilege or service incident to membership at the Club is undertaken with knowledge of risk of possible harm, injury and/or death. Applicant hereby accepts any and all risk of harm, injury and/or death to Applicant and Applicant's family members and guests sustained while using the Club Facilities or involved in any event or activity incident to membership at the Club. In accepting the risk of injury and/or death, Applicant understands that Applicant is relieving the Released Parties from any losses, costs, claims, injuries, damages, and liability sustained or incurred by Applicant and/or Applicant's family members and guests resulting out of any conduct or event connected with membership at the Club and use of any of the Club Facilities.

By execution and submission of this Agreement, Applicant acknowledges receipt of the Club Documents and that Applicant has read and understands them, and agrees to be bound by the terms and conditions thereof, as may be amended by Club Owner from time to time. This Agreement, including all other Club Documents, contain the entire agreement between the parties with respect to the membership at the Club and all other representations, negotiations and agreements, written or oral, are superseded and are of no force or effect. Furthermore, Applicant hereby acknowledges that Applicant has read this Agreement in its entirety and understands the above terms and agrees to abide by such terms. Applicant is not relying on any oral representations in applying for the membership at the Club. Each reference in this Agreement to "Applicant" shall be deemed to refer to both Applicant and Applicant's spouse or Significant Other.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Applicant's Signature: _____ Date: _____

Spouse or Significant Other Signature: _____ Date: _____

**MEMBERSHIP AT THE CLUB IS CONTINGENT UPON APPROVAL BY THE CLUB,
WHICH APPROVAL SHALL BE IN THE CLUB'S SOLE DISCRETION, AND THIS
AGREEMENT SHALL NOT BE BINDING ON THE CLUB UNTIL THE APPROVAL
BELOW IS SIGNED.**

Accepted and Approved By:

EAGLE HARBOR GOLF CLUB

By: Hampton Golf, Inc.,
a Florida corporation

Its: Authorized Representative

By: _____

Print: _____

Title: _____

Date: _____



GOLF CLUB
MEMBERSHIP PLAN

(Amended & Restated July 9, 2021)

This Membership Plan (this “**Membership Plan**”) describes the membership opportunities at Eagle Harbor Golf Club (the “**Club**”) for all persons who apply for a membership at the Club and pursuant to which Members (defined in Section 2.2 below), their family members and guests, and guests of the Club will be permitted to use the Club Facilities (defined in Section 3 below). The Club is located in Fleming Island, Florida, and features exceptional golf and dining facilities. This Membership Plan, including the Club Documents (as defined below), set forth the rights and privileges of membership and for use of the Club Facilities. This Membership Plan supersedes and replaces, in its entirety, all other membership plans and offerings at the Club.

1. Ownership, Operation & Management of the Club. The Crossings at Fleming Island Community Development District (the “**District**”), owns and operates the Club Facilities. The District has engaged a professional management company to operate the Club Facilities on its behalf. The Club is currently managed by Hampton Golf, Inc. (“**Hampton Golf**”). References in this Membership Plan to the “Club” in regards to decision making or the exercise of discretion shall be deemed to refer to Club Owner and Hampton Golf, and Club Owner and Hampton Golf are hereafter sometimes referred to as the “Club.” The Club shall be operated in accordance with, and all Members shall be subject to this Membership Plan, and all rules and regulations promulgated by the Club from time to time (“**Rules and Regulations**”), each Member’s Membership Application and Agreement, including that certain Golf Plus Membership Application and Agreement (as applicable) (“**Membership Agreement**”), and all other governing documents of the Club, each as may be amended by the Club from time to time, in the Club’s sole discretion (collectively, the “**Club Documents**”). In the event of a conflict between the terms of this Membership Plan, the Rules and Regulations, and the Membership Agreement, with other printed materials, oral representations or any other information, this Membership Plan, the Rules and Regulations and the Membership Agreement shall govern, in that order. The Club may waive the application of any of the Club Documents in the Club’s sole discretion, and the Club’s waiver may be revoked at any time upon notice to affected persons.

2. Application & Admission to Membership.

2.1. Procedure. All applicants who desire to acquire a membership at the Club must deliver to the Club a fully completed and signed Membership Agreement, together with any required dues, fees, taxes, and any other amounts then due. Every applicant who desires to obtain a membership at the Club should carefully review this Membership Plan and all other Club Documents, and should seek professional advice to evaluate said documents.

2.2. Review of Membership Agreement. All applicants desiring a membership must be approved by the Club, in the Club’s sole discretion. The Club may require an interview with the applicant prior to making a decision on the membership. After receiving the Membership Agreement from an applicant, the Club will determine whether the applicant has satisfied the relevant conditions of membership. In the event the Membership Agreement is not approved, the applicant will receive a refund of all amounts (if any) previously paid in connection with the Membership Agreement, without interest. For purposes of this Agreement, “**Member(s)**” shall mean any person(s) or entity whose Membership Agreement was approved by the Club and that is entitled to use the Club Facilities pursuant to the Club Documents.

2.3. Rights Governed by this Membership Plan. As a condition of membership at the Club, Members agree to be bound by the terms and conditions of this Membership Plan and all other Club Documents, each as amended from time to time, and irrevocably agree to fully substitute the membership privileges acquired pursuant to this Membership Plan and other Club Documents for any present or prior rights in or to use the Club Facilities. NO PERSON HAS BEEN AUTHORIZED TO GIVE ANY INFORMATION OR MAKE ANY REPRESENTATIONS NOT CONTAINED IN THIS MEMBERSHIP PLAN AND OTHER CLUB DOCUMENTS, AND IF GIVEN OR MADE, SUCH INFORMATION OR REPRESENTATION MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY THE CLUB.

2.4. Acknowledgement of Membership Rights. Membership at the Club permits Members to use the Club Facilities in accordance with this Membership Plan and other Club Documents so designated by the District and Hampton Golf from time to time, each as may be amended, modified and supplemented from time to time. Membership is not an investment in the Club, the Club Facilities, the District, or Hampton Golf, and does not give Members a vested or prescriptive right or easement to use the Club Facilities. Each Member acknowledges and irrevocably agrees that the Club has the right, in its sole discretion, to change the terms and conditions of this Membership Plan and other Club Documents from time to time, and that all Members will be subject to and bound by such amended terms. Furthermore, a Member does not acquire any equity or ownership interest in the Club or the Club Facilities, nor any limited liability company membership or any other equitable, beneficial or other ownership or managerial interest in the District or Hampton Golf. Each membership is a non-equity membership and does not entitle any Member the right to vote on any Club-related matters or participate in the operation and management of the Club. A Member only acquires a revocable license to use the Club Facilities in accordance with the terms and conditions of the Club Documents. The District may transfer all or a portion of its rights and obligations, including without limitation, its rights and obligations related to memberships, with respect to the Club to an affiliate or any third-party. MEMBERSHIPS AT THE CLUB ARE BEING OFFERED EXCLUSIVELY FOR THE PURPOSE OF PERMITTING MEMBERS TO OBTAIN RECREATIONAL USE OF THE CLUB FACILITIES. MEMBERSHIPS SHOULD NOT BE VIEWED OR ACQUIRED AS AN INVESTMENT AND NO PERSON OR ENTITY PURCHASING A MEMBERSHIP SHOULD EXPECT TO DERIVE ANY ECONOMIC PROFITS FROM MEMBERSHIP AT THE CLUB.

2.5. Nontransferable; No Pledge of Memberships. Except as set forth in this Membership Plan, memberships are not transferable. A Member shall not pledge or hypothecate their membership except as approved, in writing, by the Club, in its sole discretion. No Member shall publicly advertise a membership for sale or permit such advertisement. Any attempted transfer of a membership by a Member outside of the procedures set forth in this Membership Plan and the other Club Documents, whether by sale, gift, testamentary disposition, or otherwise, shall be of no force or effect, and shall confer no membership privileges or rights to use the Club Facilities upon the transferee.

3. Club Facilities. The “**Club Facilities**” which will be available to Members, their immediate family members and guests, and guests of the Club, include the following:

- An 18-hole championship golf course (“**Golf Course**”);
- A driving range, practice putting greens and other practice facilities (collectively, “**Practice Facilities**”);
- A clubhouse (“**Clubhouse**”);
- A golf pro shop facility (“**Golf Shop**”); and
- The Talon’s Restaurant (“**Talons**”).

The Club Facilities shall remain the property of the District at all times, subject only to the provisions hereof. The District has the right to unilaterally, and without the consent of any party whatsoever, add to, alter, modify, amend, expand, and reduce the Club Facilities at any time, including additional golf facilities. The Club may, in its sole discretion, allow Members to use such additional Club Facilities, and charge additional dues and fees for Members or certain categories of membership, or give Members the option to use the Club Facilities upon terms and conditions to be determined by the Club, in its sole discretion. Membership does not create any presumption that the Club Facilities or services that are now or hereafter available will continue to be available in their current state or condition. Use of the Club Facilities may be restricted or reserved from time to time as determined by the Club, and the Club may extend privileges of the Club and the right to use the Club Facilities to such other persons and upon such terms as the Club may from time to time prescribe. The Club reserves the right, in its sole discretion, to refuse use of the Club Facilities by any person at any time. The Club reserves the right to temporarily cease all or a portion of the Club’s operation and/or the Club Facilities from time to time for maintenance, repair, capital improvements, special events, or for any other reason determined by the Club, in its sole discretion. Notwithstanding any temporary closure, each Member shall be required to pay full Membership Dues (defined in Section 6.2 below) without any adjustment during the time of such closure of the Club Facilities.

4. Membership Categories & Privileges. The Club currently offers the following categories of membership: Golden Eagle; Active Military; Executive; and Junior. The specific membership privileges currently associated with each category of membership at the Club are as follows:

4.1. Golden Eagle Membership. A person who acquires a Golden Eagle Membership at the Club (“**Golden Eagle Member**”) will be entitled to use all of the Club Facilities, including the back-tee deck of the Club’s driving range reserved for Members only; provided, however, such use is subject at all times to the discretion of the Golf Shop staff. Golden Eagle Members will not be required to pay any greens fees for use of the Golf Course, but will be required to pay cart fees and other associated use fees as set by the Club from time to time. Golden Eagle Members are entitled to a fourteen (14) day advance signup privilege to reserve tee times and receive unlimited range balls. Additionally, Golden Eagle Members receive: (i) a complimentary GHIN membership; (ii) special rates for guests; (iii) discounts on merchandise; (iv) discounts on food & beverage purchases at Talons; (v) access to Club functions and events; and (vi) a waived room rental fee for private events at Talons.

4.2. Active Military Membership. An Active Military Membership is available to anyone actively serving in the United States military (“**Military Member**”). Proof of active military service is required. Military Members will be entitled to use all of the Club Facilities and to the same membership privileges as Golden Eagle Members.

4.3. Executive Membership. An Executive Membership is available to those persons thirty-nine (39) years old or younger (“**Executive Member**”). Executive Members will be entitled to use all of the Club Facilities and to the same membership privileges as Golden Eagle Members. Executive Members must upgrade to a Golden Eagle Membership as of the date of their fortieth (40th) birthday or the Executive Membership shall automatically terminate as of such date. If an Executive Member has a spouse or Significant Other (defined in Section 5.1 below) on their Executive Membership, then the Executive Membership must be upgraded to a Golden Eagle Membership as of the date of the youngest Executive Member’s fortieth (40th) birthday or the Executive Membership shall automatically terminate as of such date.

4.4. Junior Membership. A Junior Golf Membership is available to those persons fifteen (15) years old or younger (“**Junior Member**”). Junior Members will be entitled to use all of the Club Facilities, including the back-tee deck of the Club’s driving range reserved for Members only; provided, however, such use is subject at all times to the discretion of the Golf Shop staff. Junior Members will not be required to pay any greens fees for use of the Golf Course, but will be required to pay cart fees when riding in a cart with an adult and other associated use fees as set by the Club from time to time. Junior Members are entitled to a seven (7) day advance signup privilege to reserve tee times and receive unlimited range balls. Additionally, Junior Members receive a complimentary GHIN membership and special rates for guests.

References in this Membership Plan to “Member(s)” shall be deemed to refer to Golden Eagle Members, Military Members, Executive Members, and Junior Members. In order to match the changing needs and desires of the Club, the Club reserves the right, in its sole discretion, to modify, change or eliminate the existing categories of membership and/or any membership privileges associated therewith, add membership categories, and modify advance sign-up privileges, the right to use the Club Facilities, and family and guest privileges. The Club may, in its sole discretion, repurchase any and all memberships under any circumstances which the Club determines appropriate for the amount paid by the Member; provided, however, this provision shall not limit the Club’s rights as set forth in this Membership Plan.

4.5. Reciprocal Privileges. The Club may, in its sole discretion, enter into agreements for reciprocal use privileges and other arrangements with other clubs and resorts, as the Club determines appropriate from time to time. The Club reserves the right to eliminate reciprocal play at any time and for any reason in its sole discretion.

4.6. Promotional Use & Tournament or Group Play. The Club reserves the right, in its sole discretion, to restrict or to otherwise reserve in advance the Club Facilities for maintenance, tournament or group play, outings, and other special events from time to time. The Club will also have the right to permit prospective members to use the Club Facilities on such terms and conditions as may be determined from time to time by the Club. In order to introduce the Club to prospective members, the Club may, in its sole discretion, offer memberships on an annual, seasonal or other basis to said persons who will be entitled to use the Club Facilities on such terms and conditions as determined by the Club from time to time. Any such memberships may be recalled as determined by the Club. The granting of such rights shall not invalidate this Membership Plan, reduce or abate any Member’s obligations to pay Club Charges pursuant to this

Membership Plan, or give any Member the right to avoid any of the provisions of this Membership Plan. The Club shall establish the fees to be paid by any person using the Club Facilities.

4.7. Resignation; Inactive Status. In the event a New Member desires to resign from membership at the Club during the first twelve (12) months of a new membership the Member will not be entitled to a refund of any Club Charges paid to the Club and will remain liable to the Club for any Membership Dues owed for the remainder of the Membership Year. A “**New Member**” is herein defined as a person or entity who has been a Member of the Club for less than twelve (12) consecutive months. All other Members, i.e. Members with over twelve (12) consecutive months of membership at the Club, may resign their membership at any time and for any reason after submitting sixty (60) days’ prior written notice to Hampton Golf of their intention to resign their membership. For the avoidance of doubt, any Member who resigns his or her membership then rejoins the Club at a later time shall be considered a New Member and is required to: (i) execute and submit another Membership Agreement, pending Club approval; and (ii) submit payment of the then-applicable Initiation Fee (if any).

Members cannot waive or otherwise escape liability for Club Charges, or any other dues, fees and charges provided for in the Club Documents, by non-use of, abandonment of the right to use, or the waiver of the right to use the Club Facilities. Notwithstanding the foregoing, any Member may request that his or her membership at the Club be made inactive for a health-related or life changing event. The Club requires a letter from a physician stating that the Member cannot use the Club Facilities due to health-related reasons, and then, at the Club’s sole discretion, the Member may become inactive for a period of time specified by the physician. The Member shall present his or her “life changing event” to the Club and the Club may, in the Club’s sole discretion, render the Member’s membership inactive for a period of time or terminate the membership. The granting of inactive status shall be upon the terms and conditions established by the Club from time to time. If the request for inactive status is approved by the Club, the inactive Member: (i) will not have any golf-related privileges during the inactive status period; and (ii) will not be responsible for the Membership Dues associated with said Member’s category of membership that would otherwise be due during the inactive status period. If an inactive Member’s category of membership includes family privileges, then such Member’s immediate family members will not have golf-related privileges during the inactive status period unless otherwise approved by the Club. An inactive Member may reactivate their membership at any time by providing written notice to the Club and paying prorated Membership Dues for the remainder of the Membership Year.

4.8 Military Inactive Status. Notwithstanding the terms and conditions of Section 4.7, if a Military Member is ordered to deploy to a location fifty (50) miles or more away from their residence for more than one (1) month, the Military Member may request Military Inactive Status (as hereinafter defined). The Club requires written evidence of the Military Member’s ordered deployment, and then, at the Club’s sole discretion, the Military Member may become inactive for a period equivalent to the time he/she is deployed (“**Military Inactive Status**”). The granting of Military Inactive Status shall be upon the terms and conditions established by the Club from time to time. If the request for Military Inactive Status is approved by the Club, the inactive Military Member: (i) will not have any golf-related privileges during the Military Inactive Status period; and (ii) will not be responsible for the Membership Dues associated with his/her membership that would otherwise be due during the Military Inactive Status period. If an inactive Military

Member's membership includes family privileges, then such Military Member's immediate family members will not have golf-related privileges during the Military Inactive Status period unless otherwise approved by the Club. An inactive Military Member may reactivate his/her membership at any time by providing written notice to the Club and paying prorated Membership Dues for the remainder of the Membership Year.

4.9 Privately-Owned Golf Carts. Members may use their privately-owned golf cart on the Golf Course pursuant to policies set by the Club from time to time. As a condition to private golf cart use on the Golf Course, each Member must pay an annual trail fee and enter into a Private Golf Cart Agreement with the Club; provided that the Club reserves the right to not approve or enter into said agreement with any Member in the Club's sole discretion.

5. Family & Guest Privileges.

5.1. Family Privileges. If a Member elects to pay family Membership Dues pursuant to their Membership Agreement, then said Member's immediate family will be entitled to use the Club Facilities in accordance with said Member's category of membership and the Club Documents. Such Member's immediate family includes the Member's spouse or **Significant Other** and their unmarried children, under the age of twenty-three (23), who serve in the United States military, are living at the Member's home, or attending school on a full-time basis. A "**Significant Other**" is an individual who permanently resides as a domestic partner with an unmarried Member and who has been designated by the Member as such in the Club's records. Such a designation may be permitted, in the Club's sole discretion, upon approval of the Membership Agreement and payment of any applicable fees. A Significant Other designation may be changed only once during any Membership Year. For the avoidance of doubt, Junior Members do not have family privileges associated with their Junior Golf Membership.

5.2. Guest Privileges. Members will be entitled to have guests use the Club Facilities in accordance with the Member's category of membership and the Club Documents. All guest privileges are subject to payment of all applicable guest fees. The Club may limit the number of guests and the number of times a particular guest may use the Club Facilities during each Membership Year in the Club's sole discretion. Members are responsible for the payment of all charges incurred but not paid by their guests in accordance with the customary billing and collection procedures of the Club, including any applicable daily or per use guest fees established by the Club from time to time. Members will also be responsible for the actions and conduct of their guests. The Club may, in its sole discretion, deny access to any guest who fails to abide by the Club Documents. The Club may require that guests be accompanied by the sponsoring Member. Guest privileges may be restricted, limited, denied, withdrawn, or revoked at any time for any reason by the Club, in the Club's sole discretion. The Club reserves the right, in its sole discretion, to modify guest privileges and establish guest fees and charges as it deems appropriate, from time to time. Members' guest privileges are further detailed in the Rules and Regulations.

6. Membership Dues, Fees & Charges.

6.1. Club Charges. In consideration of the membership at the Club, each Member, by acceptance of Member's membership at the Club, shall be deemed to have specifically covenanted

and agreed to pay all Club Charges. “**Club Charges**” shall mean all dues, fees and charges related to the Club to be paid by Members pursuant to the provisions of this Membership Plan and other Club Documents, including without limitation, the Membership Dues and other charges and fees associated with a membership at the Club and/or use of the Club Facilities. The Club will determine, in its sole discretion, the amount of Club Charges to be payable by Members and others each Membership Year. “**Membership Year**” shall mean the twelve-month period commencing October 1 and ending September 31 (including any Renewal Terms, as defined therein), unless otherwise established by the Club from time to time. Club Charges shall be deemed delinquent from the date first billed, if the Member’s payment is not received by the Club on or before the fifteenth (15th) day of the applicable month following said Member’s receipt of the monthly statement. Past due bills will accrue a five percent (5%) service charge per month from the date of the monthly statement until paid in full. The amount of Club Charges is subject to change from time to time by the Club and is subject to sales tax. The payment of Club Charges will not be abated for any reason unless approved, in writing, by the Club. The obligation to pay Club Charges is not dependent on the availability of all Club Facilities or the frequency of use. Repair, rebuilding and maintenance of the Club Facilities or other occurrences may make it necessary for the Club to change hours of use or restrict the use of the Club Facilities or to close the Club Facilities temporarily. The Club will not be required to reduce or suspend Club Charges during the time when the Club Facilities, in whole or in part, are not available. Each Member shall be legally and financially responsible for the acts and omissions, including damage to the Club Facilities, of such Member, as well as those of such Member’s immediate family members and guests. Furthermore, each Member shall be financially responsible to pay for any charges or other indebtedness incurred by their immediate family members and guests.

6.2. Membership Dues. Each Member shall pay annual membership dues (“**Membership Dues**”) as a condition of membership at the Club and the Membership Dues shall be payable on a monthly basis. Even though Membership Dues are being collected on a monthly basis, the Club may require a Member or all Members to pay Membership Dues on an annual or other basis, in advance, based on prior payment history or other financial concerns, in the Club’s sole discretion. The Club may provide some Members waivers or deferrals of Membership Dues and other Club Charges in the Club’s sole discretion.

6.3. Initiation Fee. Each New Member must also pay a membership initiation fee (“**Initiation Fee**”) to the Club in the amount in effect at the time said New Member acquires the membership, plus applicable tax. In the Club’s sole discretion, the Club will determine the amount of the required Initiation Fee for each membership category from time to time, and may waive the Initiation Fee. The Club may also create and implement certain incentive-based membership offerings, which may waive or reduce the Initiation Fee for prospective members. Initiation Fees are not transferable and nonrefundable, except as specifically provided in this Membership Plan.

6.4. Credit Card. The Club requires Members to furnish the Club with a valid commercial credit or debit card number or bank information for ACH transactions, and written authorization of its use by the Club for charging Membership Dues in advance and other Club Charges incurred by the Member. The Club shall charge such card or bank account (as applicable) on the fifteenth (15th) day of each month for all Club Charges incurred by a Member during the month prior, unless the Club receives payment by check from the Member before such date. If a

Member desires to pay for their monthly Club Charges by check and the Club does not receive the Member's check by the fifteenth (15th) day of any month, said Member's credit/debit card or bank account that is on file with the Club will be charged for the amount then-due as outlined herein. Such procedure shall not relieve the Member of the obligation to pay all amounts when due to avoid delinquencies and late charges. The Club requires Members to provide the Club with credit or debit card renewal information annually or at least sixty (60) days prior to the expiration of the credit or debit card furnished.

6.5. Reimbursement Charges. In the event that any Member, immediate family member or guest of such Member fails to comply with any Club policies or the Club Documents, and such failure to comply results in the expenditure of funds by the Club for any purpose, the Club may charge such Member for all costs incurred as a result of such failure to comply. Such charges shall be limited to the amount so expended plus interest thereon at five percent (5%) per month from the date expended by the Club until paid and shall be paid to the Club immediately upon written notification by the Club of such charge. Any such reimbursement charge not paid prior to mailing the next monthly membership statement will be added to such statement. In addition to the foregoing, at any time and from time to time, the Club has the right to set off any and all amounts due and owing a Member by the Club against any and all amounts due and owing the Club by such Member or the Member's permitted successors or assigns, immediate family members or guests.

6.6. Taxes. The District and Hampton Golf make no representations and express no opinions regarding the federal, state or local income tax consequences of acquiring a membership at the Club or with respect to any Club Charges or other fees paid to the Club. All persons acquire their respective membership subject to all applicable tax laws, as the same may be amended from time to time. Accordingly, Members should consult with their own tax advisors with respect to the tax consequences of any membership. Each Member shall pay all applicable sales, use and similar taxes now or hereafter imposed on the Club Charges and any other dues, fees or charges incurred by the Member.

6.7. Individual Use Fees. To the extent the Club makes available use of any room or facility within the Club Facilities, or provides access to any personal services offered at the Club such as massages, spa services, golf lessons, food and beverage, and similar services not otherwise included in membership at the Club, such rights shall be subject to availability and payment of any applicable use or service charges or fees established by the Club from time to time, in the Club's sole discretion ("**Individual Use Fees**"). Individual Use Fees shall be payable at such time or time(s) as determined by the Club and are subject to applicable taxes.

6.8. Collection Procedure. Each amount owing to the Club shall be a separate, distinct, and personal debt and obligation of the Member charged. Furthermore, each Member and their spouse or Significant Other shall remain jointly and severally liable for all Club Charges owed hereunder. The membership account of each Member shall be due and payable upon receipt of the monthly membership statement. In the event of a default in the payment of any such amounts, the Club shall be entitled to enforce each such obligation by means of bringing an action at law to collect the sums due or by such other means provided herein or as deemed appropriate by the Club. All costs incurred by the Club in collecting amounts due hereunder from a Member, including without limitation, court costs, attorneys' fees and collection agency fees, shall be the personal

obligation of the delinquent Member and may be charged to the Member as a reimbursement charge pursuant to Section 6.5. Faithful payment of the sums due, and performance of the other obligations hereunder, at the times stated, shall be of essence.

7. Termination or Suspension of Membership. The Club reserves the right to restrict, suspend, terminate, recall or take any other disciplinary measure as to any membership with or without cause as determined by the Club in its sole discretion. Terminations and suspensions for cause may include, but not limited to, failure to pay Club Charges, behavior of a Member that is discourteous or rude to another Member, a Member's family members or guests, or to employees, agents or management, behavior that constitutes a violation of applicable law, or any other activities or behavior whether on or off the Club's property that the Club determines, in its sole discretion, to be inconsistent with the level of conduct expected by the Club and its Members. If a membership is terminated for cause by the Club as determined by the Club, in its sole discretion, then: (i) the membership will be deemed terminated immediately; (ii) such Member shall not receive a refund of any pre-paid Membership Dues or any other amounts paid to the Club hereunder; and (iii) such Member shall remain liable for any Membership Dues owed to the Club for the remainder of the Membership Year. If a membership is terminated without cause or recalled by the Club, as determined by the Club in its sole discretion, such Member's unused pre-paid Membership Dues (if any) will be refunded on a pro-rata basis based on the month in which the membership is terminated or recalled (as applicable), less any outstanding amounts due to the Club. The Club may, in its sole discretion, grant a hearing to a Member to review the Club's intended termination or suspension of a membership, or other disciplinary measure, but shall not be obligated to do so.

7.1. Types of Suspension. In furtherance of the foregoing, the Club may restrict or suspend, for cause or causes described in the preceding section, any Member's privileges to use any or all of the Club Facilities in accordance with Section 7 (including all subsections). In addition, the Club may suspend some membership privileges while allowing a Member to continue to exercise other membership privileges. No Member whose membership privileges have been fully or partially suspended shall, on account of any such restriction or suspension, be entitled to any refund or abatement of Club Charges or any other fees. During the restriction or suspension period, the Member shall not be permitted to use the Club Facilities in any manner whatsoever and Club Charges shall continue to accrue and be payable each month in accordance with this Membership Plan. Under no circumstances will a suspended Member's membership privileges be reinstated until all Club Charges and other amounts due to the Club are paid in full. Furthermore, any Member that is terminated or suspended by the Club shall not use the Club Facilities as a guest of another Member.

7.2. Costs & Expenses. In addition, if the Club incurs any costs and expenses in enforcing the provisions of this Membership Plan or other Club Documents against a Member and/or the Member's immediate family members or guests after the Club's initial notice (the "**Initial Notice**") setting forth the violation or non-compliance and the expiration of any cure period stated in the Initial Notice, then the Member shall reimburse the Club for all costs and expenses incurred by the Club after the Initial Notice within ten (10) days of the Club's statement setting forth such costs and expenses. The foregoing includes all costs and expenses incurred by the Club after the Initial Notice that are reasonably necessary to obtain compliance by the offending Member and/or the Member's offending immediate family members or guests, including

without limitation, fees and costs charged by attorneys for additional demands for compliance. If at any time the Club must enforce any provision hereof, the Club shall be entitled to recover all of its reasonable costs and attorneys and paraprofessional fees at all court levels, including without limitation, appeals, collections and bankruptcy. Costs and expenses related to this subsection shall be treated as a Club Charge subject to the provisions for the collection of Club Charges as set forth in this Membership Plan.

7.3. Failure to Pay Club Charges. Notwithstanding the foregoing, the Club may suspend any Member, and such Member's immediate family members and guests, from use of any or all of the Club Facilities for such Member's failure to pay any Club Charges. The Club may so notify the Member with the statement of account mailed to the Member or sent under separate cover concurrent with the Club's exercise of such suspension. In addition, the Club may impose late fees and interest for any amounts past due more than ten (10) days, which late fees and interest may be established by the Club from time to time. The Club may use a third-party collection company to recover any delinquent balances associated with a membership.

7.4. Reinstatement. Any Member who has had membership privileges terminated or suspended, for any reason, shall only be eligible for reinstatement of his or her membership or permitted to use the Club Facilities in the sole discretion of the Club and upon payment by said Member of all applicable fees associated with said Member's reinstatement (collectively, "**Reinstatement Fee**") to the Club.

7.5. Transfer of Membership upon Death of Member. Upon the death of a Member, the membership will be transferred, upon request, to the Member's surviving spouse or Significant Other without the payment of an additional fee. If there is no surviving spouse or Significant Other, or the surviving spouse or Significant Other does not desire to assume the applicable membership, the membership will be deemed to have been terminated. Upon termination of the membership under this Section 7.5, unused Membership Dues will be refunded on a pro-rata basis based on the month in which the membership is terminated, less any outstanding amounts due to the Club. In the event of a Member's death, the heirs, successors, assigns, and estate of the Member shall be liable, to the extent permitted by law, for any Membership Dues accrued (if any) and Club Charges incurred (if any) by the Member until the date of the Member's death.

7.6. Legal Separation or Divorce. In the event of a divorce or separation, the membership, including all of its rights and benefits, will vest in the person awarded the membership by an agreement of separation or a divorce decree; provided that the person applies and is approved for membership by the Club. Until the award of the membership and written notice thereof is provided to the Club, both the Member and the Member's former spouse will continue to be jointly and severally liable for all Club Charges and both may continue to enjoy membership privileges so long as such amounts are timely paid. The Club reserves the right, in its sole discretion, to not transfer the membership to either person if the Club is unable to determine the person who is lawfully entitled to receive the membership. In the case of divorce, if the Club has been unable to determine which person is legally entitled to the membership within six (6) months after the date of the divorce decree, the membership shall automatically be deemed terminated for cause.

8. Personal Property. Each Member and each person using the Club Facilities and the equipment and amenities of the Club is required to take precautions against theft and not to encourage theft by failing to properly secure all articles of personal property. In consideration of the privileges herein described, each Member and each person using the Club Facilities and the equipment and amenities of the Club assumes all risk of loss and agrees that the District and Hampton Golf, and each of their respective representatives, agents, employees, successors, and assigns, are not responsible or liable for articles damaged, lost or stolen in or about the Club's premises or the Club Facilities, or left in lockers, or for loss or damage to any property, including without limitation, automobiles and the contents thereof. Any storage facilities or lockers provided at the Club are offered as a convenience to Members and others, and the District and Hampton Golf, and each of their respective representatives, agents, employees, successors, and assigns, do not represent or warrant that the lockers or storage facilities are safe and secure, nor do they guarantee that any items placed therein are or will be secure.

9. Activities. Any Member, immediate family member, guest or other person, who, in any manner, makes use of, or accepts the use of, any apparatus, appliance, facility, privilege, or service whatsoever owned, leased or operated by the Club, or who engages in any contest, game, function, exercise, competition, or other activity operated, organized, arranged, or sponsored by the Club, either on or off the Club's property, shall do so at their own risk. Each Member shall be liable for any property damage and/or personal injury at the Club, or at any activity or function, operated, organized, arranged, or sponsored by the Club, caused by the Member, or by their immediate family members or guests. Members shall not use the Club Facilities for any club, society, party, religious, political, charitable, fraternal, civic, fundraising, or other purposes without the prior written consent of the District, which consent may be withheld for any reason or no reason whatsoever.

10. Hold Harmless. In consideration of the membership privileges herein described, each Member and each person using the Club Facilities and the equipment and amenities of the Club through a Member's membership, expressly agrees that: (i) all use of the Club Facilities and the equipment and amenities of the Club is undertaken at the sole risk of the user, and the District and Hampton Golf, and each of their respective officers, directors, shareholders/members (as applicable), representatives, agents, employees, successors, and assigns, and any owner of all or any portion of the Club Facilities, and their affiliates and subsidiaries (collectively, "**Released Parties**"), shall not be liable for any injuries or damages to any Member or other persons; and (ii) the Released Parties shall not be subject to and are hereby released and forever discharged from any claims or demands whatsoever. Furthermore, each Member, for itself/himself/herself, and its/his/her immediate family members and guests, agrees to hold the Released Parties harmless against all actions, injuries, claims, losses, liability, damages, costs, and expenses (including attorneys' fees and court costs at trial and all appellate levels) of any kind or nature whatsoever (collectively, "**Losses**") incurred by or asserted against any of the Released Parties, whether direct, indirect or consequential, as a result of or in any way related to such Member's membership, including without limitation, use of the Club Facilities by Members and/or their immediate family members and guests, or the interpretation of the Club Documents and/or from any act or omission of any of the Released Parties. Losses shall include the deductible payable under any of the Club's insurance policies. Furthermore, should any Member bound by this Membership Plan bring suit against any of the Released Parties in connection with any event operated, organized, arranged, or

sponsored by the Club or on any other claim or matter in connection with membership at the Club or use of the Club Facilities, and fails to obtain judgment therein against any of the Released Parties, said Member shall be liable to the Released Parties for all costs and expenses incurred by them in the defense of such suit, including without limitation, court costs and attorneys' fees and expenses through trial and all appellate proceedings.

11. Risk of Loss. Furthermore, the Released Parties shall not be liable for, and Members assume all risks that may occur by reason of, any condition or occurrence, including without limitation, damage to the Club on account of casualty, water or the bursting or leaking of any pipes or waste water about the Club, or from any act of negligence of any other person, or fire, hurricane or other act of God, or from any cause whatsoever.

12. No Waiver. Failure of the Club in one or more instances to insist upon strict performance or observance of one or more of the covenants or conditions hereof or to exercise any remedy, privilege or option herein conferred upon or reserved to the Club, shall not operate or be construed as a relinquishment or waiver of such covenant or condition or of the right to enforce the same or to exercise such privilege, option or remedy, but the same shall continue in full force and effect. Receipt by the Club of any payment required to be made by any Member, or any part thereof, shall not be a waiver of any other payment then due, nor shall such receipt, though with knowledge of the breach of any covenant or condition hereof, operate as, or be deemed to be a waiver of such breach. No waiver by the Club shall be effective unless made by the District in writing.

13. RELEASE. AS A MATERIAL INDUCEMENT FOR THE DISTRICT TO SUBJECT THE CLUB TO THIS MEMBERSHIP PLAN AND OTHER CLUB DOCUMENTS, EACH MEMBER DOES HEREBY RELEASE, WAIVE, DISCHARGE, COVENANT NOT TO SUE, ACQUIT, SATISFY, AND FOREVER DISCHARGE THE RELEASED PARTIES FROM ANY AND ALL LIABILITY, CLAIMS, COUNTERCLAIMS, DEFENSES, ACTIONS, CAUSES OF ACTION, SUITS, CONTROVERSIES, AGREEMENTS, PROMISES, AND DEMANDS WHATSOEVER, AT LAW OR IN EQUITY, WHICH A MEMBER MAY HAVE IN THE FUTURE, OR WHICH ANY PERSONAL REPRESENTATIVE, SUCCESSOR, HEIR, OR ASSIGN OF A MEMBER HEREAFTER CAN, SHALL OR MAY HAVE AGAINST THE RELEASED PARTIES, FOR, UPON OR BY ANY REASON OF ANY MATTER, CAUSE OR THING WHATSOEVER RESPECTING THIS MEMBERSHIP PLAN AND OTHER CLUB DOCUMENTS. THIS RELEASE AND WAIVER IS INTENDED TO BE AS BROAD AND INCLUSIVE AS PERMITTED BY THE LAWS OF THE STATE OF FLORIDA. FURTHERMORE, EACH MEMBER ACKNOWLEDGES AND AGREES THAT IF A MEMBER BRINGS LEGAL ACTION AGAINST ANY OF THE RELEASED PARTIES, SAID MEMBER'S MEMBERSHIP AT THE CLUB WILL BE DEEMED TERMINATED FOR CAUSE IMMEDIATELY UPON THE FILING OF SAID LEGAL ACTION; WHEREUPON, SAID MEMBER SHALL PAY TO THE CLUB ALL CLUB CHARGES INCURRED AS OF THE DATE OF SAID TERMINATION, INCLUDING, WITHOUT LIMITATION, SAID MEMBER'S OUTSTANDING MEMBERSHIP DUES, IF ANY.

14. WAIVER OF JURY TRIAL. EACH MEMBER AGREES THAT THIS MEMBERSHIP PLAN AND OTHER CLUB DOCUMENTS COMPRISES A SET OF VERY COMPLEX DOCUMENTS. ACCORDINGLY, EACH MEMBER AGREES THAT JUSTICE WILL BE

BEST SERVED IF ALL DISPUTES RESPECTING THIS MEMBERSHIP PLAN AND OTHER CLUB DOCUMENTS AND ALL OTHER DISPUTES RELATING TO THE USE OF THE CLUB FACILITIES ARE HEARD BY A JUDGE, AND NOT A JURY. ANY CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION, WITH RESPECT TO ANY ACTION, PROCEEDING, CLAIM, COUNTERCLAIM, OR CROSSCLAIM, WHETHER IN CONTRACT OR IN TORT (REGARDLESS IF THE TORT ACTION IS PRESENTLY RECOGNIZED OR NOT), BASED ON, ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY RELATED TO THIS MEMBERSHIP PLAN, OTHER CLUB DOCUMENTS OR TO THE USE OF THE CLUB FACILITIES, INCLUDING, ANY COURSE OF CONDUCT, COURSE OF DEALING, VERBAL OR WRITTEN STATEMENT, VALIDATION, PROTECTION, ENFORCEMENT ACTION OR OMISSION OF ANY PARTY, SHALL BE HEARD IN A COURT PROCEEDING BY A JUDGE, AND NOT A JURY.

15. Venue. Each Member acknowledges regardless of where such Member executed their respective Membership Agreement or resides, this Membership Plan legally and factually is governed by the laws of the State of Florida, without regard to any conflict of law provisions. Each Member and the Club agrees that the venue for resolution of any dispute shall lie exclusively in Duval County, Florida.

16. Amendment. The Club may amend this Membership Plan or adopt a new membership plan at any time with or without notice to Members.

17. Severability. Invalidity of any provision(s) of this Membership Plan by judgment or court order shall in no way affect any other provisions, and the remainder of this Membership Plan shall remain in full force and effect.

18. Notices. Each Member shall be responsible for filing with the Club, in writing, on a form provided by the Club, their primary e-mail address, or mailing address, but only if said Member does not possess the means to receive mail in electronic form, where the Member wishes all communications of the Club to be sent. Except where otherwise clearly specified herein, whenever any notice, statement, billing, or other communication is required or permitted to be delivered to a Member under this Membership Plan, it shall be delivered via e-mail, or if such delivery is unavailable, shall be delivered in writing and shall be sent by United States mail, postage prepaid, addressed to the Member's last known address on file in the office of the Club. Any notice, statement, billing, or other communication so sent shall be deemed to have been delivered and received immediately if sent via email or on the third (3rd) business day following the date of its deposit in the United States mail. In the absence of an address on file at the Club, any Club mailing may, with the same effect described above, be addressed as the Club may reasonably determine to be the most likely to cause its prompt delivery. The Club must be notified in writing of any change of e-mail or mailing address. Failure to do so shall constitute a waiver of the right to receive Club communications, and is deemed a violation of this Membership Plan.



GOLF CLUB
RULES AND REGULATIONS

(Amended & Restated July 9, 2021)

PREAMBLE

These Rules and Regulations are established for Eagle Harbor Golf Club (the “**Club**”) by Club Owner and Hampton Golf to protect the Club Facilities and to promote the health, safety, welfare, and enjoyment of all persons using the Club Facilities and while on the Club’s premises. Club Owner owns and operates the Club and the Club Facilities, and has engaged Hampton Golf to operate the Club Facilities. References in these Rules and Regulations to the “Club” in regard to decision making or the exercise of discretion shall be deemed to refer to Club Owner and Hampton Golf, and Club Owner and Hampton Golf are hereafter sometimes referred to as the “Club.” In the interest of making the use of the Club Facilities a pleasurable experience for all persons and to protect the Club Facilities, the Club may amend these Rules and Regulations from time to time, in its sole discretion, without notice. All capitalized terms used in these Rules and Regulations which are not defined herein shall have the meanings given to them in the Club’s Membership Plan.

GENERAL CLUB RULES

1. All persons using the Club Facilities shall abide by these Rules and Regulations.
2. All amendments to these Rules and Regulations shall become effective immediately upon the posting of a copy in a conspicuous place at the Club, by announcement thereof in the Club’s newsletter and copies thereof being made available to Members, or upon mailing to Members, whichever is first to occur. In the event of conflict between these Rules and Regulations or any other rules and regulations promulgated by the Club, the Membership Plan and the Membership Application & Agreement, such conflict shall be resolved by the Club to make such provisions as consistent as possible and, in any event, any such inconsistency shall be construed in favor of the Membership Plan, these Rules and Regulations, and the Membership Application & Agreement, in such order.
3. These Rules and Regulations reflect appropriate behavior of a golf-oriented club. Courtesy, appropriate conduct and discipline complement our Club Facilities and enhance the social and golfing atmosphere. To preserve our traditions and maintain pride in the Club, all persons must observe these Rules and Regulations. Cooperation in observing the rules of decorous behavior, mode of dress and standards of conduct are required for membership at the Club and for use of the Club Facilities by all persons.
4. The Club Facilities shall be open on the days and during the hours as may be established by the Club, in the Club’s sole discretion. The Club Facilities and other areas of the Club may be closed for scheduled maintenance and repairs as needed.
5. Performance by entertainers of any sort is permitted on the Club’s premises or into the Club Facilities only with the prior written permission of the Club.
6. Alcoholic beverages shall not be served or sold, nor permitted to be consumed, on the Club’s premises in any manner prohibited by law. Alcoholic beverages shall not be sold or served to any person not permitted to purchase the same under the laws of the State of Florida.

The Club reserves the right, in its sole discretion, to refuse service to any person for any reason or no reason whatsoever. The Club also reserves the right to remove any person that appears to be intoxicated from the Club Facilities and take all necessary steps to ensure such person complies with same.

7. All food and beverages consumed on the Club's premises must be furnished by the Club. Persons shall not bring their own food and/or beverages into the Club Facilities or on the Club's premises at any time unless approved, in writing, in advance by the General Manager of the Club ("**General Manager**").

8. Outside catering is only permitted with the prior written approval of the General Manager.

9. Club employees are permitted to deliver food and beverages to locations away from the immediate area of the Clubhouse or other designated areas of the Club only with the prior written approval of the General Manager.

10. Commercial advertisements shall not be posted or circulated anywhere on the Club's premises nor shall solicitations of any kind be made on the Club's premises or upon the Club's stationery without the prior written approval of the Club. Other than as permitted in writing by the Club, no petition shall be originated, solicited, circulated, or posted on the Club's premises.

11. No one shall use the roster or list of Members for solicitation, commercial or political purposes, or distribute the roster or list to any person whatsoever. The roster or list of Members shall be considered confidential private property of the Club and shall not be used or given to anyone by a Member for any reason whatsoever.

12. It is contrary to the Club's policy to have the Club Facilities used for functions or fundraising efforts for the benefit of a political cause, except as specifically permitted by the Club in writing. The Club Facilities shall not be used in connection with organized religious services or other activities except as may be approved, in writing, by the Club.

13. No one shall request services unrelated to the Club or special or personal services from Club employees who are not on duty, or outside the scope of such employee's duties. No one shall use the Club's furnishings or equipment, which are not ordinarily available for use.

14. The Club prohibits bringing a pet (a domestic animal kept for pleasure or companionship) inside the Club's premises with the exception of service animals pursuant to the Americans with Disabilities Act. Pets are allowed on the outdoor patio and must be on a leash and under the control of the owner at all times. All persons are responsible for damage caused on the Club's premises by an animal owned or controlled by such person or such person's family members and/or guests.

15. Skateboards, roller skates, roller blades, mopeds, scooters, hover boards, and other similar items are not permitted on the Club Facilities. Privately-owned golf carts are permitted to be parked near the Clubhouse when at Talons. Privately-owned golf carts are not permitted on the

Golf Course without the Club's prior written consent, but may be parked near the Practice Facilities when using such facilities.

16. All persons shall not abuse Club employees, verbally or otherwise. All Club employees are under the supervision of Hampton Golf and no one shall reprimand or discipline any Club employee, nor shall any person request a Club employee to leave the Club Facilities for any reason. Any Club employee not rendering courteous and prompt service should be reported to the General Manager immediately.

17. Self-parking is permitted in areas identified as such. Parking is not allowed on grassed areas, unless specified for a particular event as determined by the Club in its sole discretion. No overnight parking, unless approved by the manager on duty. "No Parking," "Disabled Driver" and all other parking signs must be observed. Violators may be towed at the vehicle owner's expense.

18. Smoking is only permitted outside in designated smoking areas.

19. Absolutely no fireworks are permitted anywhere on the Club's premises or adjacent areas, unless part of a fireworks exhibit organized and conducted by the Club.

20. Firearms and all other weapons of any kind are not permitted on the Club's premises or into the Club Facilities at any time.

21. Use of the Club Facilities may be restricted or reserved from time to time by the Club.

22. Violation of any of these Rules or Regulations or conduct in a manner prejudicial to the best interests of the Club will subject the person in violation to disciplinary action by the Club in accordance with the Club Documents.

23. Club employees and the District Manager have full authority to enforce these Rules and Regulations, and any infractions will be reported to the Club.

24. No one is allowed in the food and beverage service areas of the Club, with the exception of Club employees.

25. Horseplay, profanity, disruptive conduct, and indiscreet behavior are strictly prohibited in the Club Facilities.

26. Members are responsible for informing and updating their family members and guests of all Club policies, including these Rules and Regulations, and are expected to ensure that their family members and guests adhere to such policies.

27. Each person is responsible for their own conduct and for the conduct of their family members and guests. Any person, or any of said person's family members and/or guests, whose conduct, manner, deportment, or appearance is deemed by the Club, in its sole discretion, as likely

to endanger the welfare, safety, harmony, or good reputation of the Club or its Members, or is determined to be otherwise improper may be reprimanded, fined, suspended, or expelled from the Club and may have all privileges associated with the use of the Club Facilities restricted, suspended or terminated by the Club. The Club is the sole judge of what constitutes improper conduct. Suspension or termination of membership privileges is further outlined in the Club's Membership Plan.

28. The Club may, in its sole discretion, demand any person to leave the Club's premises at any time for any reason or no reason.

29. Each person is ultimately responsible for his or her own safety and must take all necessary measures to protect themselves while on the Club's premises, including when operating a golf cart or encountering wildlife on the Club's premises.

30. Complaints, criticisms or suggestions of any kind relating to the management, service and operation of the Club or its employees should be in writing, signed by the person and addressed to the Club. Errors in billing charges must be directed to the attention of the General Manager and/or Head Golf Professional at the Club.

CLUB SERVICES AND ACTIVITIES

1. The Club provides a variety of sports, cultural, educational, and recreational events in which all Members are encouraged to participate.

2. No food and beverages are permitted by outside vendors, unless previously approved, in writing, by the General Manager of the Club.

3. Reservations are required for most activities at the Club and are accepted on a "first-come, first-serve" basis by pre-registering with the appropriate personnel of the Club.

4. Members are entitled to credit and charge privileges at the Club, so long as their account is in good standing.

5. Cash payments may or may not be permitted as determined by the Club from time to time.

DINING FACILITIES

1. The dining policies are determined by the Club, in its sole discretion.

2. Cancellation of reservations without timely notice may result in being charged a cancellation fee.

3. Dinner reservations may be required as determined by the Club from time to time and must be made by contacting the Club's restaurant. All persons should assist in maintaining required service levels by making reservations for dining prior to 5:00 p.m. on the day involved.

4. The courtesy of providing notice of necessary changes or cancellations is requested no later than 3:00 p.m. on the day before the dining reservation.

5. Reservations for dining will be held for only fifteen (15) minutes after the reserved time. All reservations will be seated as soon as reasonably possible according to their confirmed reservation time to ensure proper service.

6. Dining room activities for groups of fifteen (15) or more persons will be permitted only with the Club's written permission and reservations for such groups will be accommodated on an "as available" basis. A twenty-four (24) hour notice is requested for parties of more than fifteen (15) persons and a set menu should be arranged whenever possible.

7. For all Club events held in the dining room of the Club, tables will be assigned on a "first-call, first-choice" basis.

8. Members shall not set dates for dining room activities without prior written approval of the Club.

9. It is preferred that hats are removed in dining room areas. Golf and tennis attire are appropriate for the dining room until dinner hours. The Club may require certain attire for special Club events.

10. To cancel a reservation for a special dining event at the Club (for example, New Year's Eve, Thanksgiving, Wine Dinners, Easter, etc.), the Club must be notified at least seven (7) days prior to the event. Cancellations after this deadline can only be accepted without a cancellation charge, if there is a waiting list from which the Club can fill the cancelled reservation. If there is no waiting list, the Club may, in its sole discretion, charge a cancellation fee.

11. The Club reserves the right, in its sole discretion, to change or modify the hours of operation of the dining facilities and reservation policies, as well as other services provided at the Club as may be determined from time to time.

PRIVATE EVENTS

1. Private events may be scheduled from time to time at the sole discretion of the Club.

2. The Club desires to encourage the use of the Club Facilities by Members and other persons for private events. In order to use the Club Facilities for a private event, all persons are required to make reservations with the Club's Sales & Events Coordinator for available dates and arrangements, and sign a Private Event Agreement with the Club.

3. The Club reserves the right to cancel or reschedule a private event for any reason without fee or penalty.

4. The person sponsoring the event shall assume full responsibility for the conduct of guests and the removal of any decor. The person sponsoring the private event shall also be

responsible for any damage to the Club Facilities and for the payment of any charges not paid by individuals attending the private event.

GRATUITIES AND SURCHARGES

1. For the convenience of all persons, a gratuity percentage, as determined from time to time by the Club, may be added to all food and beverage sales.

2. An alcoholic surcharge is rendered by the State of Florida on all alcoholic beverages served. This tax varies by several factors, including the type of alcohol and the amount, in ounces, served in each alcoholic beverage. This appears as a single line item on all receipts and is reported to the State of Florida monthly.

3. Cash tipping is permitted and is appropriate for food and beverage staff, guest services, and other Club personnel.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCE OF PERSONAL INJURY

1. Any personal property left by any person in the Club Facilities or on the Club's premises for three (3) months or more without payment of storage thereon may be sold by the Club, with or without notice, at a public or private sale, or may be otherwise disposed of, and the proceeds, if any, may be retained by the Club.

2. No person shall remove from the room in which it is placed or from the Club Facilities any property or furniture belonging to the Club without prior written permission of the General Manager. Each person is liable for any property damage and/or personal injury at the Club, or at any activity or function operated, organized, arranged, or sponsored by the Club, caused by said person or said person's family members or guests. The cost of such damage shall be borne by the person responsible for the damage.

3. Should any person bound by these Rules and Regulations bring suit against any of the Released Parties in connection with any event operated, organized, arranged, and/or sponsored by the Club or on any other claim or matter in connection with membership at the Club or use of the Club Facilities, and fail to obtain judgment therein against any one or more of the Released Parties, said person shall be liable to the Released Parties for all costs and expenses incurred by them in the defense of such suit, including without limitation, court costs, attorneys' fees and expenses through all appellate proceedings.

CHILDREN

1. Children under twelve (12) years old are not allowed to use any of the Club Facilities, unless accompanied and supervised by an adult.

2. Children under the lawful drinking age in the State of Florida are not permitted in any bar or lounge, unless accompanied and supervised by an adult. Children are permitted in dining

facilities where alcoholic beverages are also being served, but cannot sit at the Talons bar counter unless accompanied and supervised by an adult.

3. Under no circumstances shall anyone under twenty-one (21) years old be served alcoholic beverages or tobacco products.

4. Children under eighteen (18) years old are not allowed to use the Club Facilities after 8:00 p.m., unless accompanied and supervised by an adult.

5. All persons are responsible for the conduct and safety of their children when enjoying the Club Facilities.

ATTIRE

1. It is expected that all persons will choose to dress in a fashion befitting the surroundings and atmosphere provided in the setting of the Club and exercise sound judgment in dress. The Club may publish dress requirements from time to time. The Club is entitled to make the final determination, in its sole discretion, as to the appropriateness of any person's dress or attire.

2. All persons must wear casual golf or country club attire in the Clubhouse, which includes collared or mock neck shirts and Bermuda-length shorts (i.e., no less than 4" above the knee).

3. All persons are requested to dress in a fashion compatible with the appropriate occasion.

4. Shirts and shoes must be worn at all times when on the Club's premises and while using the Club Facilities. Tank or net mesh tops, short shorts, and swimwear are inappropriate attire for the Golf Course, Practice Facilities, and in the Clubhouse. Denim is permitted in the Clubhouse, but not on the Golf Course or Practice Facilities.

GENERAL GOLF COURSE AND PRACTICE FACILITIES RULES

1. All persons using the Golf Course and Practice Facilities shall adhere to the Rules of Golf and the Rules of Etiquette, both as adopted by the United States Golf Association ("USGA"), except when modified by local rules or the Club Documents.

2. Cooperation with the golf staff is appreciated and expected.

3. Hours of operation for the Golf Course and Practice Facilities are established by the Club, in its sole discretion, based upon the demand and the time of year. The hours will be publicized by being posted in the Golf Shop.

4. Proper golf attire is required for all golfers and non-golfers present at the Practice Facilities and Golf Course. Improperly dressed golfers will be asked to change before playing.

Any person concerned about their attire should check with the Golf Shop staff before starting play. Any misuse or disregard of the Rules of Golf or the Rules of Etiquette, both as adopted by the USGA, may cause privileges to be reviewed, restricted, suspended, or terminated by the Club as determined in its sole discretion.

5. All golfers must check-in at the Golf Shop before beginning play on the Golf Course. All Members shall present their membership cards at registration. Failure to check-in at the Golf Shop at least fifteen (15) minutes prior to the scheduled tee time is grounds for forfeiture of the tee time.

6. Under no circumstances are golfers permitted to start play from residences. "Cutting-in" is not permitted at any time.

7. All tournament play must be approved, in writing, in advance by the Club.

8. Each golfer must have his or her own set of golf clubs and accompanying golf bag.

9. Jogging, bicycling, fishing, recreational walking, hunting, ball hunting, sightseeing, or any other recreation-related activities are not permitted on the Golf Course or Practice Facilities at any time, unless such activities are given specific permission, in writing, by the General Manager.

10. Personal coolers are not permitted on the Club's premises whatsoever.

11. Prior to making purchases for merchandise at the Golf Shop, all persons should inquire about the return policy as it varies based upon the type of transaction. In general, purchases made at the Golf Shop may be returned for credit only when accompanied by a receipt and within thirty (30) days of the date of purchase. Merchandise credit may only be spent on merchandise from the Golf Shop.

GOLF COURSE

1. The Club has the authority, in its sole discretion, to decide when the Golf Course is fit for play. When the Golf Course has been closed, it can only be reopened by the General Manager.

2. In order to maintain the condition of the Golf Course, spike-less shoes or shoes with non-metal spikes are the only type of golf shoes allowed. Golf shoes with metal spikes are not permitted anywhere on the Club's premises.

3. Practice is not allowed on the Golf Course. All persons shall use the Practice Facilities for all practice. All persons must avoid unnecessary damage to the Golf Course by limiting the use of mulligans and practice swings.

4. All play must originate on the first tee, unless otherwise authorized by the Golf Shop staff.

5. Speed of play is strictly enforced. All groups are required to keep pace with the groups in front of them. If a foursome or other group of golfers fails to keep their pace during play and falls behind the preceding group by more than one (1) hole, such group must allow the following group to play through. The same must be followed when stopping to search for a lost ball. No more than three (3) minutes should be used to search for lost balls.

6. All golfers who stop after playing nine (9) holes for any reason must occupy the next tee before the following golfers arrive at the tee or they shall lose their position on the Golf Course, and must get permission from the Golf Shop to resume play.

7. "Ball hawking" is not allowed on the Golf Course at any time.

8. With the exception of Golf Plus Members, Members (excluding their guests) may walk the Golf Course after 2:00 p.m. Walking at any other time is permitted only at the sole discretion of the Golf Shop staff. If walking is permitted before 2:00 p.m., the Member shall pay the cart fee then in-effect.

9. A round of golf should be completed in four (4) hours and twenty (20) minutes or less. Club employees may be on duty to help regulate play, speed of play and enforce these Rules and Regulations. The Club employees have full authority as representatives of the Club to enforce all rules and pace of play on the Golf Course. If a golfer is repeatedly warned for slow play, the Club may take such action as it deems appropriate, including without limitation, restricting the person's use of the Golf Course during certain times of day.

10. Twosomes may play at the discretion of the Golf Shop. Twosomes must not expect to play through foursomes and must not exert any pressure on the groups ahead. Foursomes shall have the right of way.

11. Twosomes and singles shall be grouped with other golfers, if available, at the discretion of the Golf Shop.

12. Singles shall be permitted to play only at the discretion of the Golf Shop. Singles must not expect to play through other groups and must not exert any pressure on the groups ahead.

13. Groups of five (5) or more golfers shall only be permitted on the Golf Course with the prior permission of the Golf Shop.

14. Golfers who provide a doctor's certification of medical necessity to the Club shall be provided a handicap flag designating that they have a disability. Handicap flag recipients may operate their golf carts closer to tees and greens than is normal. Due consideration to avoid damaging the Golf Course is expected. In no case shall handicap flag recipients operate a golf cart closer than thirty (30) feet of the putting surface or on the approach of any green. If abnormal conditions dictate the Golf Course (i.e. course saturation and maintenance projects, such as overseeding), handicap flag recipients may be required to stay in the rough or on the golf cart paths as directed by the Club.

PRACTICE FACILITIES

1. The Practice Facilities are open thirty (30) minutes prior to the first tee time and will close thirty (30) minutes prior to dark. The Practice Facilities will be periodically closed for maintenance and other reasons as determined by the Club from time to time.
2. Range balls are for use on the Practice Facilities only and are not to be removed from the Practice Facilities. Range balls must not be used on the Golf Course.
3. Balls must be hit from designated areas on the Practice Facilities. No hitting is permitted from the rough or sides of the Practice Facilities.
4. Lessons by unauthorized professionals are prohibited.
5. Shag bags are not permitted.

HANDICAPS

1. Handicaps are computed by the Florida State Golf Association under the supervision of the Head Golf Professional and the Club's handicap committee in accordance with the current USGA handicap system.
2. All persons with a USGA approved handicap may participate in Club events as applicable. All handicaps submitted may be reviewed by the Golf Shop staff.
3. Golfers are responsible for turning in all their scores on a daily basis. Any person failing to turn in a score shall result in a score being posted that is equal to his or her lowest score on record. The Golf Shop staff shall assist any golfers needing help with the posting procedures.
4. Accurate records are to be kept of scores turned in and recorded for all full rounds played. The Golf Shop staff shall determine if there are violations in turning in scores.
5. All Full Golf Members have handicap services included in their membership. All other Members must pay the handicap service fee then-in effect, if they choose to keep an active handicap at the Club. The handicap service fee is due and payable on an annual basis, and will be prorated if started during the year.

GOLF COURSE CARE AND ETIQUETTE

Persons using the Practice Facilities and Golf Course must do their part to make a round of golf a pleasant experience for everyone at the Club and to ensure excellent playing conditions. Here are some suggestions relating to the proper care of the Practice Facilities and Golf Course, and proper etiquette:

1. Each golfer is requested to repair all ball marks.

2. Do not replace divots. Divots must be filled with soil mix/sand provided on each golf cart and then leveled to the surrounding surface on both fairways and rough. Do not leave a mound of sand as sand can dull the blades of the mowers.

3. Bunkers must be entered and exited from the low side (i.e. the nearest level point to the green) and raked neatly and thoroughly after use. Rakes must be laid outside of the bunker.

4. Do not waste time. Anticipate the golf club(s) you may need and go directly to your ball. Drop off the rider from your golf cart with a few clubs at their ball and drive to your ball. Meet up after you both have hit your shots. Always be near your ball to play promptly when it is your turn. If a golfer is delayed in making his or her shot, it is courteous for such golfer to indicate to another golfer to play, which must not be deemed playing out of turn.

5. Keep up with the group ahead of you. Focus on the group ahead instead of the group behind.

6. The time required to "hole out" on and around the green is a chief cause of slow play. Study and clear the line of your putt while others are doing the same. Be ready to putt when it is your turn.

7. When approaching a green, park your golf cart on the cart path on the best direct line to the next tee, in order to save significant time. Never leave the golf cart in front of the green where you will have to go back and get it while the following golfers wait for you to get out of the way.

8. When play of a hole is completed, leave the green promptly and proceed to the next tee without delay. Record the scoring for the completed hole while the others in your group are playing from the next tee.

9. If you are not holding your place on the Golf Course, allow the golfers behind you to play through.

10. Club employees will report slow play and all breaches of golf etiquette to the Golf Shop staff, which will take appropriate action.

ADVERSE WEATHER AND RAIN CHECK POLICY

1. Although the Golf Shop staff may warn golfers about lightning in the area, of which they are aware, golfers must not rely on the Golf Shop staff to detect lightning and warn them. If lightning is in the area, golfers must stop play immediately and seek shelter.

2. The Club may close the Golf Course and Practice Facilities to plan for adverse weather conditions and for maintenance purposes, or when the Golf Course could be damaged by play.

3. If play is suspended by the Golf Shop, all golfers must leave the Golf Course and Practice Facilities immediately. Buildings located on the Golf Course are rest areas and are not equipped to provide protection from inclement weather.

4. When rain prevails and causes termination of play, a rain check for that day's appropriate fees may be granted, in accordance with the "Rain Check Policy" described below, as determined from time to time by the Club, in its sole discretion. It will be the sole responsibility of the golfer to apply for a rain check from the Golf Shop. The golfer must apply for a rain check on that same day or the privilege to receive a rain check for that day is forfeited. Rain checks are provided for future use; no cash refunds will be made.

5. Rain Check Policy:

- (i) 6 holes or less completed – full 18-hole credit, based on the rate charged;
- (ii) 7 - 16 holes completed – full 9-hole credit, based on the rate charged; or
- (iii) 17 or more holes completed – no credit issued.

GOLF CARTS

1. The use of golf carts is mandatory. Non-use of a golf cart is only permitted with the prior written approval of the General Manager.

2. Golf carts must only be used on the Golf Course when the Golf Course is open for play. Golf carts are permitted in the parking lot but are not to be driven to any home or home site in the Community or outside of the Community at any time.

3. Golf carts must not be used by any person on the Club's premises, including the Golf Course, without proper assignment and registration in the Golf Shop.

4. Each operator of a golf cart must be at least sixteen (16) years old and have a valid automobile driver's license.

5. Only two (2) persons and two (2) sets of golf clubs are permitted per golf cart.

6. All persons shall obey all golf cart traffic signs. Golf carts do not have the right-of-way on roadways and must not be driven on the roads.

7. All persons must use golf cart paths where provided, especially near tees and greens. Use the ninety-degree rule (e.g., cross fairways only at right angles at 90 degrees). Golfers are required to remain on cart paths without exception, on all par 3 holes and any other holes as determined by the Club from time to time.

8. Only vehicles approved by the Club will be allowed on the Golf Course, including its cart paths.

9. Golf carts must remain in compliance with cart signs posted on the Golf Course. Keep golf carts on cart paths at green and tee complexes at all times.

10. Be careful to avoid soft areas on fairways, especially after rain. Use roughs whenever possible.

11. Never drive a golf cart through a hazard.

12. Operation of a golf cart is at the risk of the operator and all persons accept and assume all responsibility for liability connected with operation of the golf cart. Cost of repair to a golf cart which is damaged by a Member or their guest shall be charged to said Member's account. All persons are fully responsible for any and all damages, including damages to the golf cart, that are caused by the person or said person's family members and/or guests, and said person shall reimburse the Club for any and all damages the Club may sustain by such use.

13. Parking of golf carts is allowed in designated areas only.

14. "Course closed" or "hole closed" signs must be adhered to without exception.

15. Cart directional and usage signage must be adhered to without exception.

16. Violations of any golf cart rules may result in loss of Club privileges and/or other disciplinary measures by the Club, as determined by the Club in its sole discretion.

ALLIGATORS, SNAKES AND OTHER WILDLIFE

Alligators, snakes (in particular, water moccasins), and other wildlife are a part of the natural environment surrounding a golf course in Florida. As such, golfers may encounter wildlife while on the Golf Course, particularly near water. Golfers must:

1. Be alert to the presence of wildlife on and adjacent to the Golf Course, cart paths and natural areas.

2. Never approach an animal in the attempt to retrieve your golf ball. Keep a safe distance between you and the alligator, snake, or other animals such as deer, boar, and bobcats for your safety. Do not try to make the animal move off the Golf Course yourself!

3. During mating season, animals may be especially aggressive. It is better to skip a hole than to risk serious injury or worse.

4. Notify a Club employee immediately of the presence of any wildlife.

GUEST POLICY

1. The Club may allow use of the Club Facilities by guests of the Club on such terms, conditions and rates and with such privileges as the Club determines in its sole discretion, from time to time.

2. Each Member is responsible for informing and updating their guests as to these Rules and Regulations and other policies of the Club.

3. Although it is the intention of the Club to accommodate guests without inconvenience to Members, the Club reserves the right to limit the number of guests that may accompany a Member on any given day.

4. The Club may change the daily guest fees, charges and policies for use of the Club Facilities by guests at any time in its sole discretion.

5. A Member's guest privileges may be denied, withdrawn or revoked at any time for any reason considered sufficient by the Club.

6. Each Member is permitted to bring three (3) Accompanied Guests (as hereinafter defined) to the Club Facilities at the "Guest of Member" rate then in-effect as established by the Club from time to time. An "**Accompanied Guest**" is any guest who is accompanied by the sponsoring Member when using the Club Facilities. A Member may bring more than three (3) Accompanied Guests to the Club Facilities upon payment of the applicable fees then in-effect for each additional Accompanied Guest that exceed the foregoing maximum.

7. Accompanied Guests are permitted to use the Club Facilities in accordance with the membership privileges of the sponsoring Member, subject to the restrictions on Golf Course play set forth herein.

8. Accompanied Guests will have the opportunity to pay any Club Charges and other fees (including Guest of Member fees) incurred by the Accompanied Guest at the Club; provided that the sponsoring Member will be responsible for all such charges incurred, but not paid by their guests.

9. An Accompanied Guest may use the Golf Course (including the Practice Facilities) no more than a cumulative total of four (4) times per calendar year. The Club reserves the right to amend the number of times Accompanied Guests are permitted to use the Club Facilities at any time.

10. Each Member is responsible for the conduct of his/her guests at the Club.

11. If the manner, deportment or appearance of any guest is deemed to be unsatisfactory, as determined by the General Manager in his/her sole discretion, the sponsoring Member must or the Club may (in the case of an unaccompanied guest) cause such guest to leave the Club's premises upon the General Manager's request.

SIXTH ORDER OF BUSINESS

Review of the Eagle Harbor Golf Club in Fleming Island, Florida

Prepared For:

Eagle Harbor Community Development District

District Manager
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Fleming Island, FL 32003

Prepared By:



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June 2021

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Introduction and Overall Summary

INTRODUCTION

The following report provides a summary of National Golf Foundation Consulting's ("NGF") review of the Eagle Harbor Community Development District ("CDD" or "District") golf program - the 18-hole Eagle Harbor Golf Club ("EHGC"). This summary is based on institutional knowledge of EHGC gleaned from the NGF's annual reviews of the property from 2009 to 2019, and the most recent visit and property tour in May 2021. The spring 2021 site visit included a tour of the golf course and clubhouse, and meetings with senior golf / food & beverage staff and the District Manager. Other activities included competitive market research, an update of local demographics and golf supply/demand measures, and collection and review of updated historical operating data for Eagle Harbor GC.

This report focuses on changes to the EHGC operation and the market environment since NGF's engagement in early summer 2019, which followed a period of major improvements at the club, including new Tif Eagle greens and modifications to the clubhouse, as well as some staffing changes and new investment in marketing. NGF's summary in 2021 provides a synopsis of how the facility is performing over the last couple of years in light of the pandemic and other market, facility and operational changes. NGF also updates our recommended capital plan for EHGC, with a focus on investment that will be required to keep the facility at its currently strong competitive position. Finally, we project EHGC activity levels and cash flows for the next ten years.

This NGF review was managed by Ed Getherall, Director of Consulting, with assistance from Richard B. Singer, Senior Director of Consulting. The report provides a summary of the main findings and recommendations for the CDD in the continued operation of its golf course. We note that, as in several recent annual reports to the District, NGF did not undertake a comprehensive review of operations as part of this service; rather, the review comprised data/information gathering, a tour of the property in the late spring of 2021, and interviews with District, Hampton Golf, and EHGC staff.

OVERALL SUMMARY

The findings and recommendations in this summary report focus on key issues currently under discussion, such as pricing strategies and proposed improvements that may result in increased net revenues, including work to the driving range, kitchen modifications, etc.

The consistent improvement of the Eagle Harbor Golf Club continued to bear fruit, as evidenced by its march toward operational break-even in FY2019 and FY2020, despite the global pandemic. While the pandemic and its aftereffects (e.g., labor shortage, inflation) may linger for a while, we believe that District and Hampton Golf management have the facility, which now stands out in the Fleming Island / Orange Park / west of river market, on the path to profitability.

In the body of the report, we discuss several areas of opportunity in both golf and food & beverage operations. On the golf side, balancing activity between member and daily fee play is always a challenge, never more so than now when demand for both is surging. A positive outcome of this is that EHGC now has "pricing power", which should allow management to grow golf playing fee revenues through fee increases and utilization of dynamic pricing.

Of course, integral to maintaining the current strong market position is keeping the golf course in the excellent condition it has been in, and continuing to invest in the property. Additionally, all golf course operators must make a concerted effort to retain as much of the pandemic-related demand

as possible through programming and engagement initiatives (especially for new golfers), now that other competing activities for discretionary recreation dollars are back open.

On the clubhouse side, the Talons operation has been a hit with the local community, and non-golf use of the bar and restaurant continued to grow leading up to the pandemic. In fact, the F&B operation, which had been a large-scale money loser for many years, was profitable in FY19 and, remarkably, FY20. Improvements in the food & beverage operation under the direction of the new F&B-oriented General Manager include continuing facility modifications and staffing changes, such as hiring a more experienced Head Chef and adding a Banquet Captain position to facilitate events, thus freeing up more time for the Sales and Events Director to sell them.

With the excellent facilities, increased awareness of Talons in the market, and aggressive marketing/direct selling, NGF expects that food & beverage has the potential to be a significant profit center at Eagle Harbor GC. However, as we've noted in recent reports to the District, there are some inherent facility limitations that constrain and effectively place a ceiling on revenue growth. These include a relatively small and inefficiently programmed kitchen and limited seating capacity (150-person wedding is max, with ± 125 much more comfortable) that preclude hosting larger events. Also, there is the conflict of shutting down the venue and displacing regular restaurant customers during special events (e.g., on Friday nights). Another constraint is that servicing concurrent events on the popular patio and inside are a problem.

The issues with the Eagle Harbor F&B operation appear to be on the supply side rather than demand side, which is not a bad problem to have if the District continues to invest in the efficiency, capacity and overall quality of the facilities. As we discuss in more detail in the body of the report, NGF concurs with the General Manager that the most significant short-term investments to consider for this clubhouse include kitchen reconfiguration (or expansion) and addition of storage capacity. Improvement to the outside wedding ceremony venue should also be a net revenue-positive investment.

As with any business, there are other uncontrollable external variables at play, as the global pandemic so brutally brought home in 2020. At this writing, many businesses in the hospitality and service industries are facing new challenges in attracting and retaining labor, due to several factors that include extended federal unemployment benefits. The competition for labor has resulted in wage inflation, and general inflation in prices for inputs has also taken hold, though perhaps temporarily. Our point is that, at least for the short term, managing margins in the Talon's operation will require nimble navigation of current challenges (e.g., being able to cover rising labor and food costs without pricing some customers out).

As we have written before, maintaining the golf course and support amenities to current standards will be integral to EHGC continuing to improve its financial results. NGF believes that the key goal going forward with respect to staffing and overall budgeting should be to ensure that service levels are commensurate with the image and market position that the District and Hampton Golf have fought to attain through facility investment, expert course maintenance, and aggressive marketing and programming.

As we will see in the financial pro forma analysis, EHGC's ability to reach what the District has defined as "Level 1" performance – revenues that cover basic operating expenses – should be achievable assuming annual rounds played stabilize in the $\pm 42,000$ range, which would represent a moderate pullback from the almost 45,000 generated during the Covid-related demand surge in 2020. Perhaps profitability can be achieved at even lower rounds totals if expected revenue growth in the food & beverage operation comes to fruition and the District and Hampton Golf can continue to effectively control expense growth.

The NGF Consulting preliminary cash flow projection shows that EHGC should produce about \$3.2 million in total gross operational revenue (all sources) in FY21, as things begin to "normalize" as

the pandemic wanes. Even with stabilized rounds of 43,000, we are projecting fairly aggressive revenue growth resulting from moderate average annual increases in revenue inputs, continued aggressive marketing, strong management, and revenue constraints in F&B operations being lessened due to facility improvements (e.g., more kitchen space, enhanced wedding venue). We are projecting total revenue to grow to \$3.93 million by FY25, and to \$4.44 million by FY30.

Based on expense estimates prepared by NGF Consulting, we project that EHGC will produce net ordinary income (**before depreciation, maintenance reserve, debt and other “below the line” items**) equating to a loss of about **(\$30,000)** in FY21, growing to **(\$59,000)** as expenses escalate in FY22. However, with assumed stabilization of expense growth, we project annual net ordinary income to turn to the positive and stabilize at \$110,000 to \$120,000 in the FY27 through FY30 period. ***Based on NGF inputs assumed for this model, including stabilized annual rounds played of 43,000, we expect to EHGC to be a break-even or moderately profitable operation, before capital, interest, and principal payments, by FY 2024 or FY 2025.*** If this level of performance were achieved or exceeded, EHGC should no longer need operating subsidies and may even be able to contribute to a maintenance reserve fund, but will likely continue to be unable to fund all interest expenses, bond principal payments, and other non-recurring and capital items.

Eagle Harbor Golf Club – 2021 Review

In this section, we provide a summary review of the key changes in the Eagle Harbor Golf Club, as well as the competitive market it operates in, since NGF's last study in mid-2019. Because of the near-yearly frequency of the NGF updates prepared for the CDD, this report is not intended to address all aspects of the facility assets and operation. Rather, we've reviewed key capital and operational factors, as well as facility performance trends, that NGF believes are important to focus on in the context of both the short/intermediate-term planning and the longer-term sustainability of EHGC. This section comprises three parts: (1) Existing Golf Course Conditions Summary; (2) Operations Overview and Recommendations; and, (3) Financial Performance Analysis.

EXISTING GOLF COURSE CONDITIONS REVIEW

In May 2021, the NGF consultant conducted a physical review of the EHGC golf course to update our continuing "condition of property" report for the District. The review included the golf course playing area and support amenities. We note that this summary is not based on a formal inspection of facilities, but a cursory review completed by NGF in consultation with Eagle Harbor, Hampton Golf and District staff. The NGF inspection was conducted as the course was entering its peak summer growing season, and the area had experienced low rainfall in the preceding weeks before the site inspection. Later in this report, we provide a prioritized list of recommendations for remaining physical plant improvements.

Review of Primary Golf Course Components

The Eagle Harbor golf course appeared to be in very good condition, with clear superiority to key competitors (e.g., Eagle Landing, Fleming Island) noted by the NGF. Our review shows no obvious urgent problems that would need to be addressed immediately to prevent the loss of revenue or that would entail large capital expense. Overall, NGF observed that the facility has clearly benefitted from the recent upgrade efforts, although some additional capital items will be required to maintain that superiority. A review of each golf course component is noted below:

- **Greens** – The relatively new Tif Eagle greens (2016) continue to mature and appear to be holding up well despite an increase in rounds activity. The quality of greens is a clear differentiator for EHGC in this market; the Golf Professional noted that the high-quality greens have been a key driver for new activity and growth in rounds played.
- **Tee Boxes** – Several tee boxes showed excessive wear and damage from heavy use. This was especially noticeable on all four par-3 holes, where golfers using mostly irons have damaged teeing areas and the spaces are too small to allow for adequate recovery. Tee improvements to par-3 holes should be a high priority in short-term capital planning.



Photos showing the tee boxes on selected par-3 holes at EHC. These conditions will detract from the golfer experience and should be improved to fix damage, and tee boxes increased in size on par-3 holes.

- **Overall Turf Condition** – The NGF inspection occurred during a particularly dry period, and overall turf health still looked superior to key competitors. These good conditions are a result of properly functioning irrigation, supporting the importance of having effective irrigation in place and the need for the District to prepare now for an eventual irrigation system replacement (more below).
- **Bunkers and Hole #13** - The course has a total of 35 sand bunkers, including three very large bunkers (holes #6, #13, #18), with a variety of conditions related to quality of sand, drainage and eroding edges. Staff reports that bunker improvements are ongoing as part of regular maintenance, but staff and budget constraints limit the attention to bunkers. The extra-large bunker on hole #13 is a particular challenge to maintain and NGF expects that the size can be reduced significantly without affecting the proper play of golf or the perceived quality of the layout.



Photo of the extra-large bunker on hole #13. Most of this bunker is not in play for the majority of golfers and should be reduced in size.

- **Trees** – The numerous trees on property at EHGC provide added visual and playability appeal, but also present maintenance challenges. Continued mitigation of tree shade issues and clearing underbrush to improve airflow are required to maintain ideal conditions. In addition, tree root pruning (especially of older Oaks) in some areas would also help reduce damage to cart paths and irrigation lines. A comprehensive tree management plan for trimming and removal of trees that block sunlight - and thus restrict turf health in several key areas of the golf course – is a must for this property.
- **Cart Paths and Bridges** – The condition of the cart paths at EHGC is generally good, but localized areas will require attention as a yearly maintenance item to maintain high-quality service. Continual bridge repairs remain important at EHGC, and while several bridges have been repaired, several still remain in need of re-surfacing. A good quality and efficient cart path and bridge system can help enhance the appeal of a golf course facility by adding comfort to patrons, expanding the number of playable days (carts can go out when the course is wet), expanding the life of golf carts and improving the condition of the golf course playing area.



Images of EHGC cart paths and bridges showing some areas of cracking and surface damage that should be addressed.

- **Irrigation** – The golf course irrigation system is reported to be functioning properly and the District has invested in replacing aging irrigation heads and improving the irrigation control system (above-ground components). Longer term (beyond five years), the District should begin preparations for the replacement of original system piping (below ground component) that dates back to 1992. This investment will help improve pressure and coverage that is beginning to show signs of decline.

- **Lake Banks** – The edges around lakes, especially close to greens complexes, remain a challenge for EHGC, although NGF notes significant improvement since our last inspection in 2019. Staff appears to be actively managing the edges and thus large-scale capital investment is not needed if maintenance staff can stay on top of it on a regular basis. One area of particular note is the large practice green in front of the clubhouse. While improving the lake banks on this practice green is not viewed by NGF as an urgent need, the location and visibility from the clubhouse makes this a project worthy of consideration (“nice to have” vs “need to have”).



Areas of lake banks near greens complexes that show erosion and should be addressed, mostly through ongoing maintenance.

- **Driving Range** – The driving range at EHGC has limited teeing space and the result is a range tee area that is in poor overall condition from overuse. The addition of a new line of artificial turf mats should help to improve conditions, provided staff is active in requiring use of the mats at selected times that are defined and communicated to customers. The ideal tee space for a driving range is for 30 separate tee positions, thus allowing a new position each day and using a defined tee space only once per month. The landing area on the range is among the lowest areas on the property and drainage problems impact ball retrieval and the visual quality of targets that are preferred by golfers.

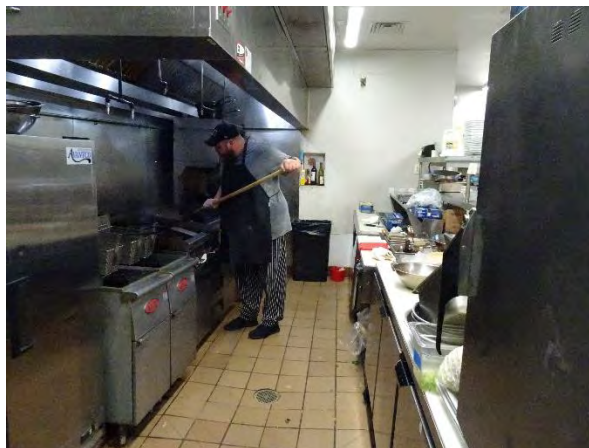
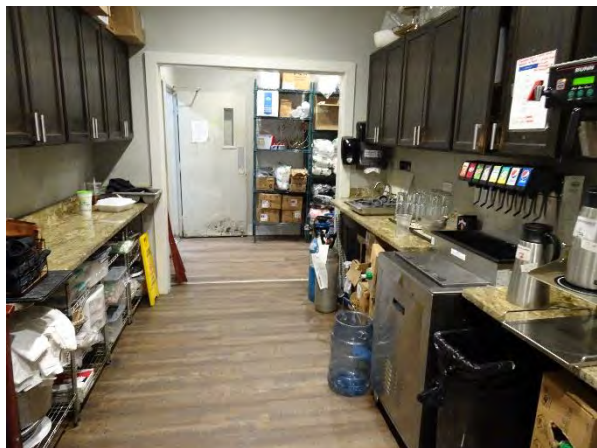


Images of the driving range tee area showing excessive wear, which should be improved with the new artificial turf tee mats.

Review of Ancillary Components

In addition to the golf course playing area, the NGF assessment of Eagle Harbor GC included a review of ancillary components that support golf operations, including:

- **Clubhouse** –Eagle Harbor GC has benefitted greatly from the clubhouse renovation, as the facility now has a more efficient layout along with new flooring, paint, fixtures and furniture, as well as added capacity and a modernized look. The most significant future investments to consider for this clubhouse include kitchen reconfiguration (or expansion) and storage capacity expansion. Staff reports the kitchen size does limit the ability to handle larger parties and banquets. Re-configuration should result in improved logistics and revenues.



Images of the small kitchen showing challenges in handling a large volume of restaurant / banquet) activity.

- **Back of Clubhouse** – As noted, EHGC clubhouse has limited storage capacity. As a result, staff is forced to improvise storage resulting in some unsightly outdoor storage in areas of the clubhouse that face adjacent residences. This may put added pressure on the EHGC to provide better organization and properly enclosed storage capacities.



Outdoor storage at EHGC in areas facing EH residences.

- **Cart Storage** - The cart barn is a stand-alone 5,500 square-foot building located northwest of the clubhouse, with capacity to house the 74 carts needed for the EHGC operation. During our visit in 2021, NGF noted several holes in the walls and damage to insulation that should be considered for enhancement to help improve efficiency in the golf cart operation.



Photo of damaged insulation in the cart barn, an example of improvement needs to this facility.

- **Other Golfer Support Amenities** – EHGC has two on-course comfort stations (one on each 9 holes) that were each in good working order and providing adequate service. High-quality maintenance of these facilities should be a priority for EHGC to provide the level of on-course service that is consistent with public golf courses operating at the high end of the market in this area. The club has added a full-service water and ice station just outside the pro shop, which is currently using water jugs for service. A water connection and ice machine are recommended to complete this service.



Photo of the new ice and water service area for golfers just outside the pro shop.

- **Maintenance Facility** - The maintenance facility is the operations center of the golf course and this building houses all maintenance equipment. The maintenance facility is of adequate size and is providing the appropriate shelter for personnel and equipment. While the building could be improved, this is not seen as an essential need for the facility as it does not appear to significantly impact the operation. The improvement of the maintenance facility should be included as part of a long-term capital plan for EHGC (beyond the next 10-15 years).
- **Parking Lot** – NGF observed that the parking still has significant cracking and potholes in some areas that should be repaired to provide the highest level of entrance appeal and match the overall quality of the golf course and clubhouse.



Some cracking that is mostly minor but should be addressed at some point in the capital plan.

OPERATIONS OVERVIEW & RECOMMENDATIONS

The management and oversight structure that existed during our last study remains in place. Direct oversight of EHGC is provided by the Eagle Harbor CDD's District Manager. The facility is still operated via full-service management agreement with Jacksonville-based Hampton Golf, which provides management and operations service for the facility for a monthly fee and reports to the District Board of Directors. This structure offers the CDD both centralized strategic oversight and on-site operations from a multi-facility management company that has a centralized office, dedicated sales office, high quality technology, and experienced golf staff that can be tapped for operational and/or maintenance expertise.

From an on-site operations standpoint, NGF observed that Hampton Golf continues to follow best business practices in operating, managing, marketing and maintaining Eagle Harbor GC. We note that a new General Manager that has a strong background in food & beverage operations, including with a large national chain, is now in place at EHGC, complementing the very strong golf, sales, and maintenance staff. As we will discuss more later, Eagle Harbor is clearly a golf facility that is on the right trajectory in terms of both physical assets and performance trends. As such, much of the NGF narrative that follows falls in the category of "keep doing what you're doing."

Following are NGF summary observations regarding operations, with recommendations noted where applicable. Discussion is organized by these two main sections: 1.) Key Areas of Opportunity; 2.) Operations Summary – Other.

Key Areas of Opportunity

Fees and Charges

Daily Fee Golf Rates

Published or 'rack' rates for EHGC daily fee play are summarized in the following table. NGF observations follow the table.

Eagle Harbor GC Daily Green Fees (Non-resident)				
Eagle Harbor 18-Hole Golf Rates				
	Before 11AM	11:00AM-1:00PM	1:00-5:00	After 5:00
Mon-Thur. Weekday	\$45	\$40	\$35	\$25
Fri-Sat-Sun-Holiday	\$60	\$45	\$35	\$25
Eagle Harbor 9-Hole Golf Rates				
	Before 11AM	11:00AM-1:00PM	1:00-4:00	After 4:00
Mon-Thur. Weekday	\$25	\$25	\$22.50	n/a
Fri-Sat-Sun-Holiday	\$25	\$25	\$22.50	n/a
Rates do not include tax. After 5pm and 9-hole rates do include tax. Residents, military & seniors receive save \$5 per 18-hole rate from 7am-1pm Golf Plus rate is \$25+ tax 2 pm to Close; Juniors \$21.03+ tax per 18-holes & \$13+ tax per 9-holes				

As we've observed in recent years, rack rates are not the sole indicator of market positioning in this golf market due to the prevalence of fee discounting, as well as the now market-established practice of dynamic pricing, whereby some clubs no longer post rates online and price green fees based on variable demand.

Consistent with its increased quality, including excellent course conditions, EHGC has raised rates in recent years, and now has a peak (non-resident / non-senior) green/cart fee of \$60 for prime weekend morning rounds – less than key competitor Eagle Landing, which recently raised its highest 'public' fee to \$69 (\$59 locals /\$54 residents). As we will see later when we discuss the competitive market, the top of the local daily fee market in terms of green fees remains about \$75 to \$85 for a peak season prime time round of golf at facilities such as St. Johns G&CC and Golf Club at South Hampton. (Based on current online rates on tee time booking engines as of late spring 2021).

NGF Discussion and Recommendations

Even with recent fee increases, Eagle Harbor still appears to be priced 'below market' based on its value proposition. The facility would seem to have 'pricing power' due to the steady facility improvements over the years, as well as the pandemic-related demand surge for golf. A golf facility is a high-fixed cost, low margin business, and savvy operators must take advantage of revenue generation for the most demanded tee times, especially at a club like Eagle Harbor that has 130+ golf members and thus a limited supply of 'prime' daily fee tee times.

Therefore, NGF concurs with the recommendation of Hampton Golf to move to a dynamic pricing model – increasingly in favor in the golf industry - for Eagle Harbor GC. Hampton Golf has reported that enacting this practice at some of its other clubs has resulted in green/cart revenue of 10% to 15% higher. We recommend minimum and maximum fee parameters be established by Hampton Golf, in cooperation with District management. Given the improvement of the EHGC product over recent years, including the maturation of the Tif Eagle greens, and the fact that EHGC rack rates are now lower than at Eagle Landing and similar to those charged at facilities such as Eagle Magnolia Point and Julington Creek that NGF believes Eagle Harbor offers superior value to, we recommend that the maximum peak season, prime-time green/cart fee be as high as \$75. The resident discounts of 10% would remain in force.

Member Dues

Membership dues at Eagle Harbor have been held steady since 2018, when they were increased to \$240 for the Golden Eagle Single and \$280 for a Family (\$15 and \$25 increases, respectively, over prior). Single and Family Executive memberships had gone up by \$20 and \$30, respectively. Current member rates:

Eagle Harbor GC Member Fees (FY 2021)				
Monthly Fees				
Category	Golden Eagle	Executive ¹	Active Military	Junior ²
Single	\$240	\$200	\$190	\$99
Family	\$280	\$240	\$230	+\$49 for each addtl.
Cart Fees (per Player)				
9-Hole Cart	\$13	18-Hole Cart	\$21	
Half Trail Fees				
Pers. Cart Single Ann.	\$1,500	Family Ann.	\$2,000	
EH Cart Single Annual	\$1,750	EH Single Ann.	\$2,500	
1. Executive: under age 40 2. Junior: 15 and under				

EHGC golf membership offerings attract a very local following, with review of zip code data (2019 data; update not provided to NGF) showing about 77% of all members residing in the local Eagle Harbor zip code (32003), and only a handful of members coming from the Middleburg, Green Cove Springs and northern Orange Park areas. In 2019, the club reported having only two members that resided east of the St. Johns River.

These memberships have been very popular with players as a means of providing cost-efficient golf on an annual basis. EHGC data shows the average member (including 'Range Plus') playing about 61 times in FY19. Based on the highest daily fee rack rate of \$60, total daily green fee revenue for 61 rounds would be \$3,720, resulting in an implied discount of about 22% for single members. (Of course, this simple analysis assumes members are playing all of their rounds during prime time, but we are also likely significantly understating average rounds played for full golf members, since Range Plus is included when determining frequency).

Eagle Harbor GC Membership Analysis								
Memberships	FY2014	FY2015*	FY2016	FY2017	FY2018	FY2019	FY 2020	FY2021**
Total Members	132	112	157	158	157	180	n/a	155
Member Rounds	9,630	6,032	10,786	10,823	10,172	10,998	13,488	5,768
Total Member Revenue	\$404,035	\$230,087	\$398,070	\$302,410	\$293,478	\$323,317	\$363,410	
Avg. Rounds per Member	73.0	53.9	68.7	68.5	64.8	61.1	n/a	--
Avg. Revenue per Member	\$3,061	\$2,054	\$2,535	\$1,914	\$1,869	\$1,796	n/a	
Revenue per Member Round	\$41.96	\$38.14	\$36.91	\$27.94	\$28.85	\$29.40	\$26.94	
Source: Eagle Harbor GC.								
*EHGC closed for 4 months in FY2015 for renovation. **October – February 2021 (5 months).								

NGF Discussion and Recommendations

Eagle Harbor management in the past told NGF that, due to the complexity of balancing demand for tee times (especially for most in-demand times, such as weekend mornings) among the public and members, EHGC was close to its capacity with just under 130 full golf members. Given increased demand due to a number of factors, including the pandemic, the number of full golf members has risen to 138 as of April 2021.

While Eagle Harbor dues appear within appropriate range given competitive pricing, there are couple of key factors – in addition to the need to balance daily fee play - that lead NGF to believe that moderate dues increases are justified and supportable:

- Eagle Harbor GC offers a very strong product and, due to its very local membership (the strong majority of members reportedly live in the Eagle Harbor community), the club can probably charge a modest “convenience” premium without losing members to other clubs.
- The club has a very active membership, which is expected when so many members live so close by. With daily fee rates on the rise (especially if higher rate is approved by the District under a dynamic pricing model), it makes sense for the dues to reflect at least the same multiple of the top daily fee rate than it did previously.

Based on the factors above, as well as the competitive marketplace and the current inflationary atmosphere, NGF recommends that the District and its manager consider dues increases of $\pm 10\%$, and we believe these increases would be supportable. This would bring the Golden Eagle Single dues to about \$265 per month and the Family dues to about \$310, *if the current fee relationship is maintained* (family about 17% higher than single). *We note that this NGF recommendation is based on our high-level analysis of the market and conclusion that EHGC is a market-leader for the west-of-river area; however, we defer, or course, to the on-the-ground manager, Hampton Golf, to determine optimal pricing.*

This brings us to another consideration with regard to the dues structure. Fleming Island GC, Julington Creek, and Magnolia Point have family membership dues that average 38% higher than the commensurate single dues. At the other end of the spectrum, Eagle Landing, St. Johns, GC at South Hampton, and Cimarrone average 16.5% higher on family dues. (EHGC is currently at 16.7%, so clearly falls in line with the latter group). Based on the very local Eagle Harbor membership, thus making it very convenient for family members to use the membership, NGF recommends that Eagle Harbor management consider dues for Family memberships that are $\pm 25\%$ higher than Single dues.

Finally, NGF was told that management wants to institute a **one-time Initiation Fee** for new full golf members of Eagle Harbor GC. The policy would go into effect as early as July 1. With membership close to perceived full capacity and in high demand, NGF concurs with implementing the initiation fee. Current fees observed in the market include \$1,500 at Cimarrone, \$2,000 at South Hampton, and \$3,500 at St. Johns. NGF believes an initiation fee at EHGC of \$1,000 for Single and \$1,500 for Family, is appropriate.

Food and Beverage Operations

The steady revenue growth of the Food & Beverage operation at EHGC slowed in FY20, interrupted by Covid-related closures and restrictions. The operation still exceeded \$1 million in revenues and turned a profit, an impressive achievement given the steep decline in banquet revenue, from \$345,000+ in FY19 to about \$225,000 in FY20.

Hampton Golf's commitment to direct selling and marketing continues for Talons, and the new General Manager has a very strong food & beverage background. Additionally, new staff, including a more experienced Chef and at least one new key position, Banquet Captain (more later), should make continued growth very achievable. Favorable trends continue: the percentage of total food and beverage revenues derived from non-golf patrons and activities continues to rise, owing to a strong product and greater awareness and engagement, especially among Eagle Harbor residents. Prior to the pandemic, Talons had become popular for wedding ceremonies (about 18 weddings in FY19) and receptions, as well as events such as sports banquets, baby showers, wedding showers, military retirements, and birthday parties.

However, as we've noted in previous studies, there are some inherent constraints that will limit revenue growth. For example, both kitchen size and inefficient layout, as well as seating capacity (150-person wedding is maximum, with 125 more comfortable and normal), preclude hosting the larger events. The entire facility can be rented and shut down to other customers to create higher capacity (including bar area and patio), but the revenue must be sufficiently high to justify doing so. Finally, the patio is very popular, which can be present service issues for the kitchen when there are events inside and a full patio on the same day.

NGF Recommendation:

It is evident to NGF that facility improvements, expert management, and aggressive direct sales efforts for banquets and other events have been key to the impressive turnaround for this new "profit center" at Eagle Harbor Golf Club. The current GM believes that the F&B operation has a ceiling of about \$350K in banquets and about \$1.0 million in basic revenue, for a total of about \$1.35 MM, under the current facilities. However, if kitchen were made more efficient through reconfiguration, as currently proposed, the revenue ceiling should be significantly higher.

Another key issue is at play at the time of this report. Many businesses in the hospitality and service industries are facing significant challenges in attracting and retaining labor, due to several factors that include extended federal unemployment benefits (expiring September 2021 in most states). The competition for labor has resulted in wage inflation; general inflation in prices for inputs has also taken hold, though perhaps temporarily. Our point is that, at least for the short term, managing margins in the Talons' operation will require nimble navigation of current challenges (i.e., being able to cover rising labor and food costs without pricing some customers out).

In conclusion, NGF continues to see strong potential for revenue growth in Eagle Harbor's F&B operations, despite current obstacles, and recommends that the District commit to continued improvement projects to expand efficiency and capacity. As of now, the challenge from an operational standpoint appears to be from the supply side rather than demand side. So, implementing the current kitchen reconfiguration plan to increase storage space and improve capacity, as well as investing in new equipment (e.g., a pizza oven) that will provide more menu flexibility in this era of rising costs, is necessary. Additionally, we believe the proposed improvements to the outside wedding venue will make the popular venue even more attractive. Hiring a General Manager with extensive food & beverage experience was a great step, but he must be provided with the tools needed to take advantage of EHGC's growing reputation in the market, and its substantial "fall-out-of-bed" market of 7,000+ homes.

Potential Longer-Term Revenue Opportunity

An idea under consideration by the CDD and Hampton Golf is to introduce a “golfertainment” aspect to the Eagle Harbor driving range, such as Toptracer Range. Enhancing driving ranges to include technology elements (anything from launch monitors to interactive gaming a la Topgolf) is becoming increasingly common at golf courses across the U.S. as a means of increasing engagement – especially among millennials and non-golfers - and revenues (See previous discussion of Fleming Island GC’s *Top of the Tee*). These venues often include music and a food & beverage component, and are generally lighted for night use.

While presenting revenue potential, these types of venues do present risks, and are not a fit for all golf courses. First, there is a significant upfront investment even if only a handful of “technology bays” are added. Perhaps more important, the venues will, as noted, attract many non-golfers, some of whom will not be knowledgeable about etiquette and/or proper attire at the golf course. At Eagle Harbor, the driving range is at the center of everything, and golfers (including members and Rang Plus members) may be disturbed by any boisterous activity. In summary, this potential revenue opportunity is something to explore further to see if it can be done without being an overall detriment to the facility (perhaps make available only for nighttime use).

Operations Summary - Other

NGF observed that Hampton Golf continues to enact best practices with respect to marketing and direct selling, programing, organized activities, events and instruction. Following is a summary of key strategies, programs and activities, and staffing changes since our last study in 2019.

Marketing and Direct Selling

EHGC management and staff continue to aggressively market both golf and Talons, with a continued focus on the “fall out of bed” Eagle Harbor community. Summary observations of note in our 2021 review of marketing and selling activities:

- **Membership Marketing** – Hampton Golf continues to focus on adding member benefits that enhance the overall value proposition of the membership, including numerous weekly and annual member-only discounts on merchandise and food & beverage, use of the member-only practice area, and member-only walking privileges.
- **Email** – EHGC currently captures email addresses when golfers sign up via the website’s mailing list sign-up. The club also has access to Hampton Golf’s full database. These databases are utilized for targeted marketing, with periodic email blasts promoting specials and events.
- **Website** – The dedicated eagleharborgc.com is well organized and includes all of the information that is important to high quality public golf facilities. Management actively tracks Search Engine Optimization (SEO) statistics. We note that more photos have been added since our last review, especially in the ‘Weddings’ section (includes a video also), emphasizing the quality and attractiveness of the venue.
- **Talons Marketing and Events** – Strategies include aggressive direct selling, high-quality collateral pieces supporting weddings and other events, and ads in publications such as *The District* (“Eagle Harbor’s Official Neighborhood Connection”).
 - EHGC’s social media platforms are used to build awareness of events at Talons through regular postings. Talons has its own Facebook page, and a separate website is under development.

- In addition to wedding ceremonies and receptions, baby & wedding showers, anniversary & birthday parties, sports banquets, etc., Talons hosts recurring monthly meetings for groups such as BNI, Rotary, C-12, Clay County Chamber of Commerce, Clay County Bar, and local business networking dinners.
 - Special events include Mother's Day Brunch, Chef's Weekend Feature, Taco Tuesday, Superbowl Watch Party, and Trivia Night (every Tuesday and Wednesday).
 - The Sales and Events Director regularly attends area wedding shows. A new Banquet Captain position has been added to free the S&E Director up to concentrate exclusively on sales.
- **Social Media** – EHGC is active on Facebook, Instagram, and Twitter. These vehicles allow the club to do marketing at the facility level without going through the corporate office to advertise specials, post pictures, etc.

Organized Golf Activities

One of the keys to successful public golf operations and generating green fee revenue is the continued promotion and hosting of group activities such as leagues, outings and tournaments, as well as programs to develop new golfers. Eagle Harbor remains very active in both areas.

Tournaments and Leagues

Over many years of consulting experience, NGF has observed strong correlation between an active calendar of organized events with strong economic performance at public/semi-private golf facilities. These events tend to stimulate activity and encourage repeat play, generating more rounds per golfer than without the event calendar. NGF notes an active calendar with strong participation in leagues and tournaments at EHGC, all of which are actively promoted on site and on the facility website. Organized activities include:

- **Golf Associations** – EHGC has active men's and ladies golf associations, although a large portion of association members are members as well.
- **Tournaments and Outings:** EHGC generated more than \$95,000 in playing fee revenue in calendar year 2019 tournaments (includes some member events); these events also generated food & beverage and merchandise revenue. The largest outings included Superbowl Scramble (120 players), BASCA (136), Mercy Support Services (136), and Moosehaven (123). Most of these are recurring annual outings. In 2020, despite numerous cancellations due to the pandemic, more than \$188,000 in total revenue was attributed to tournaments & outings. As noted in previous studies, hosting large events can be problematic for EHGC due to the displacement of members, so the club must get District Manager approval and is limited in the number of large golf events it can host each year.
- **Member Events:** - In addition to the annual Eagle Harbor Club Championship and Invitational (member/guest), there are additional annual member tournaments, as well as recurring weekly events such as the Monday, Wednesday and Friday Eagles.
- **Other Events:** Creative golf-themed events are becoming more and more popular with operators looking to make golf more fun for less committed golfers, including many young adults who want their recreation to be 'experiential'. Examples at Eagle Harbor include:

- The weekly 9-hole Thursday Scramble, which kicked off with a 9-hole Night Golf event in spring 2016. This event is held every Thursday during Daylight Savings Time.
- One day a month in summer (and, often, in the shoulder seasons), 'Balls & Beers' is held at the driving range. Participants pay a small fee for this event, which features a keg and unlimited range balls for an hour, with an EHGC professional walking the range to provide quick lessons and tips.

Player Development and Programming

EHGC continues to be very active in player development and overall programming, with a strong focus on juniors and getting more involvement from the Eagle Harbor community (7,000+ residents). Research from NGF and other leading industry organizations confirms that golf, in order to combat the headwinds that have resulted in decreased participation (especially among young people), must become much more active and effective in player development and “onboarding” to get more people into the game; the same applies to programming to keep people engaged and retain them as golfers. Activating latent demand among groups that traditionally have shown low golf participation – such as women and minorities – is critical to golf’s future.

NGF notes that EHGC has very active player development and overall programming, so the recommendation is to continue building on what has been accomplished. One of the major initiatives to grow activity that NGF recommends is a young adult program (e.g., reduced rates for golfers age 18-29 on weekday afternoons). National NGF research (“*Golf & the Millennial Generation*”) has shown this to be a key demographic in growing golf activity. The 9-hole Thursday Scramble and Balls & Beers are great examples of the types of events that hold great promise for providing a golf experience to those millennials and other golfers that are less traditional with respect to the game.

EHGC staff, including the dedicated Director of Player Development, is doing an excellent job, as evidenced by the growth of the PGA Junior League Golf program. These and other programs are a great way to cultivate a new customer base within the Eagle Harbor community. Another key position is the new LPGA golf instructor that joined the EHGC team in the summer of 2020. She manages the PGA Junior League team, is active with women’s programming, assists with camps and clinics, and provides lessons.

Key elements (not exhaustive) of instruction, programming and player development at EHGC are:

- **Women’s Programming:** EHGC continues to be proactive in increasing female participation, and this effort was bolstered with the addition of the female instructor added last summer. Programming includes events with JWGA, LPGA Golf 101, and the facilitation of leagues and other social events such as ‘9 & Dine’, which is a major “industry best practice”. The Friday Women’s Clinic has reportedly seen large growth.
- **Lessons and ‘Onboarding’:** EHGC continues to place a high priority on lessons and programs in an effort to drive business to the facility and cultivate new customers for the future. Professional golf instruction is available seven days a week. Private instruction can be arranged by appointment, and a number of group clinics are scheduled throughout the week. The facility also facilitates adult beginner-oriented Get Golf Ready (PGA of America program).
- **Juniors:** EHGC is very active with junior instruction and programming, including:
 - EHGC hosts four PGA Junior League Golf teams, totaling 48 kids.

- EHGC is active with junior-oriented programs and events, including the Hurricane Junior Golf Tour, Florida Junior Tour, and North Florida Junior Tour.
- Junior Clinics (age 3-17) are available throughout the year. (Through March of 2021, eleven clinics, totaling, 140 participants, had already been held this year, and 191 juniors participated in 2020, despite the pandemic). Summer Golf Camps are held Tuesday through Friday on select weeks from June to August, and include 3-day Pee Wee camps (ages 6-9), 4-day Junior (age 10+) camps, and 4-day Golf, Tennis & Swim.
- The fun of the summer golf camps is being bolstered by 'Operations 36', a newly introduced program for beginning golfers ages 7 and above. Participants receive 8 practice sessions and 4 play days during the program. New students receive a starter pack that includes a bag tag to track their progress. All participants also get access to the Op36 mobile app that is used for training, self-training, and keeping track of their progress through the program (must shoot 36 from 25 yds out to graduate).
- High School Teams – the boys' and girls' Ridgeview High School teams practice and play at EHGC from August 1 to October 15 each year. The St. Johns Country Day HS boys' team (EHGC's Director of Player Development is the coach) also practices and plays at the club during this period.

Staffing and Labor Expense Management

As in the past reports, NGF believes that the key goal going forward with respect to staffing and overall budgeting for EHGC should be to ensure that service levels are commensurate with the image and market position that the District and Hampton Golf have fought to attain through facility investment, expert course maintenance, and aggressive marketing and programming. Since our 2019 review, EHGC has hired a new General Manager with a very strong food & beverage background, as well as new Food & Beverage Manager and Food & Beverage Manager on Duty. Additionally, the 'Banquet Captain' position has been created to facilitate events and to free up the Sales and Events Director to concentrate fully on selling. *NGF views all of these changes as positives for the overall operation. Having a GM with a food & beverage background is workable at EHGC only because very strong golf management staff, including the Director of Golf, is in place.*

Total labor expense, which accounted for 54% of the total operating expense in FY2017 and FY2018, fell considerably to 43.7% in FY19 and then 40.6% in FY20 (likely due to Covid-related business closure and/or restrictions), well within industry standards, especially considering the large-scale F&B operation. We note that the FY22 budget shared with NGF includes a significant increase of about \$277,000 in labor expense (including benefits), or about 20%, over FY21 budget. This projected increase is likely attributable to a number of factors, including rising wages, strong competition for workers, and additional staff that will help to fuel growth in food & beverage revenues.

FINANCIAL PERFORMANCE ANALYSIS

NGF has reviewed the rounds activity, membership, revenues and facility expense performance of EHGC for FY2019 and FY2020. Key findings are summarized below.

Rounds and Member Activity

EHGC has experienced a lot of positive momentum over the last couple of years, as a combination of facility investments, strong management, and market factors have resulted in large increases in rounds played. Annual rounds played, which averaged about 35,100 for the FY16 to FY18 period, increased by more than 4,500 in FY19, or 13%, and another 5,600+ rounds (14.3%) in FY20, aided by the pandemic-related lift felt throughout the industry. **Overall, rounds have risen by more than 10,000, or 27.3%, over the two-year period.** For context, previous data collected by NGF shows EHGC peaked at just under 48,000 rounds in FY2007, with a downward trend to a bottom of 30,400 in FY2013.

Based on Eagle Harbor's market positioning and other factors, NGF has previously estimated a maximum yearly capacity of about 55,000 rounds, though this figure is likely not realistic given the current competitive dynamic in the market, **and it would far exceed what management hopes to attain in consideration of golf course condition standards.**

The number of members, including 'Range Plus' (formerly 'Golf Plus') continued its rebound, reaching a total of 180 in FY19, before falling dramatically with the decline in the Range Plus membership to 17 members by April 2021 (price increased from \$49 to \$74 and was not absorbable due to the small size of the range and other factors). On the other hand, the number of 'Full' golf members increased from 127 in FY19 to 138 by April 2021, attributable to very good course conditions, aggressive marketing & direct selling, and the positive demand effects from the pandemic. Eagle Harbor's membership accounts for about 29% to 31% of total play, a number that has held steady since FY2013.

Eagle Harbor Golf Club Rounds Played and Membership (FY2016 - FY2021*)						
	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021*
Member	10,786	10,823	10,172	10,998	13,488	5,768
Guest	25,231	23,710	24,648	28,337	31,489	10,995
Total Rounds	36,017	34,533	34,820	39,335	44,977	16,763
Total Members	157	158	157	180	n/a	155
Rounds per Member	68.7	68.7	64.8	61.1	n/a	n/a
Member Rounds % of Total	29.9%	31.3%	29.2%	28.0%	30.0%	34.4%
Source: Eagle Harbor GC.						
*October 2020 – February 2021 (5 months).						

Rounds Played FY2021 through February

A big question in the golf industry that will be answered as the year unfolds is how much of the Covid-19-induced demand surge – resulting from a combination of beginners, returning players, and higher frequency of play among existing golfers - will be retained in 2021. While it is still far too early to answer that question, year-over-year rounds played at EHGC in FY2021 are modestly ahead of the FY2020 pace through February.

Eagle Harbor Golf Club Total Rounds Played 1 st 5-Months (FY2019 – FY2021)						
	Oct	Nov	Dec	Jan	Feb	5-Month Total
FY2019	3,147	2,840	2,803	3,001	3,190	14,981
FY2020	3,109	3,274	3,095	3,372	3,491	16,341
FY2021	3,524	3,196	3,515	3,696	2,832	16,763
Difference '19 - '21	377	356	712	695	-358	1,782
Difference '20 - '21	415	-78	420	324	-659	422
Source: Eagle Harbor GC.						

Revenues

Revenue center performance was strong in FY19, with total revenues increasing by \$366,000, or 13.4%. Leading the way for the overall increase were overall golf playing fees (daily green & cart fees + member dues), up by 25.5%, and food & beverage revenues, up by about \$133,000, or 10.6%. From a percentage standpoint, merchandise sales grew at the highest clip, at 31.1%. For FY20, golf playing fees rose another 17.8%, but food & beverage sales, understandably, experienced a big decline of 23.3%; still, total facility revenue falling by only 2% and the food & beverage revenue center still producing \$1.06 million in sales in a pandemic year are noteworthy achievements.

Overall, total revenues increased by about 82% between FY14, the last full fiscal year prior to facility renovations. F&B sales account for much of the increase, as they have more than tripled over pre-renovation levels.

Eagle Harbor Golf Club Total Revenue (FY 2016 – FY 2020)					
Income	2016	2017	2018	2019	2020
Member Fees / Dues	\$312,264	\$300,406	\$289,873	\$323,317	\$363,410
Green/Cart Fees	765,882	876,682	917,168	1,045,552	1,248,937
Merchandise Sales	118,167	163,499	163,951	215,016	215,713
Total F & B Sales	1,065,367	1,239,749	1,250,218	1,383,033	1,060,923
Merchandise + F&B				1,598,050	1,276,636
Rental Income	22,989	22,874	30,683	46,308	54,460
Membership (Other)	85,806	2,004	3,605	3,917	4,989
Misc. Income	42,533	92,759	66,008	70,394	75,864
Total Revenue	\$2,413,008	\$2,697,972	\$2,721,505	\$3,087,538	\$3,024,295
Annual Change in Revenue	116.30%	11.81%	0.87%	13.45%	-2.05%
Source: Eagle Harbor GC.					

Average Revenue per Round

Analysis of average revenues continues to show that total revenue per round has entered an entirely new level since golf course and clubhouse improvements in 2015, with total facility average revenue per round exceeding \$78.00 in each of the last three years, pre-pandemic (about 44% higher than the \$54.53 generated in FY14). This increase has been driven by vastly higher food & beverage sales. Also of note for 2020 is that average green/cart fee revenue per guest round, which had been very steady and averaged just over \$37 for the FY17 - FY19 period, rose by about 7% to \$39.66 in FY20, and across far more rounds. The strong performance in this metric in FY20 is attributable to several factors, including active tee sheet management practices of EHGC staff, and a higher percentage of daily green fees sold at rack rates due to pricing power during the pandemic-fueled demand surge.

Eagle Harbor Golf Club Average Revenue per Round FY2016 – FY2020					
	2016	2017	2018	2019	2020
Total Members	157	158	157	180	180
Member Rounds	6,032	10,786	10,823	10,998	13,488
Guest/Daily Fee Rounds	12,829	25,231	23,710	28,337	31,489
Total Rounds	36,017	34,533	34,820	39,335	44,977
Average per Round					
Memb. Fees/Dues per Member	\$5.57	\$9.04	\$8.63	\$8.22	\$8.08
Green/Cart Fees per Guest Rd.	\$33.75	\$36.98	\$37.21	\$36.90	\$39.66
Merchandise Sales	\$3.89	\$4.73	\$4.71	\$5.47	\$4.80
Total F & B Sales	\$28.97	\$35.90	\$35.91	\$35.16	\$23.59
Rental Income	\$0.64	\$0.66	\$0.88	\$1.18	\$1.21
Membership (Other)	\$2.38	\$0.06	\$0.10	\$0.10	\$0.11
Misc. Income	\$1.18	\$2.69	\$1.90	\$1.79	\$1.69
Total Revenue per Round	\$67.00	\$78.13	\$78.16	\$78.49	\$67.24
Source: Eagle Harbor GC					

Food and Beverage Operation

The food & beverage operation at Eagle Harbor continued its impressive growth that began with completion of the clubhouse improvements in 2015, reaching just under \$1.4 million in revenue (or just over \$1.4 MM, with rental revenue included) in FY19, before being interrupted by the pandemic. Owing largely to a very high volume of “non-golf” business, the scale of EHGC’s F&B operation is far larger than that of the majority of public golf courses. NGF survey research indicates that the “standard” public golf facility produces \pm \$6 per round, including non-golfer related service, with approximately 40% cost of sales, not including labor. Typical margins for F&B at public golf courses, after labor expense, are less than 10%, though facilities with large scale banquet operations and/or a high volume of non-golf business (e.g., lunch, dinner) can have significantly higher margins (and also, potentially, much higher losses if not managed expertly).

Most important, the EHGC F&B operation has become profitable after years of large-scale losses, including more than (\$400,000) in FY16, with significant improvement to a loss of about (\$152,000) in FY17. Though segregated expenses for the food & beverage operation were not provided for FY18, management provided detailed revenues and expenses for both FY19 and FY20, when F&B generated positive net ordinary incomes (excluding rental revenue and miscellaneous income) of \$192,307 and \$102,184, respectively – the latter occurring in a pandemic year. Profit margins were 13.9% and 9.6%, respectively, with the number in FY20 deflated somewhat by a \$37,000+ non-recurring expense.

It is evident to NGF that facility improvements, expert management, and aggressive direct sales efforts for banquets and other events have been key to the impressive turnaround for this new “profit center” at Eagle Harbor Golf Club. At this writing, many businesses in the hospitality and service industries are facing new challenges in attracting and retaining labor, due to several factors that include extended federal unemployment benefits. The competition for labor has resulted in wage inflation, and general inflation in prices for inputs has also taken hold, though perhaps temporarily. Our point is that, at least for the short term, managing margins in the Talons operation will require nimble navigation of current challenges (e.g., being able to cover rising labor and food costs without pricing some customers out).

Expenses

Direct expenses to operate EHGC totaled about \$2.45 million in FY2020, excluding cost of sales, depreciation, debt service (interest and principal), etc. Operating expenses have grown moderately at a compound annual growth rate of about 2% between FY17 and FY20. Total labor expense, which accounted for 54% of the total operating expense in FY2017 and FY2018, fell considerably to 43.7% in FY19 and then 40.6% in FY20 (likely due to Covid-related business closure and/or restrictions), well within industry standards, especially considering the large-scale F&B operation.

NGF continues to observe that Hampton Golf and the CDD to get excellent value out of EHGC’s maintenance staff, which maintains golf playing conditions to a high level and also each year manages in-house projects that would otherwise have to be contracted out.

Cost of Sales

Cost of goods sold at EHGC has been in line with accepted industry averages in its food and beverage area and pro shop in prior studies. Pro shop merchandise COS averaged 75% over several years, though it increased to about 79% in the subsequent years. F&B cost of sales was \pm 33% range for the last two years, down from about 40% in the prior few years.

Economic Performance Summary

The CDD's continued investment in EHGC over the last 6 years or so has resulted in a large increase in overall facility revenues, which continued to grow through FY19, the year prior to the pandemic. Even the pandemic year did not slow down the operation much, with revenues down only 2% year-over-year. Most important, the total net loss on operations continued to trend down, with losses of only **(\$53,000)** and **(\$8,900)** during the last two fiscal years.

As we will see in the financial pro forma analysis, EHGC's ability to reach what the District has defined as "Level 1" performance – revenues that cover basic operating expenses – should be achievable if annual rounds play stabilize at close to the 45,000 generated during the Covid-related demand surge in 2020. Perhaps profitability can be achieved at even lower rounds totals if expected revenue growth in the food & beverage operation comes to fruition and the District and Hampton Golf can continue to effectively control expense growth.

Eagle Harbor Golf Club Summary of Golf Facility Performance FY2016 – FY2020					
	2016	2017	2018	2019	2020
Total Operating Rev.	\$2,413,008	\$2,697,972	\$2,721,505	\$3,087,839	\$3,024,295
Less:					
Cost of Sales	\$530,426	\$588,262	\$579,217	\$704,764	\$586,156
Total Operating Exp.	\$2,340,771	\$2,301,271	\$2,335,826	\$2,436,526	\$2,447,056
Net Ordinary Income	(\$458,189)	(\$191,561)	(\$193,538)	(\$53,451)	(\$8,917)
Less:					
Depreciation	\$0 ¹	\$0 ¹	\$0 ¹	\$76,353	0
Net After Depr.	(\$458,189)	(\$191,561)	(\$193,538)	(\$129,804)	(\$8,917)
Other Income:					
Club Subsidy	\$592,000	\$229,660	\$218,000	\$0	
Total Other Income	\$592,000	\$229,660	\$218,000	\$0	\$0
Other Expense:					
Interest Expense	\$221,760	\$202,950	\$182,820	\$131,175	\$138,603
Bond Principal	\$285,000	\$285,000	\$325,000	\$339,167	\$370,000
Non-Recurring Cap.	\$0	\$0	\$54,541	\$0	
Other	\$8,500	\$36,128	\$33,415	\$0	
Total Other Expense	\$515,260	\$524,078	\$595,776	\$470,342	\$508,603
Net Other Income	\$76,740	(\$294,418)	(\$377,776)	(\$470,342)	(\$508,603)
Net Income	(\$381,449)	(\$485,979)	(\$571,314)	(\$600,146)	(\$517,520)
Source: Eagle Harbor GC.					
1 Depreciation for FY16-18 not available.					

Market Analysis Summary Findings

To assess potential market opportunities for Eagle Harbor Golf Club, NGF Consulting has analyzed the local Eagle Harbor area golf market, local demand/supply, and area golf facility competition, focusing on changes to the market since our last report to the District. Key findings are summarized below, following a discussion of national golf industry trends.

GOLF MARKET SUPPLY AND DEMAND INDICATORS

Below is a summary of key “external” factors that have the potential to affect the demand for golf, including NGF’s macro perspective of the U.S. golf industry. On a local/regional basis, the overview includes an analysis of basic demographic measures, as well as golf supply and demand indicators, that have the potential to affect green fee tolerances and the economic performance of public golf facilities.

National Golf Industry Overview

While some participation headwinds persisted for golf, the industry continued its macro stabilization trend over the 2016 – 2019 period. The game remains popular and has a deep well of interested prospects. While golf’s pay-for-play green fee revenues and other spending will always be vulnerable to outside forces such as weather and the economy, its chief challenge remains getting more of those non-golfers who express interest in playing (‘latent demand’) to actually give golf a try, and converting more beginners into committed participants. Though golf has had difficulty attracting and retaining young adults (i.e., Millennials), this segment continues to account for a large percentage of play and spending.

Golf received a strong boost in demand from the Covid-19 crisis in 2020. While preliminary research indicates that the net number of golfers has not changed markedly, about 3 million new golfers have joined the game, many lapsed golfers returned, and rounds activity by existing golfers increased significantly, due to many factors, not the least of which is the fact that golf is an outdoor activity that is conducive to social distancing. It will be up to golf’s stakeholders, including the major associations, course management companies, and those on the front lines – golf professionals, instructors, and other staff – to make sure that a strong percentage of new and reactivated golfers stick with the game once other leisure, recreation and entertainment activities become more widely accessible.

Key Trends in Demand

Participation - The national golfer number (defined as those people that had played at least one round of golf the prior 12 months) showed net attrition since 2012, declining by about ±1.2 million to 23.8 million people in both 2016 and 2017 before rebounding to 24.2 million in 2018, 24.3 million in 2019, and 24.8 million in 2020. Overall, the number of golfers has declined by nearly 6 million since peaking at 30.6 million in 2003. Research shows that this attrition was primarily among occasional/less committed golfers. However, the vast majority of “core” golfers remain in the game.

Rounds Played 2019-2021 – Nationally, 2019 rounds played (year-over-year) were up by 1.5%, while Florida was up by 0.5% and Jacksonville by 1.8%, according to Golf Datatech. Remarkably, rounds played in 2020 finished up by 13.9% over 2019, with Florida up by 6.9%, despite Covid-related shutdowns for much of March and April. Through April of 2021, the demand surge has continued, with national rounds up 43.8% year-over-year, and Florida rounds up 13.8% ([Appendix A tables](#)). We note that some of this 2021 increase is due to the fact that most courses across the country were closed for significant parts of March and April, 2020.

Baby Boomer Effect and Generation G (the “Golf Generation”) – As Baby Boomers age and retire over the next 15 years or so, we expect to see a measurable increase in total rounds played in the U.S. Boomers - born between 1946 and 1964 - are currently 56 to 75 years old. About 6 million of them are golfers; that’s approximately 1/4 of all golfers, and they currently play about 1/3 of all rounds. While not technically a generation, the 46-65 age cohort is the most vital group for the golf industry, accounting for the most golfers, rounds and spend in the industry – more than \$9 billion in total annually. Gen G includes younger Boomers and older members of Generation X.

Golf Course Supply

The number of course closures outweighed new openings for 14 consecutive years during the ongoing balancing of supply and demand. According to NGF data, since the market correction in golf course supply began in 2006, there has been a 10% cumulative reduction of U.S. golf courses in terms of 18-hole equivalents (18HEQ). In 2019 there were 279.5 permanent closures (18HEQ), about 40% higher than the level experienced in the prior two years. The demand for land to develop residential and commercial real estate is influencing the supply correction in golf. Closures, which tend to be more value-oriented, public facilities in the best-supplied areas, slowed down dramatically in 2020, perhaps due to the demand lift from the pandemic.

Other Measures of Health

Other metrics to consider when measuring the health and trajectory of golf include:

Investment in Facilities: Investment in major renovation projects has replaced new construction as the largest source of U.S. golf course development activity. NGF tracked more than 1,200 major renovations completed since 2006, totaling ~\$3.75 billion in spending.

Increasing Diversity: The junior golf population showed moderate attrition, dropping from 2.7 million in 2017 to 2.5 million in both 2018 and 2019. Junior golfers continue to show a transformation in diversity. About 34% of golfers age 6-17 are females, up from 17% in 1995 (23% of **all** golfers are women). Also, about 1 in 4 junior golfers are non-Caucasian, up from only 6% in 1995. A similar trend is observed among young adult (18-34) golfers, of which about a quarter are female and a quarter non-Caucasian.

Beginners: The number of beginners rose to a record 2.6 million in 2017 and 2018, surpassing the record set in 2016 and representing an increase of about 600,000 since 2014 (beginners fell slightly to 2.5 million in 2019). The last two years have set records and exceeded the year 2000, when Tiger Woods was in his prime and drawing newcomers to the game in unprecedented numbers. About 35% of beginning golfers are women, and 26% are non-Caucasian (compares to 18% of total golf population).

Off-Course Participation: Driven primarily by the popularity and growth of Topgolf, a non-traditional form of golf entertainment, there were an estimated 23 million off-course participants (only those activities that involve hitting a ball with a golf club) in 2019, up by 2 million from 2017. In 2020, the number grew to 24.3 million, nearly half of whom did not play on a golf course.

Latent Demand: Overall interest in playing golf remains very high. NGF survey research indicates that the number of non-golfers who say they are “very interested” in taking up golf – which had doubled between 2014 and 2018 (CAGR of ±15%), increased by an additional 1 million in 2019 to 15.7 million people, and in 2020 to just under 17 million, as many beginners were drawn to golf during the pandemic.

National Golf Industry Overview Summary – Potential Implications for EHGC

It is difficult to conclude how the national trends discussed above will affect any particular golf course, as we cannot definitively predict which, if any, of these trends will continue. On balance, however, we believe that a continuation in the growth of beginning golfers, successful activation of the large cohort of non-golfers that have expressed interest in playing (“latent demand”) by golf operators and organizations such as National Golf Foundation (through its “Welcome2Golf” program), and the continued golf course supply correction towards equilibrium should have a positive effect on golf courses such as EHGC.

In terms of the potential long-term impacts of the Covid-19 pandemic, it is too soon to tell what, if any, lasting effects on golf participation and demand will be. With less competition from other sports and activities, the pandemic, at least in the short term, has had a very positive effect on golf demand, with a significant rise in new and returning golfers manifesting in fuller tee sheets across the U.S. Of course, those facilities with large food & beverage/banquet operations – such as Eagle Harbor GC - suffered the most, though reduction in expenses has helped to somewhat mitigate loss in revenue.

Local Market Golf Supply and Demand Summary

To assess potential market opportunities to increase rounds and and/or fees at EHGC, the environment in which the facility will operate must be understood. Therefore, it is helpful to examine local economic and demographic factors that have the potential to impact rounds played and fee tolerances. Below we provide a review of the area’s demographics, as well as an overview of key golf market demand and supply indicators, and a summary of changes to the competitive market for EHGC. This information is derived from the NGF Demand Model (based on ongoing NGF golf participation research), NGF U.S. Golf Facilities Database, and NGF Golf Market Analysis Platform (GolfMAP). [See Appendix B.](#)

Demographics & Golf Demand

- There are an estimated 357,500 people residing within 10 miles of EHGC in 2019. The 10-mile market is expected to add nearly 34,000 new residents between 2019 and 2024, while the Jacksonville CBSA is expected to grow by more than 140,000 net new residents over that time period. *Projected 5-year growth rates in the subject markets are between 2.5 and 3 times the projected national rate of growth over that period.*
- **Median household income** in the “fall out of bed” 2-mile market is \$96,051, or about 51% higher than the corresponding national figure of \$63,709. At 44.7 years, the median age is also considerably higher than the national media of 38.3 years. Both income and age correlate positively with golf participation and frequency, except among the very elderly.
- NGF proprietary golf demand indices for the Jacksonville CBSA overall and the local Eagle Harbor area indicate about 21,600 **golfing households** within 10 miles, and just under 90,000 in greater Jacksonville.
- **Golf participation rate:** Household golf participation rates in the 2-mile and 10-mile submarkets are 49% and 18% higher, respectively, than the national participation rate of 13.6%, attributable largely to factors such as high relative income and age profiles that are predictive of strong golf participation. The golfers in these markets are estimated to demand 36% and 6% more annual rounds of golf than the U.S. benchmarks for these measures.

- Though tourism was greatly muted for obvious reasons in 2020, there are about 5 million overnight visitors to Duval County each year. These visitors contribute significantly to golf course activity in the overall region. NGF research shows that roughly one-third of all golfers participate in the activity while traveling, playing 0.557 rounds per day of travel. Based on current golf participation rates, the estimate for total tourist golf rounds in the broader Jacksonville market is 75,000 to 100,000 rounds annually. Though Orange Park/Clay County might capture only a small proportion of these incremental rounds from visiting golfers, it is nonetheless important for EHGC to maintain a strong marketing presence, especially through digital/website channels, as a couple of thousand visitor rounds could make a big difference in the bottom line.
- People who express an interest in playing golf but have not yet started include former golfers (gave it up), and those who have never tried. The demographic profile of latent demand tends to be more female and younger than the population as a whole. Surveys show these golf-interested non-golfers cite several barriers to entry in golf, including the cost and social aspects (no one to play with). NGF estimates 3,300+ interested non-golfers in the 2-mile market (including many within Eagle Harbor). EHGC management should continue to create new programming aimed at inviting and “onboarding” prospective new golfers, especially within the captive market of Eagle Harbor.

Golf Supply

- There are seven total golf facilities, totaling 126 holes, within ten miles of Eagle Harbor GC, including five that are public or semi-private. Several other facilities lie just outside the 10-mile radial. The 20-mile market is home to 25 facilities (17 public), totaling 432 holes. The primary 10-mile trade area has about 2.5 times as many golfing households per 18 holes of golf (both total and public) than the national benchmark.
- A Lennar golf community – Stillwater - with more than 500 age-restricted single- and multi-family homes includes an 18-hole golf course designed by Bobby Weed and scheduled to open October 1. The private club, located between Longleaf Pine Parkway and Greenbriar Road (CR 210), will include “bundled golf”; membership to the golf club comes with home purchase. The driving range at Stillwater will include Toptracer.

COMPETITIVE GOLF MARKET

The charts shown in [Appendix C](#) illustrate summary information for EHGC and those public/ semi-private facilities that have been identified as the facility’s primary and secondary competitors. The charts show summary rounds played estimates, member fee, and daily fee information for each facility profiled. The bullet points below summarize NGF key findings, *focusing on changes to the market since our previous review in mid-2019.*

- Though some of the competitive courses did not share actual rounds played data for FY20, all indicated having a very strong year, with play up year-over-year by 10% to 15% (or even more in a couple of cases) during 2020, despite pandemic-related closures for parts of February and March.
- Based on current online rates during the late spring of 2021, the top of the local daily fee market remains about \$75 to \$85 for a peak season prime time round of golf at facilities such as St. Johns G&CC and Golf Club at South Hampton. ‘Rack’ green fee rates are now uncommon to find on facility websites due to dynamic pricing. However, it is evident that clubs have more pricing power, at least since the golf courses reopened in April 2020. Still, there continue to be several ways for value-conscious golfers in this market to attain discounted rates – especially for off-peak times – through third-party sites such as Golfnow and Teeoff.com.

- The South Village CDD's Eagle Landing Golf Club, the City of Jacksonville's Bent Creek Golf Course, and the Golf Club at Fleming Island continue to be the most direct competitors to EHGC. The semi-private clubs located east of the St. John's River – especially Golf Club at South Hampton and St. Johns Golf & Country Club - remain secondary competitors, especially for golfers living in St. Johns and Duval counties. Bent Creek, St Johns, South Hampton, and Eagle Landing remain the most active clubs in the market, with estimated annual rounds in the upper 40,000s to as high as the mid-50,000s during the pandemic-fueled 2020.
- **Eagle Landing GC**, managed by Troon's Honours Golf Division, has been improving the golf course and clubhouse in recent years. The SVCDD has shown a willingness to invest in Eagle Landing since its acquisition, through several sources of capital that include mandatory \$500 social membership for new residents (provides about \$40K - \$50K per year) and yearly capital assessments for HOA members.
 - Golf course improvements have included rebuilding of all bunkers, extensive cart path and curbing work, enhancements to the driving range, landscaping and general cleaning up (brush, secondary rough, etc.). The clubhouse has also had a refreshing. Improvements seem to be bearing fruit, as the facility hosted about 55,000 rounds in 2020 despite increasing its tee time interval from 8 to 10 minutes. (This was reportedly achieved with a much higher percentage of rounds sold at rack rates). Though still operating in the red, financials are improving, thanks in part to a food & beverage operation that has grown from about \$740K to \$1.2 million since the CDD acquired the facility.
 - Though Eagle Landing continues to offer special golf / food & beverage packages (e.g., breakfast, lunch & beverage specials are available Monday-Friday for a \$9 fee at check-in), management is getting away from the strategy of offering packages and discounting fees to drive volume. (The policy of full-priced weekend rounds including a draft beer or non-alcoholic beverage on Saturday and Sunday mornings will not be available next fiscal year). ELGC's 5-county resident green fee has increased by \$10 over the last several years to the current \$59 (local residents \$54) on weekend mornings.
 - Eagle Landing has a variety of frequent player programs, as well as an unlimited play membership, with about 150 full golf members reported to NGF.
- **Fleming Island Golf Club**, the most proximate public golf course to EHGC, has introduced a new golf entertainment amenity at its driving range, "Top of the Tee". It includes 10 covered hitting bays with Toptracer technology and high-top table and chairs. The new venue features the air-conditioned TeeHouse Bar, with tables, couches, and multiple TV's. The venue and driving range will be lighted for night use. Bay rentals by the hour are \$18 single / \$28 2-4 players before 4pm, and \$38 after 4pm (1-4 players). Programming will include contests such as Closest to the Pin, Longest Drive, Points Games, Virtual Golf, Approach Games, Weekly & Monthly Challenges (including now-current '9ShotChallenge for the US Open'.
- **Bent Creek GC**, managed by Indigo Golf, is currently renovating its greens and operating with temporary greens, reportedly after experiencing trouble with them. The work is intended to "restore the greens to their prime conditions and size, increasing playability and consistency". Bent Creek is offering a new unlimited play membership, the Creek Card (replaces Casper Card). It is their first unlimited play membership that is all-inclusive with no exclusions.

- **St. Johns G&CC** recently completed a \$2.5 million clubhouse renovation that includes the Bridge at St. Johns restaurant, expanded kitchen, new reception hall, large event lawn, outdoor patio bar and a deck overlooking a lake and the 18th hole. The restaurant and dining area now have a greatly expanded seating capacity of about 300. The new flexible-space banquet hall will allow the club to facilitate large non-golf events such as weddings at the same time that golf events are being held.

Eagle Harbor GC Facility Improvement Plan

The CDD continues to invest in the Eagle Harbor Golf Club property, after investing multiple millions in the mid-2010s (e.g., new Tif Eagle greens). Notable improvements completed since NGF's last visit include, but are not limited to:

- Ongoing refreshing of the clubhouse interior, as well as new A/C units
- New kitchen equipment
- Addition of an artificial mat line to the driving range
- Enhancements to the short game practice area
- Bunker renovations
- New tee markers
- Hole #14 repair and beautification
- New patio awning (on order at this writing).

NGF is impressed with this ongoing commitment of the District to continually improving Eagle Harbor Golf Club. We believe this strategy is critical to retaining and building the club's reputation and market share, and correlates to success, as borne out by results of NGF's 2019 municipal golf survey (one key finding was that "spend money to make money" is a truism in most cases). Of course, the presence of a golf club in top condition has other benefits to the EH community, such as enhancing quality of life for residents and bolstering home values (i.e., the golf 'premium').

Making new investment in Eagle Harbor GC to address some of the areas of concern documented earlier in this report will allow the facility to maintain its status as the premier public-access golf facility in the local Fleming Island / Orange Park market. Using basic industry accepted cost inputs, as well as information provided by CDD and golf course staff, NGF provides the following preliminary estimates for the cost to address the key issues identified by NGF for the current fiscal year (FY2021), the short/intermediate-term (FY22 – FY25), and longer-term (FY26 through FY30).

We have placed EHGC improvement needs into two categories: (1) One-time, ongoing or recurring Maintenance and Repair projects that are costs of staying competitive and preserving the golf facility assets, **and which should be incorporated into EHGC's annual maintenance budget;** and (2) Larger one-time Capital Improvements that should be paid for **out of a maintenance reserve fund or other source(s)**. We note that some cost estimates were provided by the District or Hampton Golf, while others are solely from NGF. Finally, all costs are in 2021 dollars; at this writing, the U.S. is in a period of significant price inflation (perhaps transitory), particularly with respect to commodities and labor. There is obviously a possibility that this could be a persistent pattern, potentially affecting profit margin and the costs to complete improvement projects.

Maintenance and Repair Projects

Remainder FY 2021

1. **Cart Path Repairs:** Continual work to stay ahead on cart path repairs and fixes at an annual cost of **\$6,000**.
2. **Tree Root Pruning:** Fixing large tree root intrusions. **NGF estimated cost = \$5,000 (Lump sum)**.

FY 2022 – FY 2025 or Annual Recurring

1. **Cart Paths:** Continual work to stay ahead on cart path repairs and fixes at an annual cost of **\$6,000**.
2. **Irrigation Repairs:** Annual cost of **\$6,000** to replace irrigation heads as needed; fix drainage issues and extra maintenance on the pump station.
3. **Tree Root Pruning:** Continual work to fix large tree root intrusions. **EHGC estimated annual cost = \$5,000 (Lump sum)**.
4. **Bridge Repairs:** Repair two bridges, including at hole #4 and a larger one on back 9, at an average cost of \$6,000 each. **NGF estimated cost = \$12,000 (2 bridges @ \$6,000/each)**.
5. **Environmentally Sensitive Area Maintenance:** The sensitive areas on Holes #15 and #4 to be completed via contract with a third-party vendor at **\$14,000** per year.

Capital Expenditures & Projects

Remainder FY 2021

1. **Kitchen Equipment and Improvements:** The kitchen is too small to service all aspects of the substantial and growing F&B revenue center, including regular service and meetings/banquets. Management has put together a reorganization plan for kitchen and storage areas that adds more grill space, more cold and dry storage, and new equipment (e.g., walk-in cooler, ventilation hood for dishwashing area, perhaps a pizza oven) that will improve efficiency and provide more flexibility with the menu, allowing for preparation of food items with lower costs and higher margins. Pending plan finalization, we have included an **“allowance” figure of \$100,000 for new equipment and reorganization**.
2. **New Water Station / Ice Machine outside Pro Shop:** Addition of this station should be a great benefit to golfers in terms of added value and better service, and also be a big service relief, resulting in more contented inside. **EHGC estimated cost = \$20,000 (work done in house)**.

FY 2022 – FY 2025

1. **Driving Range Repair:** Repair tee area, drainage; extensive work to landing area, including leveling/removal of current target “greens”. **EHGC estimated cost = \$175,000 for range improvements and drainage fixes**.
2. **Tee Renovation (Par-3 holes):** The tee boxes of the par-3 holes are particularly beat up due to their small size. The renovation will resurface and enlarge them. **EHGC estimated cost = \$75,000 (lump sum)**.

3. **Irrigation and Drainage Projects (holes #3 and #14):** Additional surface/ subsurface drainage is needed to enhance the quality of the playing surface. ***EHGC estimated cost = \$15,000.***
4. **Tree Trimming/Thinning:** Trimming large trees and removing dead and dying trees is a priority for EHGC. ***EHGC estimated cost = \$30,000 total.***
5. **Clubhouse Enhancements:** Replacement of one additional A/C unit. ***NGF/District estimated cost = \$10,000.***
6. **Bunkers:** Renovation of 13 select greenside bunkers, including removal of large bunker on hole #13. The unit price for this improvement is about \$5,500 per bunker and completed in-house. ***EHGC estimated cost = \$71,500 (13 @ \$5,500/ bunker).***
7. **Cart Barn Improvements:** Complete basic repairs and upgrades to the 5,500-sf cart storage barn. ***NGF estimated cost = \$33,000 (5,500sf @ \$6/sf).***
8. **Parking Lot:** Repair of parking lot (e.g., new asphalt surface) and addition of new lighting. ***EHGC estimated cost = \$76,000 (38,000sf @ \$2/sf) for new surface and striping + \$24,000 for lighting.***
9. **Lake Bank Rebuild (holes #11, #14, and #16):** Repair damage done by Nutria and general erosion. ***Estimated cost = \$15,000 (3 @ \$5,000 per hole).***

Long-Term (Beyond FY 2025)

1. **Outside Storage Unit:** TBD; several options being considered, including utilizing unused space at “back of house”.
2. **New Kitchen Cooking Equipment:** Various pieces to improve service efficiency, menu flexibility. ***EHGC estimated cost = \$45,000.***
3. **Irrigation System Renovation:** The addition of a new piping and other below-ground fixes. ***EHGC estimated cost = \$750,000 (lump sum in 2021 dollars).*** Assumed to be funded through a capital reserve savings plan of \$150,000 per year through FY2025.
4. **Lake Bank Improvements (Optional):** Bulkhead inside and outside pond at the putting greens. ***EHGC estimated cost = \$175,000 (Lump sum).***

NGF Summary 10-Year Maintenance, Repair & Capital Improvement Plan

The tables below summarize the recommended programs presented above.

Maintenance and Repair Projects – FY 2021 – FY 2030

10-Year Maintenance and Repair Plan for Eagle Harbor Golf Club						
	Remainder FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY26-FY30
FY 2021 Maintenance Projects						
Cart Path Repairs	\$6,000					
Tree Root Pruning	\$5,000					
FY2022 - FY2025 or Recurring						
Cart Path Repairs		\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Irrigation Repairs		\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Tree Root Pruning		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Bridge Repairs			\$12,000			
Environmental Area Maintenance		\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
Annual Total	\$11,000	\$31,000	\$43,000	\$31,000	\$31,000	\$31,000
Source: NGF Consulting and Eagle Harbor GC						

Capital Projects – FY 2021 – FY 2030

10-Year Capital Improvement Plan for Eagle Harbor Golf Club						
	Remainder FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY26-FY30
FY 2021 Capital Projects						
Kitchen Equip. & Improvements	\$100,000					
New Water/Ice Station	\$20,000					
FY22 - FY25 Capital Projects						
Driving Range Repair		\$175,000				
Tee Renovation	\$75,000					
Irrigation and Drainage Projects	\$15,000					
Tree Trimming/Thinning	\$30,000					
Clubhouse A/C Unit Replace		\$10,000				
Bunker Renovation		\$33,000	\$38,500			
Cart Barn Improvements			\$33,000			
Parking Lot Improvements			\$100,000			
Lake Bank Rebuild					\$15,000	
FY26 - FY30 Capital Projects						
Outside storage unit for kitchen						TBD
New Kitchen Cooking Equip.						\$45,000
Reserve for Irrigation Reno	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	Irrigation Proj.
Base Annual Total	\$390,000	\$368,000	\$321,500	\$150,000	\$165,000	
Bulkhead – Putting Greens (Optional)						\$175,000
Source: NGF Consulting and Eagle Harbor GC						

Projected Financial Performance (FY21–FY30)

NGF Consulting has created a cash flow model for EHGC, in consideration of actual facility performance in FY19 and FY20, as well as current and expected market conditions. Key assumptions are shown below.

BASIC ASSUMPTIONS

- The overall regional and national economic condition continues to stabilize as the pandemic winds down, without any sizable increase or decline in the Jacksonville/Orange Park area economy, employment, visitation, etc.
- EHGC will continue to operate in similar fashion to today, with Hampton Golf retained via management agreement, and marketing, direct selling and programming activities as described in this report. The golf course will continue to be maintained in a top-rate manner, and improvements made as needed.
- For purposes of conservatism, **rounds played** projections for FY21 are brought back to 43,000 from the Covid-related peak in 2020, and are held steady through FY30.
- The **number of “full-golf” members** is projected to stabilize at 140 - a slight increase from the 138 reported to NGF as of April 2021 – for the 10-year period. Based on actual on recent results, we have assumed total member revenue to average \$2,550 per full golf member in FY21, with a 2% annual increase through FY30.
- The average **“Daily Fee/Guest Green + Cart Fee”** represents average green/cart revenue (incl. member cart fees) across total rounds, and is based on actual results YTD in FY20 plus the expectation of a higher average rate due to dynamic pricing. The average fee is \$28.50 in FY21 and is projected to grow annually at 2% through 2030.
- **Food & beverage** revenue projections (expressed as per-round average) for FY21, at \$32 per round, reflect an improvement over FY20, but not quite achieving results seen in FY19. The effects of the pandemic appear to be waning quickly at this writing, and there should be some pent-up demand for weddings, meetings, banquets, dining out, etc. However, to be conservative, we project it will be FY22 when revenue per round rebounds to \$35. In subsequent years, we have assumed aggressive growth: 7.5% for FY24 and FY25; 5% for FY26; and, 3% for FY26 through FY30. NGF projected growth rates presume a number of factors: continued rebound from the pandemic; food & beverage operations expertise of the new General Manager, improved and expanded kitchen and other ongoing facility improvements; and, continued aggressive push by the Sales and Events Director to expand non-golf restaurant and banquet business.
- **Merchandise** sales are assumed at \$4.75 per round, reflecting recent results. Annual growth is 2% annually through FY30. Miscellaneous Income (incl. driving range, “other membership income”, and rentals) is assumed to be \$2.75 per round in FY21 based on actual recent results, and is projected to increase by 2% per year through FY30.
- **Cost of goods sold (COGS)** percentages for merchandise is held steady at 80% for the 10-year period, reflecting an average of the last several years’ experience. Food & beverage COGS is assumed to be 37.5% in FY21, falling to 35% for FY22 through FY30, to reflect current inflationary pressures.

➤ **Operating Expenses:**

- Estimated FY21 **Labor Expense** (all departments) is \$1.4 million and is based on addition of new positions and expectations of significant inflation in costs. FY22 labor costs are assumed to be \$1.63 million, as per the FY22 budget shared with NGF. Annual growth is projected at 2.25% annually FY23 through FY30. (Florida's new minimum wage law, passed in 2020, stipulates a \$1 increase to \$10 on September 30, 2021, and subsequent annual \$1 increases until the wage reaches \$15 in September 2026. It is unclear how this will affect EHGC based on its current pay scale).
- **Other Operating & Administrative Expenses** (all departments), including management fees, is projected at \$1.175 million in FY21, based on the last two completed fiscal years. FY22 other operating costs are assumed to be \$1.2 million, as per the FY22 budget. We project 2.25% annual growth FY23 through FY30.

ESTIMATED FUTURE PERFORMANCE (FY 2021 – FY 2030)

NGF Consulting has utilized these assumptions to create the cash flow statement in the following exhibit. Each category of revenue has been listed separately. All figures have been rounded to the nearest \$100 for simplicity.

Revenue and Expense Projection (FY 2021 – FY 2030)

Projected Revenue - Eagle Harbor Golf Club (FY 2021 – FY 2030)										
	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Total Rounds Played	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000
Total Members	138	140	140	140	140	140	140	140	140	140
Revenue per Round/Member										
DF/Guest Green + Cart Fees	\$28.50	\$29.21	\$29.94	\$30.69	\$31.46	\$32.25	\$33.05	\$33.88	\$34.72	\$35.59
Memb. Rev. per member	\$2,550	\$2,601	\$2,653	\$2,706	\$2,760	\$2,815	\$2,872	\$2,929	\$2,988	\$3,047
F & B (incl. Rental Income)	\$30.00	\$35.00	\$37.63	\$40.45	\$42.47	\$43.74	\$45.06	\$46.41	\$47.34	\$48.28
Merchandise Sales	\$5.00	\$5.10	\$5.20	\$5.31	\$5.41	\$5.52	\$5.63	\$5.74	\$5.86	\$5.98
Misc. Income (incl. Range)	\$2.75	\$3.00	\$3.06	\$3.12	\$3.18	\$3.25	\$3.31	\$3.38	\$3.45	\$3.51
Revenues										
DF/Guest Green + Cart Fees	\$1,225,500	\$1,256,100	\$1,287,500	\$1,319,700	\$1,352,700	\$1,386,500	\$1,421,200	\$1,456,700	\$1,493,200	\$1,530,500
Member Dues (per Member)	351,900	364,100	371,400	378,900	386,400	394,200	402,000	410,100	418,300	426,600
F & B Sales	1,290,000	1,505,000	1,617,900	1,739,200	1,826,200	1,881,000	1,937,400	1,995,500	2,035,400	2,076,100
Merchandise Sales	215,000	219,300	223,700	228,200	232,700	237,400	242,100	247,000	251,900	256,900
Misc. Income (incl. Range)	118,300	129,000	131,600	134,200	136,900	139,600	142,400	145,300	148,200	151,100
Total Revenue	\$3,200,700	\$3,473,500	\$3,632,100	\$3,800,200	\$3,934,900	\$4,038,700	\$4,145,100	\$4,254,600	\$4,347,000	\$4,441,200
Food & Beverage COGS	\$483,800	\$526,800	\$566,300	\$608,700	\$639,200	\$658,400	\$678,100	\$698,400	\$712,400	\$726,600
Merchandise COGS	\$172,000	\$175,400	\$179,000	\$182,600	\$186,200	\$189,900	\$193,700	\$197,600	\$201,500	\$205,500
Total COGS	\$655,800	\$702,200	\$745,300	\$791,300	\$825,400	\$848,300	\$871,800	\$896,000	\$913,900	\$932,100
Adjusted Gross Income	\$2,544,900	\$2,771,300	\$2,886,800	\$3,008,900	\$3,109,500	\$3,190,400	\$3,273,300	\$3,358,600	\$3,433,100	\$3,509,100
Expenses										
Labor	\$1,400,000	\$1,630,000	\$1,666,700	\$1,704,200	\$1,742,500	\$1,781,700	\$1,821,800	\$1,862,800	\$1,904,700	\$1,947,600
Other Operating & Admin.	\$1,175,000	\$1,200,000	\$1,227,000	\$1,254,600	\$1,282,800	\$1,311,700	\$1,341,200	\$1,371,400	\$1,402,300	\$1,433,900
Total Expenses	\$2,575,000	\$2,830,000	\$2,893,700	\$2,958,800	\$3,025,300	\$3,093,400	\$3,163,000	\$3,234,200	\$3,307,000	\$3,381,500
Net Ordinary Income	(\$30,100)	(\$58,700)	(\$6,900)	\$50,100	\$84,200	\$97,000	\$110,300	\$124,400	\$126,100	\$127,600

Cash Flow Results – EHGC (FY 2021 – FY 2030)

The NGF Consulting preliminary cash flow projection shows that EHGC should produce about \$3.2 million in total gross operational revenue (all sources) in FY21, as things begin to “normalize” as the pandemic wanes. Even with stabilized rounds of 43,000, we are projecting fairly aggressive revenue growth resulting from moderate average annual increases in revenue inputs, continued aggressive marketing, strong management, and revenue constraints in F&B operations being lessened due to facility improvements (e.g., more kitchen space, enhanced wedding venue). We are projecting total revenue to grow to \$3.93 million by FY25, and to \$4.44 million by FY30.

Based on expense estimates prepared by NGF Consulting – influenced largely by Hampton Golf’s FY22 budget for Eagle Harbor - we project that EHGC will produce net ordinary income **(before depreciation, maintenance reserve, debt and other “below the line” items)** equating to a loss of about **(\$30,000)** in FY21, growing to **(\$59,000)** as expenses escalate in FY22. However, with assumed stabilization of expense growth, we project annual net ordinary income to turn to the positive and stabilize at \$110,000 to \$120,000 in the FY27 through FY30 period. ***Based on NGF inputs assumed for this model, including stabilized annual rounds played of 43,000, we expect to EHGC to be a break-even or moderately profitable operation, before capital, interest, and principal payments, by FY 2024 or FY 2025.*** If this level of performance were achieved or exceeded, EHGC should no longer need operating subsidies and may even be able to contribute to a maintenance reserve fund, but will likely continue to be unable to fund all interest expenses, bond principal payments, and other non-recurring and capital items.

Limiting Conditions

The income estimates presented in this report plan were prepared based on existing and projected market conditions, the quality of the subject facility and the intended segment of the golf market toward which it is oriented. Particular focus was paid to the actual performance trends of Eagle Harbor GC and to the market competitive environment. NGF is confident that growth in activity and revenue can be achieved at Eagle Harbor GC in light of recent facility and operational improvements. From a practical standpoint, those managing the facility will need to respond to variable market conditions (e.g., the global pandemic) as well as unforeseen maintenance needs.

Appendices

[APPENDIX A](#) – NATIONAL ROUNDS PLAYED REPORT

[APPENDIX B](#) – LOCAL DEMOGRAPHIC, DEMAND, AND SUPPLY DATA

[APPENDIX C](#) – PRIMARY COMPETITORS – SUMMARY INFORMATION

APPENDIX A – NATIONAL ROUNDS PLAYED REPORT



**DECEMBER 2020**[illegible]

The percentages represent the differences in number of rounds played comparing December 2020 to December 2019
For more information contact Golf Datatech, golfroundsplayed@golfdatatech.com or call 407-944-4116

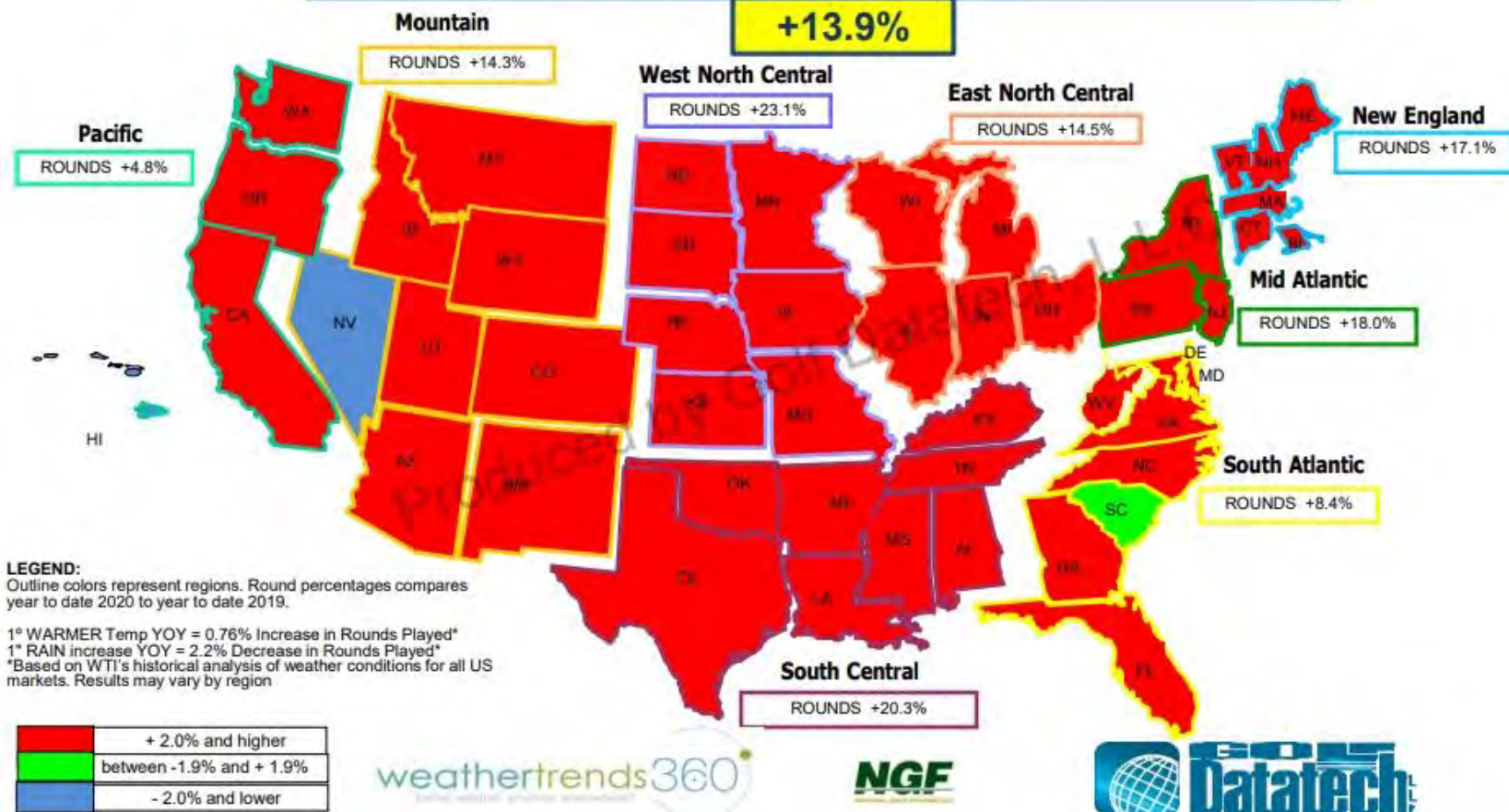


Datatech L.L.C.

National Golf Rounds Played Report

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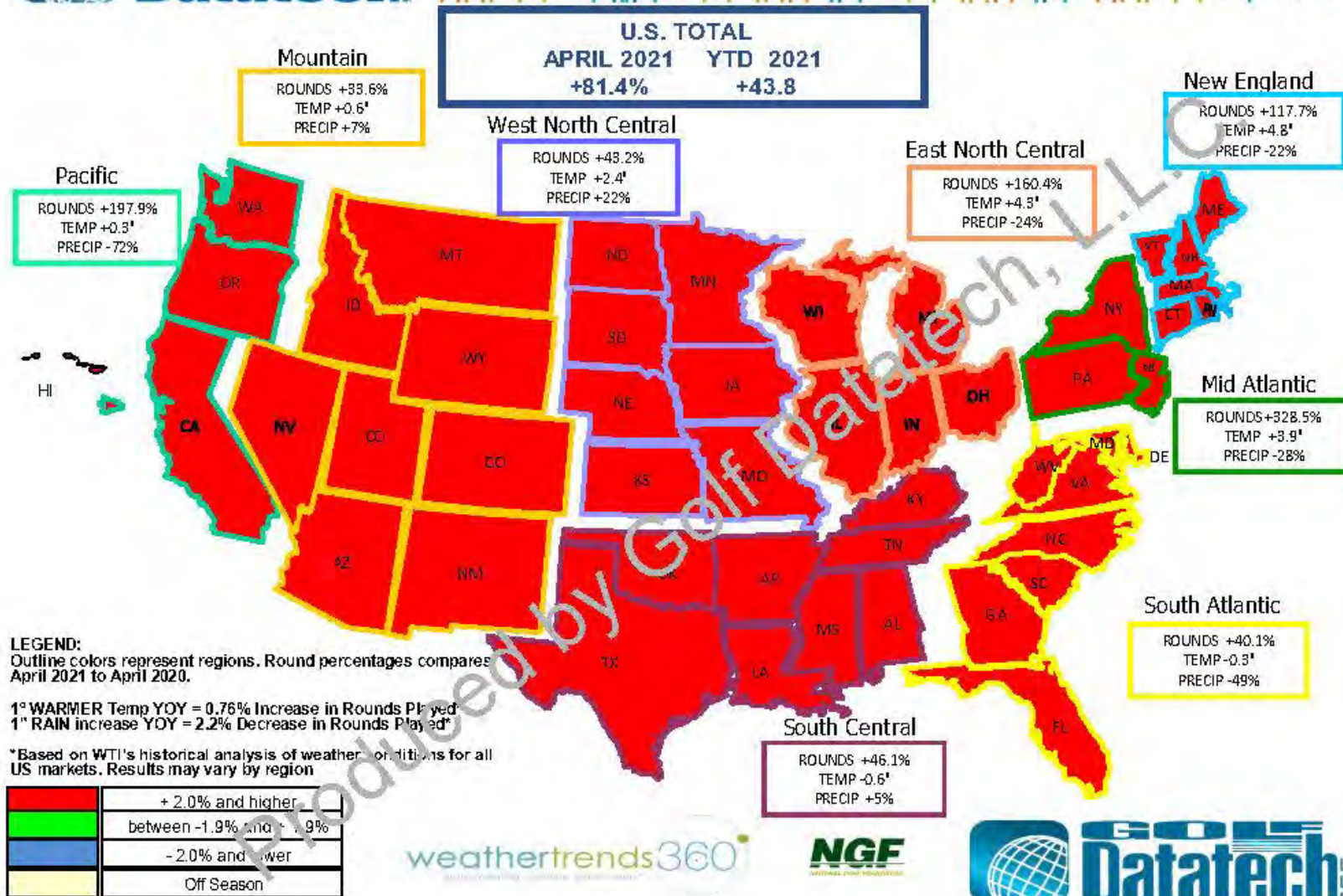
US 2020 vs. 2019 YTD THROUGH DECEMBER





National Golf Rounds Played Report

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March 2020 began lockdowns, quarantines, and travel restrictions throughout much of the United States. The result of these quarantines affected the amount of golf played throughout the country. The data comparing 2021 rounds to 2020 should be considered with caution. Many shops/courses were closed in March-May of 2020, the level of granular data we normally provide is not available.



National Golf Rounds Played Report

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APRIL 2021

	APRIL	YTD
PACIFIC	197.9%	66.4%
CA	207.3%	63.5%
Los Angeles	*	*
Orange County	*	*
Palm Springs	*	*
Sacramento	*	*
San Diego	*	*
San Francisco/Oakland	*	*
HI	959.6%	36.4%
OR	15.6%	37.2%
Portland	*	*
WA	562.1%	141.2%
Seattle	*	*
MOUNTAIN	33.6%	21.5%
AZ	27.4%	15.3%
Phoenix	*	*
CO	11.1%	5.3%
Denver	*	*
ID, WY, MT, UT	27.2%	29.3%
NM	48.3%	33.7%
NV	311.3%	51.3%
Las Vegas	*	*
WEST NORTH CENTRAL	43.2%	39.4%
KS, NE	19.0%	21.7%
ND, SD	18.1%	22.5%
MN	76.0%	77.3%
Minneapolis/St. Paul	*	*
IA, MO	57.4%	47.4%
St. Louis	*	*
Kansas City	*	*

	APRIL	YTD
UNITED STATES	81.4%	43.8%
Public Access	93.1%	48.4%
Private	46.6%	30.0%

EAST NORTH CENTRAL	160.4%	147.2%
IL	624.4%	313.0%
Chicago	*	*
IN	28.4%	46.3%
MI	264.1%	219.6%
Detroit	*	*
OH	103.8%	111.7%
Cincinnati	*	*
Cleveland	*	*
WI	170.0%	230.5%

SOUTH CENTRAL	46.1%	32.4%
AL	34.0%	27.4%
AR, LA, MS	6.0%	21.5%
OK	63.5%	22.7%
KY, TN	71.6%	56.7%
TX	51.5%	30.8%
Dallas/Ft. Worth	*	*
Houston	*	*
San Antonio	*	*

SOUTH ATLANTIC	40.1%	18.6%
DE, DC, MD	62.5%	29.4%
Washington/Baltimore	*	*
FL	43.5%	13.8%
Jacksonville	*	*
Orlando	*	*
Tampa	*	*
Palm Beach	*	*
Naples/Ft. Myers	*	*
Miami/Ft. Lauderdale	*	*
GA	21.2%	25.1%
Atlanta	*	*
NC	49.2%	27.2%
Greensboro/Raleigh	*	*
SC	84.0%	28.9%
Charleston	*	*
Hilton Head	*	*
Myrtle Beach	*	*
VA, WV	4.4%	10.3%
MID ATLANTIC	328.5%	153.2%
NJ	4376.6%	257.0%
NY	204.4%	93.1%
New York City	*	*
PA	264.5%	175.9%
Philadelphia	*	*
Pittsburgh	*	*
NEW ENGLAND	117.7%	88.7%
CT, MA, RI	56.7%	48.9%
Boston	*	*
ME, NH, VT	100.0%	1061.0%

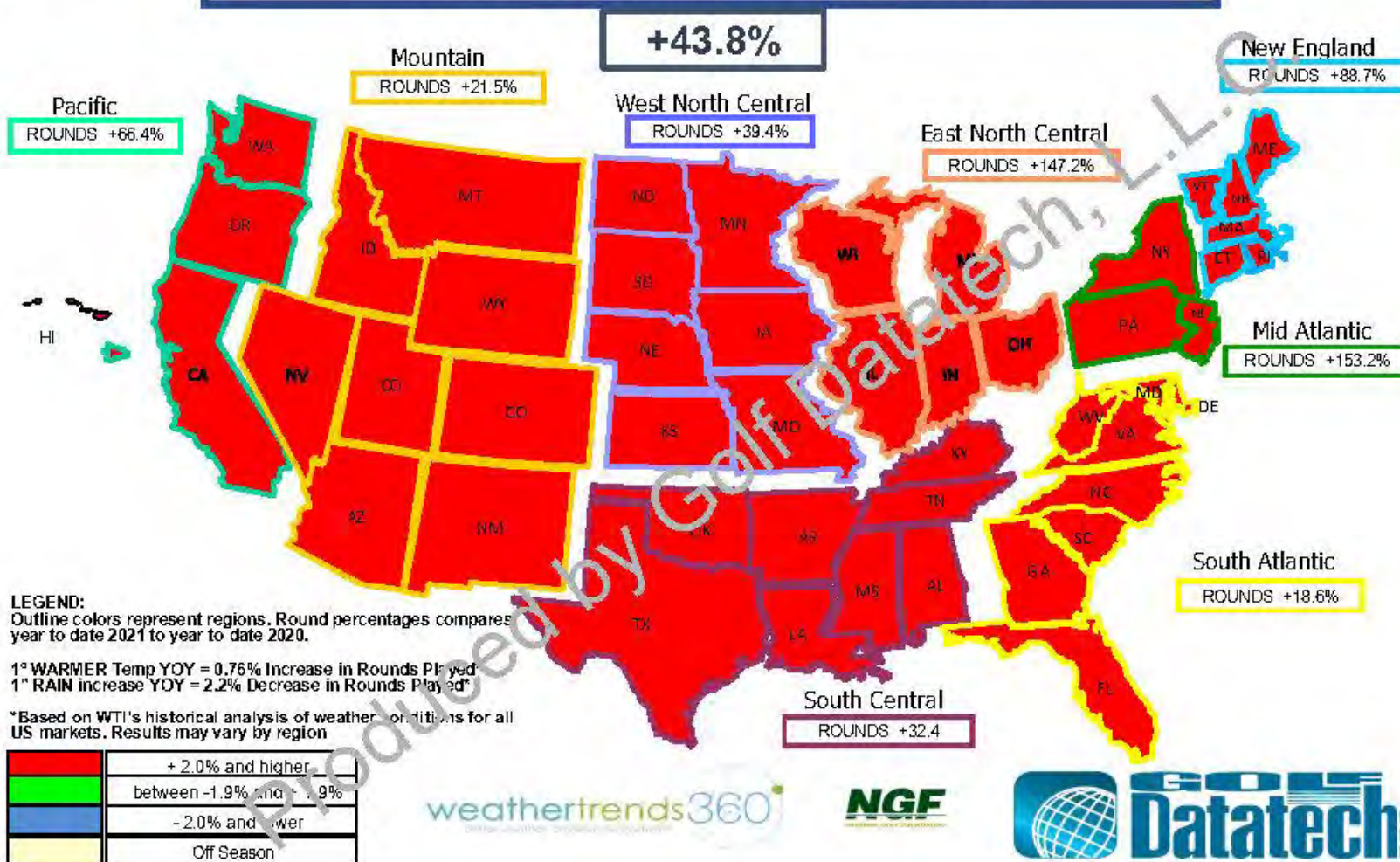
* Not reporting YTD 2021

The percentages represent the differences in number of rounds played comparing April 2021 to April 2020

For more information contact Golf Datatech golfroundsplayed@golf-datatech.com

March 2020 began lockdowns, quarantines, and travel restrictions throughout much of the United States. The result of these quarantines affected the amount of golf played throughout the country. The data comparing 2021 rounds to 2020 should be considered with caution. Many championships were closed in March-May of 2020, the level of granular data we normally provide is not available.

US 2021 vs. 2020 YTD THROUGH APRIL



March 2020 began lockdowns, quarantines, and travel restrictions throughout much of the United States. The result of these quarantines affected the amount of golf played throughout the country. The data comparing 2021 rounds to 2020 should be considered with caution. Many shops/courses were closed in March-May of 2020, the level of granular data we normally provide is not available.

APPENDIX B – LOCAL DEMOGRAPHIC, DEMAND, AND SUPPLY DATA

Eagle Harbor Golf Club	2-mile ring	10-mile ring	20-mile ring	Jacksonville CBSA	State of Florida	U.S.
Summary Demographics						
Population 1990 Census	3,951	185,491	637,387	925,179	12,936,271	248,584,652
Population 2000 Census	10,585	245,781	752,642	1,122,711	15,982,261	281,399,034
CAGR 1990-2000	10.36%	2.85%	1.68%	1.95%	2.14%	1.25%
Population 2010 Census	16,827	317,272	904,261	1,345,596	18,801,310	308,745,538
CAGR 2000-2010	4.74%	2.59%	1.85%	1.83%	1.64%	0.93%
Population Estimate 2019	17,833	357,567	1,033,997	1,533,791	21,378,054	328,252,472
Population 2024 Projected	19,884	391,308	1,121,759	1,679,163	23,080,442	339,844,802
CAGR 2019-2024	2.20%	1.82%	1.64%	1.83%	1.54%	0.70%
CAGR 2010-2024	1.20%	1.51%	1.55%	1.59%	1.48%	0.69%
Median HH Income (2019)	\$96,051	\$70,727	\$60,002	\$61,803	\$56,454	\$63,709
Median Age (2019)	44.7	38.9	37.4	38.7	42.0	38.3
Ethnicity						
White	85.5%	73.1%	63.9%	68.1%	72.5%	69.7%
African American	5.8%	15.6%	24.7%	22.0%	17.0%	13.4%
Asian	3.8%	4.8%	5.1%	4.3%	3.3%	6.0%
All Other	4.9%	6.5%	6.2%	5.6%	7.2%	10.9%
Hispanic Population						
Hispanic	7.5%	10.4%	9.8%	8.7%	25.1%	17.9%
Not Hispanic	92.5%	89.6%	90.2%	91.3%	74.9%	82.1%
CAGR = Compound Annual Growth Rate						
Eagle Harbor Golf Club	2-mile ring	10-mile ring	20-mile ring	Jacksonville CBSA	State of Florida	U.S.
Golf Demand Indicators						
Total Households	8,093	134,349	415,009	619,964	8,559,427	128,476,935
Number of Golfing Households	1,646	21,617	58,129	89,779	1,227,356	17,484,590
Projected Golfing Households (2024)	1,749	22,931	61,033	94,949	1,280,498	18,258,060
Projected Annual Growth Rate	1.20%	1.20%	1.00%	1.10%	0.90%	0.90%
Seasonal Golfing Households	11	87	424	2,981	136,098	748,477
Latent Demand/Interested Non-Golfers	3,332	51,724	155,946	224,377	3,251,619	47,425,600
Household Participation Rate	20.30%	16.10%	14.00%	14.50%	14.30%	13.60%
Number of Golfers	2,245	30,907	82,608	125,456	1,708,115	24,241,030
Rounds Potential (resident golfers)	37,105	480,538	1,348,545	2,259,503	36,912,090	434,080,100
Estimated Course Rounds (in-market supply)	40,750	265,568	933,922	2,019,108	41,653,590	434,084,100
Demand Indices						
Golfing Household Participation Rate	149	118	103	106	105	100
Seasonal Golfing Households	23	11	18	82	273	100
Latent Demand/Interested Non-Golfers	106	102	104	101	105	100
Rounds Potential per Household (resident golfers)	136	106	96	108	128	100

Eagle Harbor Golf Club	2-mile ring	10-mile ring	20-mile ring	Jacksonville CBSA	State of Florida	U.S.
Golf Supply						
Golf Facilities						
Total	1	7	25	52	982	14,604
Public	1	5	17	32	590	10,896
Public: Daily Fee	1	5	14	26	494	8,377
Public: Municipal	0	0	3	6	96	2,519
Private	0	2	8	20	392	3,708
Public Golf Facilities by Price Point						
Premium (>\$70)	0	0	4	7	142	1,428
Standard (\$40-\$70)	1	5	9	17	251	4,081
Value (<\$40)	0	0	4	8	197	5,387
Golf Holes						
Total	18	126	432	963	20,220	247,815
Public	18	90	288	576	11,475	179,760
Public: Daily Fee	18	90	234	459	9,594	137,760
Public: Municipal	0	0	54	117	1,881	42,000
Private	0	36	144	387	8,745	68,055
Non-Regulation (Executive & Par-3)	0	0	9	9	2,934	19,872
Net Change*						
Net Change in Holes past 5 years	0	0	-27	-9	-1,227	-14,346
Percentage Total Holes Past 5 Yrs	0.00%	0.00%	-5.90%	0	0	-5.50%
Net Change in Holes past 10 Years	0	-9	-54	-81	-1,659	-21,888
Percentage Total Holes Past 10 Yrs	0.00%	-6.70%	-11.10%	0	0	-8.10%
*Numbers may include courses under construction and temporarily closed at the end of the year.						

Eagle Harbor Golf Club	2-mile ring	10-mile ring	20-mile ring	Jacksonville CBSA	State of Florida	U.S.
Supply-Demand Ratios						
<i>Households per 18 Holes</i>						
Total	8,093	19,193	17,292	11,588	7,620	9,332
Public	8,093	26,870	25,938	19,374	13,427	12,865
Public: Daily Fee	8,093	26,870	31,924	24,312	16,059	16,787
Public: Municipal	0	0	138,336	95,379	81,908	55,062
Private	0	67,175	51,876	28,836	17,618	33,981
Premium (>\$70)	0	0	103,752	77,496	48,495	74,329
Standard (\$40-\$70)	8,093	26,870	46,112	36,468	29,928	29,451
Value (<\$40)	0	0	138,336	88,566	48,911	32,978
<i>Golfing Households per 18 Holes</i>						
Total	1,646	3,088	2,422	1,678	1,093	1,270
Public	1,646	4,323	3,633	2,806	1,925	1,751
Public: Daily Fee	1,646	4,323	4,471	3,521	2,303	2,285
Public: Municipal	0	0	19,376	13,812	11,745	7,493
Private	0	10,809	7,266	4,176	2,526	4,625
Premium (>\$70)	0	0	14,532	11,222	6,954	10,115
Standard (\$40-\$70)	1,646	4,323	6,459	5,281	4,291	4,008
Value (<\$40)	0	0	19,376	12,826	7,013	4,488
<i>Household Indices</i>						
Total	88	208	187	125	82	100
Public	64	211	204	152	105	100
Private	0	200	154	86	52	100
Premium (>\$70)	0	0	136	102	64	100
Standard (\$40-\$70)	27	91	156	124	101	100
Value (<\$40)	0	0	435	278	154	100
<i>Golfing Household Indices</i>						
Total	131	245	193	133	87	100
Public	95	249	210	162	111	100
Private	0	236	159	91	55	100
Premium (>\$70)	0	0	140	108	67	100
Standard (\$40-\$70)	41	108	161	131	107	100
Value (<\$40)	0	0	448	296	162	100
<i>Rounds per 18 Holes</i>						
Rounds Potential (resident golfers)	37,105	68,648	56,189	42,234	32,859	31,530
Estimated Course Rounds (in-market supply)	40,750	37,938	38,913	37,740	37,080	31,530

APPENDIX C – PRIMARY COMPETITORS – SUMMARY INFORMATION

The following table illustrates summary information for EHGC and a selected group of public/ semi-private golf facilities that NGF Consulting, with input from EHGC, has previously identified as the facility's primary and secondary competitors.

Eagle Harbor Golf Club Competitors – Summary Information						
Golf Facility	Location	Type	Year Open	Par / Slope	Front Tee / Back Tee	Location Relative to Eagle Harbor¹
Eagle Harbor Golf Club	Fleming Island	18H-SP	1993	72 / 139	4,980 / 6,840	--
The Golf Club at Fleming Island	Fleming Island	18H-SP	2000	71 / 127	4,623 / 6,664	1.5 mi NE
Champions at Julington Creek	Jacksonville	18H-SP	1988	72 / 126	5,089 / 6,860	6.5 mi E
Magnolia Point Golf and Country Club	Green Cove Springs	18H-SP ²	1987	72 / 131	4,984 / 6,796	8 mi S
Eagle Landing Golf Club	Orange Park	18H-MU	2006	72 / 137	5,142 / 7,037	8 mi NW
Cimarrone Golf Club	Jacksonville	18H-SP	1989	72 / 140	4,704 / 6,891	10.5 mi SE
The Golf Club at South Hampton	St. Augustine	18H-SP	2000	72 / 138	4,786 / 7,028	11 mi SE
Bent Creek Golf Course	Jacksonville	18H-MU	1989	71 / 136	4,865 / 6,420	11.5 mi NW
St. Johns Golf & Country Club	St. Augustine	18H-SP	2001	72 / 132	5,286 / 7,236	13 mi SE
<p>1. Air miles from subject site, rounded to half-mile; actual driving distances will likely be greater.</p> <p>2. One of the three nine-hole courses has closed.</p> <p>Type: DF – Daily Fee; MU – Municipal; SP – Semi-Private</p>						

Fee and Rounds Played Information

The tables below show summary rounds played, member fee, and daily fee information for the courses listed above. The rates shown include cart and reflect “rack” rates (if published), or current rates reflected by online booking engine. Unless otherwise noted, rates reflect peak season rates. Twilight rates vary by time of the year.

Daily Fee Pricing (as of April 2021)					
Golf Facility	18-H Prime Time Green Fee (WD/WE)	18-H Midday Green Fee (WD/WE)	18-H Aft./Twi. Green Fee (WD/WE)	9-H Green Fee (WD/WE)	Different Seasonal Rack Rates (Y/N)
Eagle Harbor Golf Club ¹	M-TH \$45 F-SU \$60	M-TH \$40 11-1pm; \$35 -1-5pm F-SU \$45 11-1pm; \$35 1-5pm	\$25 ² After 5pm	M-TH \$25 ² ; 1pm+ \$22.50 ² F-SU \$30 before 11am; 11am-1pm+ \$25 ² 1pm+ \$22.50 ²	Yes in April 2020 there were different prices
The Golf Club at Fleming Island	\$45/\$45 ⁴ \$40/\$40 ⁴	\$35/\$35 ⁴	\$30/\$30 ⁴ \$25/\$25 ⁴ after 3pm	DNA	Dynamic pricing
Champions at Julington Creek	\$41-\$47/\$42-\$60 ⁴	\$33-\$36/\$33-\$36 ⁴	\$25-\$29/\$29-\$31 ⁴	N/A	Dynamic pricing
Magnolia Point Golf and C.C.	\$50/\$50 ³	\$24/\$26 ³	\$19/\$22 ³	\$14/\$23	Online pricing
Eagle Landing Golf Club	\$49/\$69 ⁵	\$49/\$69 ⁵	\$28/\$32 after 3pm	N/A	No
Cimarrone Golf Club	\$50/\$61 ⁴	\$43/\$48 ⁴ \$36/\$41 ⁴	\$27/\$27 ⁴ \$23/\$23 ⁴	N/A	Online pricing
The Golf Club at South Hampton	M-Th \$59/ Fri \$69; WE \$75 - Before 10am	M-Th \$49/ Fri & \$52 - 10am-noon M-Th \$45 - Noon - 3pm Fri & WE \$45 - 1pm-3pm	Everyday 3pm-4pm \$35 Every day after 4pm \$25	N/A	No
Bent Creek Golf Course	\$39/\$49 ⁶	DNA	\$27/\$30 ⁶	\$21/\$30	No
St. Johns Golf & Country Club	\$61.60-\$66/\$62-\$85 ⁴	\$45.10/\$54 ⁴	\$34.10/\$36 ⁴	\$25/N/A	Dynamic pricing
1. Residents, military & seniors receive save \$5 per 18-hole rate from 7am-1pm 2. Rates include tax 3. Online booking system fees are all discounted. Midday and Aft./Twi rates shown here are discounted rates. 4. Current online booking rates. Dynamic Pricing in effect. 5. Fees shown are Public rates. Local Resident rates (residents of Baker, Clay, Duval, St. Johns and Putnam Counties). WD/WE before 12pm =\$40/\$59; WD/WE after 12pm = \$32/\$49 6. Champions Card: Peak \$20/\$30, Twi \$14/\$14; Legend Card: Peak \$14/\$14, Twi \$8/\$8				N/A – Information not available DNA – Does not apply WD - Weekday WE – Weekend	

Rounds Played and Membership Fees					
Golf Facility	Estimated 2020 Rounds	Initiation Fee (Full Golf)	Monthly Dues Single	Monthly Dues Family	Cart Fee (9H/18H)
Eagle Harbor Golf Club ¹	44,977	DNA	Golden Eagle \$240 Executive \$200	Golden Eagle \$280 Executive \$240	\$13/\$21
The Golf Club at Fleming Island	36,000	DNA	\$225	\$325	\$20 per round
Julington Creek Golf Club	32,000	DNA	Young prof. \$290 (age 45 or younger) Boomer (57+) \$305 Single \$340 (46+56)	Young prof. \$380 Boomer \$405 Single \$455	Included
Magnolia Point G&CC	30,000	DNA	\$185	\$250	N/A
Eagle Landing Golf Club	50,000	DNA	Residents \$189 Non-Residents \$205	Residents \$219 Non-Residents \$235	\$11/\$20
Cimarrone Golf Club ²	34,000	\$1,500	\$200 ²	\$230 ²	\$20 per round
The Golf Club at South Hampton ¹	52,000	\$2,000	Ages 42-59: \$240 Ages 25-41: \$175 Ages 60-74: \$220 Ages 75+: \$200 Additional Golf Fee per person, per round 18H: \$20.66 9H: \$13.15	Ages 42-59: \$295 Ages 25-41: \$225 Ages 60-74: \$275 Ages 75+: \$270 Additional Golf Fee per person, per round 18H: \$20.66 9H: \$13.15	N/A
Bent Creek Golf Course	50,000	N/A	Creek Card all-inclusive	N/A	DNA
St. Johns Golf & Country Club	53,000	\$3,500	\$250	\$296	\$20 per round
1. Rates do not include sales tax 2. Also offer 'Executive Golf' – unlimited weekend and after 2pm weekdays DST/1pm non-DST: \$170 single/\$200 family. Also 'Weekday' – unlimited M-F except for certain holidays; \$170/\$180				DF – Daily fee DNA – Does not apply N/A – Information not available	

SEVENTH ORDER OF BUSINESS

EVALUATION
LANDSCAPE IRRIGATION MAINTENANCE SERVICES
at
THE CROSSINGS AT FLEMING ISLAND CDD

<u>Personnel</u>	Maximum Points	Tree Amigos	Brightview	Yellowstone
(E.g., geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)	20	20	19	19
<u>Experience</u>				
(E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance for other Community Development Districts in other contracts; character, integrity, and reputation of respondent, etc.)	30	30	28	26
<u>Understanding of Scope of Work</u>				
Does the proposal demonstrate an understanding of the District's needs for the services requested?	20	20	19	19
Subjective total	70	70	66	64
<u>Price</u>				
30 points will be awarded to the Proposer submitting the lowest total proposal for completing the work. All other proposals will receive a percentage of this amount based upon the difference between the high and low qualified proposal.	30	30	24	23
TOTAL	100	100	90	87
Facility Use does not change points		\$400/mo	N/A	1,200/mo
Vine eradication		\$2,384/acre	labor rate	\$28,720

PRICE
Landscape and Irrigation Maintenance Services
at
The Crossings at Fleming Island CDD

Price					
Company Name	Year 1	Year 2	Year 3	Total	Points
Tree Amigos	\$ 822,916	\$ 822,916	\$ 839,374	\$ 2,485,206	30
Brightview	\$ 975,000	\$ 975,000	\$ 1,004,250	\$ 2,954,250	24
Yellowstone	\$ 990,000	\$ 990,000	\$ 1,019,700	\$ 2,999,700	24
Points remain the same when factoring in renting the facilities					

PRICE PROPOSAL FORM

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
AT
THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT**

Clay County, Florida

TO BE SUBMITTED TO:

**THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT**
Attn: Steve Andersen
2105 Harbor Lake Drive, Fleming Island, FL 32003
on or before 2:00 P.M. EST, July 8, 2021

Submitted by: The Tree Amigos Outdoor Services, Inc. (Contractor)

In accordance with the "Project Manual, Landscape and Irrigation Maintenance Services for The Crossings at Fleming Island Community Development District", the Contractor submits the following:

Total proposal sum for all services covered in Project Manual:

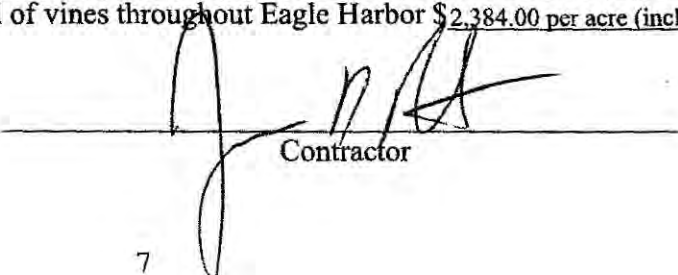
Year	Monthly	Annual Total
1	\$68,576.32	\$822,915.82
2	\$68,576.32	\$822,915.82
3	\$69,947.85	\$839,374.14

A. Facility Use -Optional

a. Monthly Discount for using CDD Facilities contained in Scope of Services section 2.6
\$ 400.00.

b. Please specify what facilities you wish to use All facilities currently occupied by our existing operations.

B. Eradication and continued control of vines throughout Eagle Harbor \$2,384.00 per acre (includes 2 applications)


Contractor

PRICE PROPOSAL FORM

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
AT
THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT**

Clay County, Florida

TO BE SUBMITTED TO:

**THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT**

Attn: Steve Andersen
2105 Harbor Lake Drive, Fleming Island, FL 32003
on or before 2:00 P.M. EST, July 8, 2021

Submitted by: BrightView Landscape Services, Inc.
(Contractor)

In accordance with the "Project Manual, Landscape and Irrigation Maintenance Services for The Crossings at Fleming Island Community Development District", the Contractor submits the following:

Total proposal sum for all services covered in Project Manual:

Year	Monthly	Annual Total
1	\$81,250.00	\$975,000.00
2	\$81,250.00	\$975,000.00
3	\$83,687.50	\$1,004,250.00

A. Facility Use -Optional

a. Monthly Discount for using CDD Facilities contained in Scope of Services section 2.6
\$ N/A

b. Please specify what facilities you wish to use The size of the facilities is not conducive to the amount of space needed to properly maintain the community. To avoid conflict with other entities and provide superior service we would prefer to stage out of our facility.

B. Eradication and continued control of vines throughout Eagle Harbor This would need to be on a case by case basis. As site conditions vary, we would recommend incorporating a combination of winter program inclusion and/or coupled with a daily rate for labor and debris removal. We would eradicate the vines, remove from tree canopy, remove undergrowth and treat with a long term herbicide to prevent new growth from rejuvenating.

BrightView Landscape Services, Inc.
Contractor

PRICE PROPOSAL FORM

**LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
AT
THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT**

Clay County, Florida

TO BE SUBMITTED TO:

**THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT**

Attn: Steve Andersen
2105 Harbor Lake Drive, Fleming Island, FL 32003
on or before 2:00 P.M. EST, July 8, 2021

Submitted by: Yellowstone Landscape
(Contractor)

In accordance with the "Project Manual, Landscape and Irrigation Maintenance Services for The Crossings at Fleming Island Community Development District", the Contractor submits the following:

Total proposal sum for all services covered in Project Manual:

Year	Monthly	Annual Total
1	\$82,500.00	\$990,000.00
2	\$82,500.00	\$990,000.00
3	\$84,975.00	\$1,019,700.00

A. Facility Use -Optional

- a. Monthly Discount for using CDD Facilities contained in Scope of Services section 2.6
\$ 1,200.00.
- b. Please specify what facilities you wish to use All Available

B. Eradication and continued control of vines throughout Eagle Harbor \$ 28,720

Blake Dougherty, Business Development Manager
Contractor

EIGHTH ORDER OF BUSINESS

Financial Statements

September 30, 2020

The Crossings at Fleming Island Community Development District

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
The Crossings at Fleming Island Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of *The Crossings at Fleming Island Community Development District* (the "District"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the District as of September 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 29, 2021, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "McDiarmid Davis". The signature is written in a cursive, slightly slanted style.

Orlando, Florida
June 29, 2021

Our discussion and analysis of *The Crossings at Fleming Island Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2020 by \$16,350,417, an increase in net position of \$3,142,841 in comparison with the prior year.
- At September 30, 2020, the District's governmental funds reported a combined fund balance of \$6,664,131, an increase of \$396,394 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *The Crossings at Fleming Island Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, deferred outflows of resources, and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include general (administration, finance, and community services), physical environment (maintenance and operations) and culture and recreation. The business-type activities of the District include the Utility (water and sewer) and Golf Course operation.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has two fund categories: Governmental and Proprietary Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Funds

The District maintains one type of proprietary fund: enterprise. The District maintains two enterprise funds. An enterprise fund is used to report the same functions presented as *business-type activities* in the government-wide financial statements. The District uses an enterprise fund to account for the operations of the water and sewer utility services and golf services within the District. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the utility and golf funds, which are considered major funds.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was \$(16,350,417) at September 30, 2020. The following analysis focuses on the net position of the District's governmental activities.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Assets:						
Current and other assets	\$ 7,111,050	\$ 6,650,197	\$ 5,376,352	\$ 4,925,116	\$ 12,487,402	\$ 11,575,313
Capital assets, net	10,173,139	9,891,396	13,728,152	14,299,687	23,901,291	24,191,083
Total assets	17,284,189	16,541,593	19,104,504	19,224,803	36,388,693	35,766,396
Deferred Outflows:	889,797	927,417	1,380,868	1,465,844	2,270,665	2,393,261
Liabilities:						
Current liabilities	968,461	939,413	6,234,533	5,782,510	7,202,994	6,721,923
Long-term liabilities	24,214,115	26,136,034	23,592,666	24,794,958	47,806,781	50,930,992
Total liabilities	25,182,576	27,075,447	29,827,199	30,577,468	55,009,775	57,652,915
Net Position:						
Net investment in capital assets	(13,151,179)	(15,317,221)	(10,923,646)	(11,124,427)	(24,074,825)	(26,441,648)
Restricted	2,154,147	2,310,243	1,025,439	1,447,081	3,179,586	3,757,324
Unrestricted	3,988,442	3,400,541	566,380	(209,475)	4,554,822	3,191,066
Total net position	\$ (7,008,590)	\$ (9,606,437)	\$ (9,331,827)	\$ (9,886,821)	\$ (16,340,417)	\$ (19,493,258)

The Crossings at Fleming Island Community Development District
Management's Discussion and Analysis

Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2020 and 2019.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	\$ 7,173,525	\$ 7,286,360	\$ 9,234,362	\$ 9,027,404	\$ 16,407,887	\$ 16,313,764
Operating grants and Contributions	32,202	74,188	-	-	32,202	74,188
General revenues:						
Investment earnings	53,027	127,608	31,904	58,373	84,931	185,981
Other	-	145,260	-	-	-	145,260
Total revenues	7,258,754	7,633,416	9,266,266	9,085,777	16,525,020	16,719,193
Expenses:						
Governmental activities:						
General government	253,074	213,048	-	-	253,074	213,048
Physical environment	1,666,054	1,816,599	-	-	1,666,054	1,816,599
Recreation	1,421,503	1,670,549	-	-	1,421,503	1,670,549
Interest	1,309,696	1,379,314	-	-	1,309,696	1,379,314
Business - type activities:						
Water and sewer	-	-	5,484,846	5,295,114	5,484,846	5,295,114
Golf and restaurant	-	-	3,247,006	3,348,814	3,247,006	3,348,814
Total expenses	4,650,327	5,079,510	8,731,852	8,643,928	13,382,179	13,723,438
Increase (Decrease) in Net Position Before Transfers	2,608,427	2,553,906	534,414	441,849	3,142,841	2,995,755
Transfers	(10,580)	-	10,580	-	-	-
Increase (Decrease) in Net Position	2,597,847	2,553,906	544,994	441,849	3,142,841	2,995,755
Net position, beginning	(9,606,437)	(12,160,343)	(9,886,821)	(10,328,670)	(19,493,258)	(22,489,013)
Net position, end	\$ (7,008,590)	\$ (9,606,437)	\$ (9,341,827)	\$ (9,886,821)	\$ (16,350,417)	\$ (19,493,258)

Governmental Activities

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2020 was \$4,650,327. The majority of these costs are comprised of physical environment and recreation expenditures.

Business-Type Activities

The cost of the business-type activities was \$8,731,852, a 1.0% increase from the prior year. The costs of those activities were paid for by charges for services, which accounted for 99% of total business-type revenues. Charges for services increased \$206,958 or 2.3% from the prior year.

Financial Analysis of the Government's Funds

Governmental Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$6,664,131. Of this total, \$175,257 is nonspendable, \$2,681,582 is restricted and \$3,807,292 is unassigned.

The fund balance of the general fund increased \$589,273, primarily due to assessments and charges for services in excess of expenditures. The debt service fund balance decreased \$191,507 due to an increase in debt service payments more than the increase in assessment revenue. The capital projects fund balance decreased \$1,372 due to a transfer out to the debt service fund.

Proprietary Funds

The District's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The Water and Sewer Fund reported operating income of \$1,675,727, which is an increase of \$62,435 from the previous year. Of the total net position in the amount of \$(7,370,908), \$1,025,439 is restricted for renewal, replacement, and debt service.

The Golf Course Fund reported an operating loss of \$96,729, which is a decrease of \$34,113 from the previous year operating loss.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2020 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2020, the District had \$23,901,291 invested in capital assets. More detailed information about the District's capital assets is presented in the notes to the financial statements.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Land	\$ 2,298,612	\$2,298,612	\$ 3,599,131	\$ 3,599,131	\$ 5,897,743	\$ 5,897,743
Improvements and Equipment	11,393,565	10,770,521	107,569	107,569	11,501,134	10,878,090
Water and Sewer Facilities	-	-	20,096,198	20,096,198	20,096,198	20,096,198
Golf Course and Improvements	-	-	3,206,918	3,206,918	3,206,918	3,206,918
Accumulated Depreciation	(3,519,038)	(3,177,737)	(13,281,664)	(12,710,129)	(16,800,702)	(15,887,866)
Total	<u>\$10,173,139</u>	<u>\$9,891,396</u>	<u>\$ 13,728,152</u>	<u>\$14,299,687</u>	<u>\$ 23,901,291</u>	<u>\$ 24,191,083</u>

Capital Debt

At September 30, 2020, the District had \$50,760,000 in bonds outstanding, including matured bonds payable of \$2,440,000. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Economic Factors and Next Year's Budget

It is difficult to predict what significant effect the current economic condition and the matured bonds payable will have on the financial position or results of operations of the District in fiscal year 2021.

Requests for Information

If you have questions about this report or need additional financial information, contact *The Crossings at Fleming Island Community Development District's* Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida 33351.

FINANCIAL STATEMENTS

The Crossings at Fleming Island Community Development District
Statement of Net Position
September 30, 2020

	Governmental Activities	Business-type Activities	Total
Assets:			
Cash	\$ 1,035,224	\$ 781,321	\$ 1,816,545
Investments	3,160,225	2,892,242	6,052,467
Internal balances	99,398	(99,398)	-
Accounts receivable	45,164	123,621	168,785
Inventories	39,871	95,680	135,551
Prepaid costs	13,306	-	13,306
Deposits	36,280	34,585	70,865
Restricted assets:			
Temporarily restricted investments	2,681,582	1,548,301	4,229,883
Capital assets:			
Capital assets not being depreciated	2,298,612	3,599,131	5,897,743
Capital assets being depreciated, net	7,874,527	10,129,021	18,003,548
Total assets	17,284,189	19,104,504	36,388,693
Deferred Outflows of Resources:			
Deferred amount on refunding	889,797	1,380,868	2,270,665
Total Assets and Deferred Outflows of Resources	18,173,986	20,485,372	38,659,358
Liabilities:			
Accounts payable and accrued expenses	234,159	619,947	854,106
Accrued interest payable	521,542	497,594	1,019,136
Matured bonds payable	-	2,440,000	2,440,000
Matured interest payable	-	2,355,178	2,355,178
Unearned revenue	198,787	51,926	250,713
Customer deposits	13,973	269,888	283,861
Noncurrent liabilities:			
Due within one year	1,555,000	1,255,000	2,810,000
Due in more than one year	22,659,115	22,337,666	44,996,781
Total liabilities	25,182,576	29,827,199	55,009,775
Net Position:			
Net investment in capital assets	(13,151,179)	(10,923,646)	(24,074,825)
Restricted for:			
Debt service	2,154,147	737,014	2,891,161
Renewal and replacement	-	288,425	288,425
Unrestricted	3,988,442	556,380	4,544,822
Total net position	\$ (7,008,590)	\$ (9,341,827)	\$ (16,350,417)

The Crossings at Fleming Island Community Development District
Statement of Activities
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenue		Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Primary Government		Total
				Governmental Activities	Business-type Activities	
Governmental activities:						
General government	\$ 253,074	\$ 287,394	\$ -	\$ 34,320	\$ -	\$ 34,320
Physical environment	1,666,054	1,852,097	-	186,043	-	186,043
Recreation	1,421,503	1,992,089	-	570,586	-	570,586
Interest on long-term debt	1,309,696	3,041,945	32,202	1,764,451	-	1,764,451
Total governmental activities	4,650,327	7,173,525	32,202	2,555,400	-	2,555,400
Business-type activities:						
Water and sewer	5,484,846	6,211,300	-	-	726,454	726,454
Golf and restaurant	3,247,006	3,023,062	-	-	(223,944)	(223,944)
Total business-type activities	8,731,852	9,234,362	-	-	502,510	502,510
Total primary government	\$ 13,382,179	\$ 16,407,887	\$ 32,202	2,555,400	502,510	3,057,910
General Revenues:						
Investment and other income				53,027	31,904	84,931
Transfers				(10,580)	10,580	-
Total general revenues and transfers				42,447	42,484	84,931
Change in net position				2,597,847	544,994	3,142,841
Net position, beginning				(9,606,437)	(9,886,821)	(19,493,258)
Net position, ending				\$ (7,008,590)	\$ (9,341,827)	\$ (16,350,417)

The Crossings at Fleming Island Community Development District
Balance Sheet - Governmental Funds
September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets:				
Cash	\$ 1,035,224	\$ -	\$ -	\$ 1,035,224
Investments	3,160,225	2,675,689	5,893	5,841,807
Accounts receivable	45,164	-	-	45,164
Inventory	39,871	-	-	39,871
Prepaid costs	13,306	-	-	13,306
Due from other funds	13,598	-	-	13,598
Advance to other fund	85,800	-	-	85,800
Deposits	36,280	-	-	36,280
Total assets	\$ 4,429,468	\$ 2,675,689	\$ 5,893	\$ 7,111,050
Liabilities and Fund Balances:				
Liabilities:				
Accounts payable and accrued expenses	\$ 234,159	\$ -	\$ -	\$ 234,159
Unearned revenue	198,787	-	-	198,787
Deposits	13,973	-	-	13,973
Total liabilities	446,919	-	-	446,919
Fund Balances:				
Nonspendable	175,257	-	-	175,257
Restricted for:				
Debt service	-	2,675,689	-	2,675,689
Capital projects	-	-	5,893	5,893
Unassigned	3,807,292	-	-	3,807,292
Total fund balances	3,982,549	2,675,689	5,893	6,664,131
Total liabilities and fund balances	\$ 4,429,468	\$ 2,675,689	\$ 5,893	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 10,173,139

Deferred amounts on refunding are not financial resources and therefore are not reported in the funds. 889,797

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(521,542)	
Bonds payable	(24,214,115)	(24,735,657)
Net Position of Governmental Activities		\$ (7,008,590)

The Crossings at Fleming Island Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds
Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues:				
Special assessments	\$ 3,713,669	\$ 3,041,945	\$ -	\$ 6,755,614
Charges for services	417,911	-	-	417,911
Investment and other income	53,027	32,144	58	85,229
Total revenues	4,184,607	3,074,089	58	7,258,754
Expenditures:				
Current				
General government	215,454	-	-	215,454
Physical environment	1,324,753	-	-	1,324,753
Recreation	1,421,503	-	-	1,421,503
Debt service:				
Interest	-	1,332,026	-	1,332,026
Principal	-	1,935,000	-	1,935,000
Capital outlay	623,044	-	-	623,044
Total expenditures	3,584,754	3,267,026	-	6,851,780
Excess (Deficit) of Revenues Over Expenditures	599,853	(192,937)	58	406,974
Other Financing Sources (Uses):				
Transfer in	-	1,430	-	1,430
Transfer out	(10,580)	-	(1,430)	(12,010)
Total other financing sources (uses)	(10,580)	1,430	(1,430)	(10,580)
Net change in fund balances	589,273	(191,507)	(1,372)	396,394
Fund balances, beginning of year	3,393,276	2,867,196	7,265	6,267,737
Fund balances, end of year	\$ 3,982,549	\$ 2,675,689	\$ 5,893	\$ 6,664,131

The Crossings at Fleming Island Community Development District
**Reconciliation of the Statements of Revenues, Expenditures and Changes in Fund Balances of
Governmental Funds to the Statement of Activities.**
Year Ended September 30, 2020

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds	\$	396,394
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Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets.		623,044
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Depreciation on capital assets is not recognized in the governmental fund statement; however, it is reported as an expense in the statement of activities.		(341,301)
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Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		1,935,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	35,411	
Amortization of bond discount	(13,081)	
Amortization of deferred amount on refunding	(37,620)	(15,290)
	<u>(15,290)</u>	
Change in Net Position of Governmental Activities	\$	<u>2,597,847</u>

The Crossings at Fleming Island Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 3,695,680	\$ 3,695,680	\$ 3,713,669	\$ 17,989
Charges for services	460,000	460,000	417,911	(42,089)
Investment and other income	53,000	53,000	53,027	27
Total revenues	4,208,680	4,208,680	4,184,607	(24,073)
Expenditures:				
Current				
General government	257,800	257,800	215,454	42,346
Physical environment	1,389,456	1,389,456	1,324,753	64,703
Recreation	1,637,450	1,637,450	1,421,503	215,947
Capital Outlay	763,974	763,974	623,044	140,930
Total expenditures	4,048,680	4,048,680	3,584,754	463,926
Excess (Deficit) of Revenues Over Expenditures	160,000	160,000	599,853	439,853
Other Financing Sources (Uses):				
Transfers out	(160,000)	(160,000)	(10,580)	149,420
Total other financing sources (uses)	(160,000)	(160,000)	(10,580)	149,420
Net change in fund balance	-	-	589,273	589,273
Fund balance, beginning	3,393,276	3,393,276	3,393,276	-
Fund balance, ending	\$ 3,393,276	\$ 3,393,276	\$ 3,982,549	\$ 589,273

The Crossings at Fleming Island Community Development District
Statement of Net Position - Proprietary Funds
September 30, 2020

	Enterprise Funds		
	Water and Sewer	Golf Course	Total
Assets			
Current assets:			
Cash and cash equivalents	\$ 594,263	\$ 187,058	\$ 781,321
Investments	4,345,742	94,801	4,440,543
Accounts receivable, net	81,848	41,773	123,621
Inventories	-	95,680	95,680
Prepaid expenses and deposits	-	34,585	34,585
Total current assets	5,021,853	453,897	5,475,750
Noncurrent assets:			
Capital Assets:			
Land and improvements	19,807,526	3,598,831	23,406,357
Equipment and furniture	288,972	3,314,487	3,603,459
Less accumulated depreciation	(11,366,080)	(1,915,584)	(13,281,664)
Total noncurrent assets	8,730,418	4,997,734	13,728,152
Total assets	13,752,271	5,451,631	19,203,902
Deferred Outflows of Resources			
Deferred amount on refunding	1,380,868	-	1,380,868
Total Assets and Deferred Outflow of Resources	15,133,139	5,451,631	20,584,770
Liabilities			
Current Liabilities:			
Accounts payable and accrued expenses	313,199	306,748	619,947
Accrued interest payable	428,294	69,300	497,594
Due to other funds	-	13,598	13,598
Customer deposits	269,888	-	269,888
Unearned revenue	-	51,926	51,926
Matured interest payable	-	2,355,178	2,355,178
Matured bonds payable	-	2,440,000	2,440,000
Bonds, notes and loans payable	885,000	370,000	1,255,000
Total current liabilities	1,896,381	5,606,750	7,503,131
Noncurrent Liabilities:			
Advance from other funds	-	85,800	85,800
Bonds, notes and loans payable	20,607,666	1,730,000	22,337,666
Total noncurrent liabilities	20,607,666	1,815,800	22,423,466
Total liabilities	22,504,047	7,422,550	29,926,597
Net Position			
Net investment in capital assets	(11,381,380)	457,734	(10,923,646)
Restricted for debt service	737,014	-	737,014
Restricted for other purposes	288,425	-	288,425
Unrestricted	2,985,033	(2,428,653)	556,380
Total net position	\$ (7,370,908)	\$ (1,970,919)	\$ (9,341,827)

The Crossings at Fleming Island Community Development District
Statement of Revenues, Expenses and Changes in Net Position - Proprietary Funds
Year Ended September 30, 2020

	Enterprise Funds		
	Water and Sewer	Golf Course	Total
Revenues			
Charges for Services	\$ 6,211,300	\$ 3,023,062	\$ 9,234,362
Total operating revenues	6,211,300	3,023,062	9,234,362
Operating Expenses			
Water and Sewer	4,040,392	-	4,040,392
Golf and Restaurant	-	3,043,437	3,043,437
Depreciation	495,181	76,354	571,535
Total Operating Expenses	4,535,573	3,119,791	7,655,364
Operating income (loss)	1,675,727	(96,729)	1,578,998
Nonoperating Revenues (Expenses)			
Interest and Investment Revenue	31,030	874	31,904
Interest Expense	(949,273)	(127,215)	(1,076,488)
Total nonoperating revenue (expenses)	(918,243)	(126,341)	(1,044,584)
Income (loss) before transfers	757,484	(223,070)	534,414
Transfers In	-	10,580	10,580
Change in net position	757,484	(212,490)	544,994
Total net position, beginning	(8,128,392)	(1,758,429)	(9,886,821)
Total net position, ending	\$ (7,370,908)	\$ (1,970,919)	\$ (9,341,827)

The Crossings at Fleming Island Community Development District
Statement of Cash Flows - Proprietary Funds
Year Ended September 30, 2020

	Water and Sewer	Golf Course	Total
Cash Flows from Operating Activities:			
Receipts from customers and users	\$ 6,202,801	\$ 3,005,462	\$ 9,208,263
Payments to suppliers of goods and services	(4,042,466)	(3,045,849)	(7,088,315)
Net cash provided (used) by operating activities	2,160,335	(40,387)	2,119,948
Cash Flows from Non-Capital Financing Activities:			
Transfers (to)/from other funds	-	10,580	10,580
Net cash provided (used) by non-capital financing activities	-	10,580	10,580
Cash Flows from Capital and Related Financing Activities:			
Principal paid on debt	(865,000)	-	(865,000)
Interest paid on debt	(865,854)	-	(865,854)
Net cash used by capital and related financing activities	(1,730,854)	-	(1,730,854)
Cash Flows from Investing Activities:			
Interest earnings	31,030	874	31,904
Sale (Purchase) of Investments	(253,707)	5,252	(248,455)
Net cash provided (used) by investing activities	(222,677)	6,126	(216,551)
Net increase (decrease) in cash and cash equivalents	206,804	(23,681)	183,123
Cash and cash equivalents, beginning	387,459	210,739	598,198
Cash and cash equivalents, ending	\$ 594,263	\$ 187,058	\$ 781,321
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) By Operating Activities			
Operating income (loss)	\$ 1,675,727	\$ (96,729)	\$ 1,578,998
Adjustments Not Affecting Cash:			
Depreciation and amortization	495,181	76,354	571,535
Change in Assets and Liabilities:			
(Increase) Decrease in accounts receivable	(12,164)	(28,980)	(41,144)
(Increase) Decrease in prepaids / inventory	-	21,486	21,486
Increase (Decrease) in accounts payable	(2,074)	(23,898)	(25,972)
Increase (Decrease) in customer deposits	3,665	-	3,665
Increase (Decrease) in unearned revenue	-	11,380	11,380
Total adjustments	484,608	56,342	540,950
Net cash provided (used) by operating activities	\$ 2,160,335	\$ (40,387)	\$ 2,119,948

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Crossings at Fleming Island Community Development District, (the "District") was established in November 1989 by the Florida Land and Water Adjudicatory Commission Chapter 42H-1 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. At present, the Supervisors are elected on an at large basis by qualified electors of the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. The major governmental and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Unbilled service revenue is accrued in the enterprise funds.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund - accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

The District reports the following major proprietary funds:

Water and Sewer Fund - This enterprise fund is used to account for the operations of the water and sewer utility services within the District. The costs of providing services to the residents are recovered primarily through user charges.

Golf Course Fund - This enterprise fund is used to account for the operations of the golf course, pro shop and restaurant within the District. The costs of providing services to the residents and public are recovered primarily through user charges.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Inventories

Inventories are valued at cost which approximates market value using the first-in, first-out (FIFO) method.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Receivables and Payables

During the course of operations, transactions occur between individual funds. Any residual balances outstanding between governmental activities and business-type activities for internal borrowing are reported in the government-wide statements as "internal balances".

Accounts receivable and assessments receivable are shown net of an allowance for uncollectible amounts. These receivables will be recognized as revenue as they are collected.

Capital Assets

Capital assets, which include property, golf course, recreation facilities, water and sewer improvements, equipment and infrastructure assets (e.g., utilities system, stormwater system, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Land Improvements	10-20
Buildings	30
Stormwater System	30
Improvements Other Than Buildings	40
Roadways and Other	30
Equipment	5-10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Long Term Obligations

In the government-wide and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted- net position and unrestricted- net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted - net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards Issued

In fiscal year 2020, the District implemented Government Accounting Standards Board (GASB) Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement provides temporary relief to governments and other stakeholders in light of the COVID-19 pandemic by postponing the effective dates of provisions in certain other statements. There was no effect on beginning balances of the District for implementation of this Statement.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
6. Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Restricted cash

Included in cash and investments for the water and sewer fund is restricted cash of \$559,350 for customer deposits and renewal and replacement reserves.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2020:

- Money market mutual funds of \$4,965,546 are valued using Level 2 inputs.

The District's investment policy is governed by State Statutes and the District Trust Indenture. This policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized investments are:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

The SBA is not a registrant with the Securities and Exchange Commission (SEC); however, the State of Florida does provide oversight. The Board has adopted operating procedures consistent with the requirements for a 2a-7-like fund for the Florida Prime Fund; therefore, the pool net asset value per share can be used as fair value for financial reporting.

Investments made by the District at September 30, 2020 are summarized below. In accordance with GASB 31, investments are reported at fair value.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
First American Government Obligation Fund-Class Y	\$ 2,883,872	AAAm	44 days
First American Government Obligation Fund-Class Z	2,080,674	AAAm	44 days
US Bank Money Market	94,568	n/a	n/a
Local Government Investment Pool:			
Florida Prime	5,223,236	AAAm	48 days
	<u>\$ 10,282,350</u>		

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

Custodial Credit Risk

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 INTERFUND, RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2020 were as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General	Golf Course	\$ 13,598
Advances:		
General	Golf Course	\$ 85,800

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. Balances between funds are for services paid by the General Fund to be reimbursed. In August 2009, the General Fund loaned the Golf Fund \$85,800 to cover the Golf Fund debt service payment. The advance is to be repaid in 30 annual installments of \$2,860. During the fiscal year ended September 30, 2020, no payments were made to the General Fund.

During the year ended September 30, 2020, the general fund transferred the golf course fund \$10,580 for operations. Additionally, the capital projects transferred \$1,430 to the debt service fund.

NOTE 5 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital Assets, not being depreciated:				
Land	\$ 2,298,612	\$ -	\$ -	\$ 2,298,612
Total capital assets, not being depreciated	2,298,612	-	-	2,298,612
Capital Assets Being Depreciated:				
Improvements and equipment	10,770,521	623,044	-	11,393,565
Total capital assets, being depreciated	10,770,521	623,044	-	11,393,565
Less Accumulated Depreciation for:				
Improvements and equipment	(3,177,737)	(341,301)	-	(3,519,038)
Total accumulated depreciation	(3,177,737)	(341,301)	-	(3,519,038)
Total capital assets being depreciated, net	7,592,784	281,743	-	7,874,527
Governmental activities capital assets, net	<u>\$ 9,891,396</u>	<u>\$ 281,743</u>	<u>\$ -</u>	<u>\$ 10,173,139</u>

Depreciation expense is charged to physical environment.

	Beginning Balance	Additions	Disposals	Ending Balance
Business-type Activities:				
Capital Assets, not being depreciated:				
Land	\$ 3,599,131	\$ -	\$ -	\$ 3,599,131
Total capital assets, not being depreciated	3,599,131	-	-	3,599,131
Capital Assets Being Depreciated:				
Water and sewer facilities	20,096,198	-	-	20,096,198
Golf course and improvements	3,206,918	-	-	3,206,918
Improvements and equipment	107,569	-	-	107,569
Total capital assets, being depreciated	23,410,685	-	-	23,410,685
Less accumulated depreciation for:				
Water and sewer facilities	(10,870,899)	(495,181)	-	(11,366,080)
Golf course and improvements	(1,731,661)	(76,354)	-	(1,808,015)
Improvements and equipment	(107,569)	-	-	(107,569)
Total accumulated depreciation	(12,710,129)	(571,535)	-	(13,281,664)
Total capital assets being depreciated, net	10,700,556	(571,535)	-	10,129,021
Business-type activities capital assets, net	<u>\$ 14,299,687</u>	<u>\$ (571,535)</u>	<u>\$ -</u>	<u>\$ 13,728,152</u>

Depreciation of \$495,181 is charged to the water and sewer fund and \$76,354 is charged to the golf fund.

NOTE 6 LONG-TERM LIABILITIES

Special Assessment Revenue Refunding Bonds, Series 2014 - Public Offering

In August 2014, the District issued \$37,005,000 of Special Assessment Revenue Refunding Bonds, Series 2014 due on November 1, 2044 with a variable interest rate. The Bonds were issued to refund the Special Assessment Refunding Bonds, Series 2000 and to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal is payable annually commencing May 1, 2014 through May 1, 2044.

The Series 2014 Bonds are subject to redemption at the option of the District, in whole or in part at a redemption price set forth in the Bond Indenture. The Series 2014 Bonds are subject to optional and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. This requirement was met at September 30, 2020.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Payment of principal and interest on the 2014 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

Total principal and interest remaining on the Series 2014 Bonds at September 30, 2020 is \$33,743,850. For the year ended September 30, 2020, principal and interest of \$3,202,863 was paid. Special assessment revenue of \$2,974,452 was pledged for the year ended September 30, 2020.

Special Assessment Revenue Bonds, Series 2017 - Public Offering

In May 2017, the District issued \$870,000 of Special Assessment Revenue Bonds, Series 2017 due on May 1, 2044 with a fixed interest rate of 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District and pay issuance costs. Interest is paid semiannually on each May 1 and November 1. Principal is payable annually commencing May 1, 2019 through May 1, 2044.

The Series 2017 Bonds are subject to redemption at the option of the District, in whole or in part at a redemption price set forth in the Bond Indenture. The Series 2017 Bonds are subject to optional and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bond will become immediately due and payable.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. This requirement was met at September 30, 2020.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Payment of principal and interest on the 2017 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

Total principal and interest remaining on the Series 2017 Bonds at September 30, 2020 is \$1,573,988. For the year ended September 30, 2020, principal and interest of \$64,163 was paid. Special assessment revenue of \$67,493 was pledged for the year ended September 30, 2020.

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Utility Refunding Revenue Bonds, Series 2016 - Public Offering

In December 2016, the District issued \$24,045,000 of Utility Refunding Revenue Bonds, Series 2016 due October 1, 2037 with an interest rate ranging from 4.5% to 4.875%. The Bonds were issued to refund the outstanding Utility Revenue Refunding Bonds, Series 2007. Interest is paid semiannually on each April 1 and October 1. Principal is payable annually commencing October 1, 2017 through October 1, 2037.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to establish rates in amount adequate to provide payment of debt service and to meet certain trust indenture provisions. The District was in compliance with these provisions in the current fiscal year. In the event of default, all principal and interest of the Bond will become immediately due and payable.

Total principal and interest remaining on the Series 2016 Bonds at September 30, 2020 is \$30,917,145. For the year ended September 30, 2020. For the year ended September 30, 2020, principal and interest of \$1,730,854 was paid. Revenue of \$2,170,908 was pledged for the year ended September 30, 2020.

Golf Course Revenue Bonds, Series 1999 - Public Offering

In March 1999, the District issued \$7,835,000 of Golf Course Revenue Bonds, Series 1999 due October 1, 2024 with an interest rate of 6.6%. The Bonds were issued to finance the acquisition and construction of certain public infrastructure with the District. The bonds are secured by a pledge of certain revenues derived as a result of operations on the golf course. Interest is paid semiannually on each April 1 and October 1. Principal is payable annually commencing October 1, 2000 through October 1, 2024.

The Bonds are secured by a pledge of certain revenues derived as a result of operations of the golf course. The District has not made a debt service payment on the Golf Course Revenue Bonds, Series 1999 since April 1, 2011 and is not in compliance with the Trust Indenture. In the event of default, all principal and interest of the Bond will become immediately due and payable.

Total principal and interest remaining on the Series 1999 Bonds at September 30, 2020 is \$7,189,868, which includes matured bonds payable of \$2,440,000 and matured interest payable of \$2,355,178. For the year ended September 30, 2020, no principal and interest was paid (\$345,000 of principal was added to matured bonds payable and \$138,600 of interest was added to matured interest payable). Revenue of \$3,023,062 was pledged for the year ended September 30, 2020.

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Long-term debt activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental activities:					
Bonds Payable:					
Series 2014	\$ 25,605,000	\$ -	\$ (1,920,000)	\$ 23,685,000	\$ 1,540,000
Discount	(323,966)	-	13,081	(310,885)	-
Series 2017	855,000	-	(15,000)	840,000	15,000
Governmental activity long-term liabilities	\$ 26,136,034	\$ -	\$ (1,921,919)	\$ 24,214,115	\$ 1,555,000
Business-Type Activities:					
Bonds Payable:					
Water and Sewer, Series 2016	\$ 22,560,000	\$ -	\$ (865,000)	\$ 21,695,000	885,000
Discount	(210,042)	-	7,708	(202,334)	-
Golf Course, Series 1999	2,445,000	-	(345,000)	2,100,000	370,000
Business-Type long-term liabilities	\$ 24,794,958	\$ -	\$ (1,202,292)	\$ 23,592,666	\$ 1,255,000

The \$345,000 reduction above for the Golf Course, Series 1999 Bonds was not paid, but was accrued to matured bonds payable. The beginning balance is reduced by \$2,095,000 which was also not paid, but accrued to matured bonds payable in prior years. At year end, total matured bonds payable is \$2,440,000.

At September 30, 2020, the scheduled debt service requirements on the bonds payable were as follows:

Year Ending September 30,	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2021	\$ 1,555,000	\$ 1,251,700	\$ 1,255,000	\$ 960,193
2022	1,720,000	1,177,837	1,295,000	911,760
2023	1,800,000	1,099,987	1,350,000	858,150
2024	1,885,000	1,018,363	1,405,000	799,727
2025	1,975,000	932,613	1,460,000	736,375
2026 - 2030	11,500,000	3,086,138	5,500,000	3,097,384
2031 - 2035	1,065,000	1,178,690	6,740,000	1,827,417
2036 - 2040	1,465,000	790,424	4,790,000	325,829
2041 - 2045	1,560,000	257,086	-	-
	\$ 24,525,000	\$ 10,792,838	\$ 23,795,000	\$ 9,516,835

NOTE 7 MANAGEMENT COMPANY

District Operations

The District has contracted with a management company ("GMS") to perform management services, which include financial and accounting services. Certain employees of GMS also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

Recreation Operations

The District entered into a management agreement in June 2008, with Hampton Golf, Inc. to supervise, direct and control the management, development, marketing and operation of the Eagle Harbor Swim and Tennis Park. The agreement has no ending date and provides that either party may terminate the agreement with 90-day notice. The monthly management fee is \$3,000 per month. During fiscal year 2020, the District paid \$39,000 to Hampton Golf, Inc. as management fees under these agreements.

Golf Operations

The District entered into a management agreement in June 2008, with Hampton Golf, Inc. to supervise, direct and control the management, development, marketing and operation of the Eagle Harbor Golf Club. The agreement has no ending date and provides that either party may terminate the agreement with 90-day notice. The monthly management fee is \$7,200 per month. During fiscal year 2020, the District paid \$84,000 to Hampton Golf, Inc. as management fees under these agreements.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

NOTE 9 SUBSEQUENT EVENTS

The District was not able to make the October 2020 and May 2021 debt service payments on the Golf Course Revenue Bonds, Series 1999.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
The Crossings at Fleming Island Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities and each major fund of *The Crossings at Fleming Island Community Development District* (the "District") as of and for the year ended September 30, 2020, which collectively comprise the District's financial statements and have issued our report thereon dated June 29, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. See Appendix A.

We noted certain other matters that we reported to management of the District, in a separate letter dated June 29, 2021. The District's response to our findings identified in our audit is included in this report. We did not audit the District's response, and accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "McDiarmid Davis". The signature is written in a cursive, slightly slanted style.

Orlando, Florida
June 29, 2021

MANAGEMENT LETTER

Board of Supervisors
The Crossings at Fleming Island Community Development District

We have audited the financial statements of *The Crossings at Fleming Island Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 29, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in these reports, which are dated June 29, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual financial report, except as noted below.

Tabulation of Uncorrected Audit Findings		
Current Year Finding #	2018-19 FY Finding #	2017-18 FY Finding #
15-01	15-01	15-01
15-02	15-02	15-02

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the District met one of the conditions described in Section 218.503(1), Florida Statutes, as listed in Appendix B.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the *District's* financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. Deteriorating financial conditions were noted as indicated in Appendix B.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "McDiarmid Davis". The signature is written in a cursive, slightly slanted style.

Orlando, Florida
June 29, 2021

15-01 - Failure to Make Debt Service Payments When Due

Criteria

The Golf Course Revenue Bonds Series 1999 require semiannual interest payments and annual principal payments as per the Bond Indenture.

Condition

In the current and prior years, the District did not pay the entire principal and interest due on the Series 1999 Bonds.

Cause

Operating revenues are insufficient.

Effect

At September 30, 2020, the District was in default per Article VIII Section 8.02a of the Trust Indenture.

Recommendation

We recommend the District utilize all remedies available to bring debt service payments current.

Management Response

The District's Golf Course Bonds are Revenue Bonds secured solely by the Pledged Revenues generated by the Golf Course which have been insufficient to pay the operating costs and debt service payments on the Golf Course Bonds for the past ten years. The District has made capital improvements, hired an independent golf course consultant to evaluate the golf course facilities and operations, hired a professional golf course management company along with various other actions to improve the financial condition of the Golf Course Enterprise Fund. However, golf as an industry continues to struggle financially and it will be extremely difficult for the District to meet its financial obligations based upon the diminishing interest in the sport for the foreseeable future.

15-02 - Failure to Meet Debt Service Reserve Account Requirement

Criteria

The Trust Indenture requires the District to maintain a minimum balance in the Debt Service Reserve Account.

Condition

At September 30, 2020, the Debt Service Reserve Account was deficient.

Cause

The balance in the Debt Service Reserve Account was used to pay debt service expenditures.

Effect

At September 30, 2020, the District was in default per Article VIII Section 8.02e of the Trust Indenture.

Recommendation

We recommend the District utilize all remedies available to replenish the Debt Service Reserve Account.

Management Response

The District's Golf Course Bonds are Revenue Bonds secured solely by the Pledged Revenues generated by the Golf Course which have been insufficient to pay the operating costs and debt service payments on the Golf Course Bonds for the past ten years. The District has made capital improvements, hired an independent golf course consultant to evaluate the golf course facilities and operations, hired a professional golf course management company along with various other actions to improve the financial condition of the Golf Course Enterprise Fund. However, golf as an industry continues to struggle financially and it will be extremely difficult for the District to meet its financial obligations based upon the diminishing interest in the sport for the foreseeable future.

15-01 - Failure to Make Debt Service Payments When Due

In the current and prior years, the District did not pay all of the principal and interest due on the Series 1999 Bonds due to lack of funds; therefore the District meets Section 218.503(1)(a) as a financial emergency condition.



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
The Crossings at Fleming Island Community Development District

We have examined *The Crossings at Fleming Island Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards issued by the Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

A handwritten signature in black ink that reads 'McDermitt Davis'.

Orlando, Florida
June 29, 2021

NINTH ORDER OF BUSINESS

THE CROSSINGS *at Fleming Island* **COMMUNITY DEVELOPMENT DISTRICT**



APPROVED BUDGET FY2022

Thursday, July 22, 2021

Presented by:



THE CROSSINGS
at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

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GENERAL FUND

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
FY2022

	ADOPTED FY2021 BUDGET	ACTUAL THRU 6/30/21	TOTAL PROJECTED AT 9/30/21	APPROVED FY2022 BUDGET
<u>REVENUES:</u>				
Special Assessment	\$2,931,456	\$2,951,069	\$2,951,069	\$2,931,456
Boat/RV Storage Fees	\$92,000	\$68,805	\$92,000	\$92,000
Interest Income	\$52,000	\$4,374	\$6,000	\$6,000
Rental Income	\$7,200	\$5,870	\$7,200	\$7,200
Carry Forward	\$0	\$0	\$0	\$51,436
TOTAL REVENUES	\$3,082,656	\$3,030,118	\$3,056,269	\$3,088,092
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$15,000	\$8,000	\$15,000	\$15,000
PR Taxes/Workers Comp/PR Fees	\$7,200	\$5,666	\$7,200	\$7,200
Engineering	\$4,500	\$4,883	\$4,500	\$4,500
Arbitrage	\$2,000	\$1,100	\$2,000	\$2,000
Dissemination Agent	\$2,000	\$1,500	\$2,000	\$2,000
Assessment Roll	\$0	\$17,500	\$17,500	\$17,500
District Attorney	\$27,000	\$19,295	\$27,000	\$27,000
Audit	\$4,000	\$0	\$4,000	\$4,000
Trustee Fees	\$16,000	\$11,100	\$16,000	\$16,000
District Manager /Adminstrator	\$99,000	\$64,997	\$99,000	\$99,000
Computer Time	\$1,000	\$750	\$1,000	\$1,000
Telephone	\$500	\$749	\$500	\$500
Postage	\$1,500	\$1,153	\$1,500	\$1,500
Printing & Binding	\$1,500	\$739	\$1,500	\$1,500
Insurance	\$46,000	\$42,734	\$42,734	\$46,000
Legal Advertising	\$1,000	\$1,646	\$1,000	\$1,000
Other Current Charges	\$5,000	\$3,542	\$5,000	\$5,000
Office Supplies	\$1,500	\$657	\$1,500	\$1,500
Dues, Licenses, Website	\$20,000	\$11,163	\$20,000	\$20,000
<u>MAINTENANCE:</u>				
Landscape Maintenance	\$805,260	\$603,945	\$805,260	\$840,000
Landscape Maintenance - Contingency	\$100,000	\$61,599	\$100,000	\$100,000
Lake Maintenance	\$72,000	\$58,227	\$72,000	\$72,000
Cost Sharing Agreement - Stone Creek	\$13,000	\$6,255	\$13,000	\$13,000
Facility/Preventative Maintenance	\$200,000	\$107,136	\$200,000	\$200,000
Utilities	\$135,000	\$82,605	\$135,000	\$135,000
Security	\$25,000	\$16,985	\$25,000	\$25,000
Operating Reserves	\$22,446	\$0	\$0	\$20,642
TOTAL EXPENDITURES	\$1,627,406	\$1,133,926	\$1,619,194	\$1,677,842
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfer In/(Out) - SBA Reserve	(\$160,000)	\$0	(\$75,000)	(\$75,000)
Interfund Transfer Out - Swim & Tennis	(\$1,295,250)	(\$863,500)	(\$1,310,639)	(\$1,335,250)
TOTAL OTHER	(\$1,455,250)	(\$863,500)	(\$1,385,639)	(\$1,410,250)
Assigned Fund Balance	\$0	\$1,032,692	\$51,436	\$0

The Crossings at Fleming Island
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

REVENUES:

Special Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

Boat/RV Storage Fees

The District collects fees from Residents to securely store Boats and RVs.

Interest Income

Interest income on funds in operating account and excess funds in the State Board of Administration.

Rental Income

The District entered into an Agreement with Tree Amigos to lease office space. The rent is \$200 per month

EXPENDITURES:

Administrative:

Supervisor Fees/FICA

The District anticipates 15 meetings per year with all five board members in attendance and each receiving \$200.00 per meeting plus payroll taxes.

Engineering

The District's engineering firm, **Hadden Engineering**, will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Agent

The District has contracted with **GMS, LLC** to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Assessment Roll

Assessment Roll administrative services are provided by **GMS, LLC** for updating the districts' tax roll, certifying the annual assessments and collection of prepaid assessments.

The Crossings at Fleming Island
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Arbitrage

The District is required to have an Arbitrage Rebate Calculation on the District's Series 2014 A1/A2 and A3 Special Assessment Revenue Refunding Bonds.

Attorney

The District's legal counsel, **Bradley, Garrison & Komando, P.A.**, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is currently contracted with **McDermitt Davis & Company, LLC** for the audit engagement.

Trustee

The District's Series 2014 A1/A2, A3 and 2017 Special Assessment Revenue Refunding Bonds are held by a Trustee at **U.S. Bank**. The amount represents the fee for the administration of the District's bond issue.

District Management/Administration Fees

The District receives Management, Accounting and Administrative services from their CDD employed **District Manager** and as part of an Administrative Agreement with **Governmental Management Services, LLC**.

Computer Time

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by **Governmental Management Services, LLC**.

Travel & Per Diem

This represents funds to reimburse Supervisors and Employees for District related Travel and Meals.

Telephone

This item includes telephone and fax service.

Postage

This item includes mailing of agenda packages, overnight deliveries, correspondence, etc.

The Crossings at Fleming Island

Community Development District

GENERAL FUND BUDGET
Fiscal Year 2022

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability and Property Insurance policies are with **Egis Insurance and Risk Advisors**. They specialize in providing insurance coverage to governmental agencies. This expense is shared with the General Fund and the Golf Course Fund.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. with **Clay Today**.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

This item includes the cost of miscellaneous office supplies.

Dues, Licenses, Subscriptions, Website & Newsletter

The District is required to pay an annual fee to the **Department of Economic Opportunity** for \$175. Also includes the cost to maintain ADA website and publish newsletter.

Maintenance

Landscape Maintenance

The District is currently contracted with **Tree Amigos Outdoor Services** for the Landscape of the Districts common areas.

Tree Amigos services include:

- Landscaping** – mowing, edging, trash removal, trimming and pruning of trees and group cover, fertilizing and clean up and removing of storm damage debris
- Flower Bed Maintenance** – maintaining approx. 79 flower beds including fertilizing, mulching, insect control, replacing and spraying beds
- Irrigation Maintenance** – inspection, cleaning and repairs of all irrigation components. A monthly irrigation inspection, repair and replacement of system parts
- Weed & Insect Control** – insecticide applications lawns and shrubs to control insect, period inspections for insects and disease

The Crossings at Fleming Island
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2022

Landscape Maintenance – Contingency

This category represents any additional landscaping work needed that is outside the scope of the contract with Tree Amigos.

Lake Maintenance

Lake Doctors provides aquatic pond maintenance, dock repairs and maintenance, lake signage maintenance.

Cost Sharing Agreement

Maintenance costs other than utilities paid to The Stone Creek HOA for upkeep of CDD property.

Facility Preventative Maintenance

Cost of routine repairs and maintenance of the District's common areas.

Utilities

Includes the following utility accounts held by the District:

- **Comcast** – internet service
- **Clay Electric Cooperative** – electric service for the Eagle Harbor CDD Office
- **CCUA** – water service for the Eagle Harbor CDD Office

Security

Cost of security personnel and operation of security cameras.

Other Sources/(Uses)

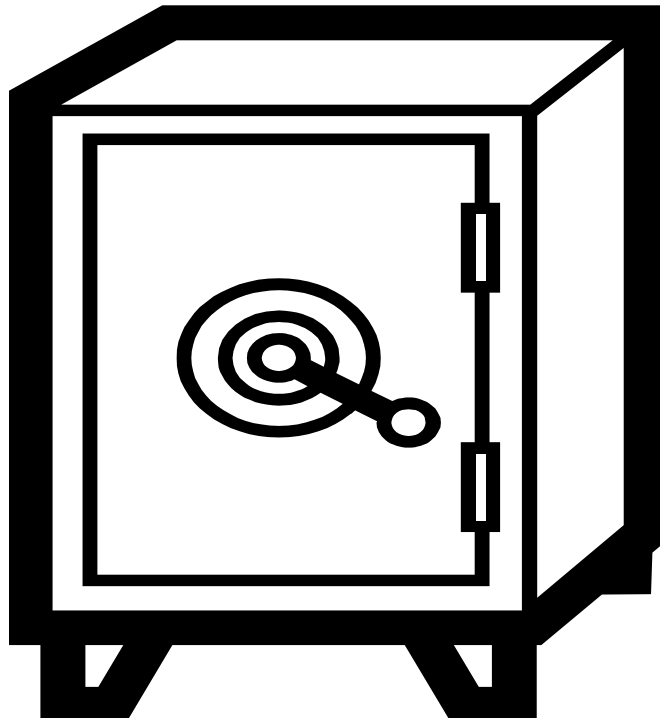
Interfund Transfer Out – Swim & Tennis

The Board has agreed to an annual subsidy to the Swim & Tennis Fund to cover operations.

Utility Schedule - General Fund

FY2020

Account #	Service Address	Avg. Monthly	Avg. Annual
Clay Electric			
552520-9	2425 Country Side Dr	\$ 29	\$ 349
765868-5	1522-1 Brookstrone Dr	\$ 29	\$ 357
765874-3	1928-1 Eagle Harbor Parkway	\$ 46	\$ 571
765875-0	2088-1 Eagle Harbor Parkway	\$ 90	\$ 1,122
765877-6	1909 Eagle Harbor Parkway	\$ 33	\$ 407
765878-4	1619 Misty Lake Drive	\$ 155	\$ 1,929
765880-0	1992-1 Eagle Harbor Parkway	\$ 69	\$ 865
765881-8	1302-1 Oak Landing Lane	\$ 58	\$ 729
765883-4	1542 Linkside Drive	\$ 61	\$ 755
765884-2	1245 Forest Park Drive	\$ 102	\$ 1,273
765886-7	1320-1 South Shore Dr	\$ 28	\$ 345
765887-5	1229 Salt Marsh	\$ 8	\$ 94
765888-3	4312 Lake Shore Dr East	\$ 115	\$ 1,437
765889-1	4486-1 Lakeshore Dr E	\$ 71	\$ 889
765891-7	2327-1 Marsh Landing Ct	\$ 27	\$ 335
765892-5	1995-1 Vista Lakes Dr	\$ 41	\$ 514
765895-8	4523 Lakeshore Dr E	\$ 111	\$ 1,390
7658966	1687-1 Lakeshore Drive N	\$ 40	\$ 499
765896-6	1687-1 Lakeshore Dr N	\$ 463	\$ 5,782
765901-4	1760-1 Cross Pine Drive	\$ 31	\$ 389
765902-2	1709-2 Cross Pines Drive	\$ 24	\$ 305
765904-8	2291-1 Old Pine Trail	\$ 28	\$ 348
765906-3	2286-2 Trailwood Drive	\$ 36	\$ 445
765908-9	1709-1 Cross Pines Drive	\$ 31	\$ 386
765909-7	2234 Eagle Harbor Parkway	\$ 45	\$ 562
765912-1	2402 Daniels Landing Dr	\$ 28	\$ 354
765913-9	3460-1 Manard Branch Ct	\$ 29	\$ 360
765914-7	2486-1 Stoney Glen Irrigation	\$ 29	\$ 356
765915-4	Eagle Harbor Pkwy Lighting	\$ 2,312	\$ 28,855
765916-2	1796-2 Eagle HBr on 17 at Fountain	\$ 612	\$ 7,637
765918-8	1812-1 Eagle Creek Dr	\$ 31	\$ 383
767568-9	1880 Eagle Harbor Parkway	\$ 614	\$ 7,659
809222-3	2105 Harbor Lake Drive	\$ 142	\$ 1,773
9009006	2104 Eagle Talon Irrigation	\$ 30	\$ 368
			\$ 69,820
Clay County Utility Authority			
00120031	1880 Eagle Harbor Parkway	\$ 435	\$ 5,217
00120061	1850 Eagle Harbor Pkwy Fountains	\$ 473	\$ 5,681
00120251	1778 Fiddler's Ridge Drive Rclm Irr	\$ 132	\$ 1,581
00120311	1909 Eagle Harbor Pkwy	\$ 114	\$ 1,365
00120321	4312 Lakeshore Drive E	\$ 50	\$ 603
00120531	4523 Lakeshore Drive	\$ 70	\$ 842
00120541	2105 Eagle Lake Drive	\$ 105	\$ 1,263
00120591	Entrance to Brookstone Irr	\$ 176	\$ 2,110
00130319	1501 Brookstone Dr Irr	\$ 73	\$ 873
00159869	1775 Eagle Harbor Pkwy Irr	\$ 114	\$ 1,368
00159887	Entrance to The Preserves Irr	\$ 136	\$ 1,630
00178790	2286-2 Trailwood Dr Rclm Irr	\$ 265	\$ 3,177
00178791	1779-1 Cross Pines Dr - Rclm Irr	\$ 149	\$ 1,783
00178792	2298-1 Old Pine Trail Rclm Irr	\$ 86	\$ 1,035
00186015	1229-1 Salt Marsh Lane Irr	\$ 104	\$ 1,254
00188477	1709-2 Cross Pines Drive Rclm Irr	\$ 52	\$ 621
00195643	2331-1 Old Pine Trail Rclm Irr	\$ 53	\$ 635
00195645	1743-1 Cross Pine Dr Rclm Irr	\$ 58	\$ 693
00199911	2366-1 Old Pine Trail Rclm Irr	\$ 57	\$ 685
00200394	1812-1 Eagle Creek Dr Rclm Irr	\$ 145	\$ 1,743
00201898	2694-1 Country Side Dr Rclm Irr	\$ 53	\$ 630
00202868	2638-1 Country Side Dr Rclm Irr	\$ 54	\$ 649
00204041	2411-1 Country Side Dr Rclm Irr	\$ 58	\$ 697
00204042	2424-2 Country Side Dr Rclm Irr	\$ 85	\$ 1,023
00204151	1852-1 Eagle Creek Dr Rclm Irr	\$ 53	\$ 630
00218768	2552-1 Country Side Dr Rclm Irr	\$ 76	\$ 910
00229743	1961-1 Summit Ridge Rd Rclm Irr	\$ 54	\$ 653
00231981	1612-1 Lake Terrace Lane Irr	\$ 138	\$ 1,659
00534466	1719 Eagle Crest Drive Irrigation	\$ 62	\$ 743
00541849	732 Water Oak Lane Irrigation	\$ 193	\$ 2,314
00541850	6548 Bahia Road Irrigation	\$ 122	\$ 1,461
00544400	2090 Arden Forest Place Irrigation	\$ 126	\$ 1,516
00554422	2110 Eagle Talon Circle	\$ 142	\$ 1,706
00544687	1848 Town Center Irrigation	\$ 154	\$ 1,850
			\$ 50,601
	Contingency		\$ 14,579
	TOTAL	\$	135,000



RESERVE FUND

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

RESERVE
FY2022

	ADOPTED FY2021 BUDGET	ACTUAL THRU 6/30/21	TOTAL PROJECTED AT 9/30/21	APPROVED FY2022 BUDGET
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$764,224	\$769,337	\$764,224	\$764,224
Office Rent	\$4,800	\$0	\$0	\$0
Misc Income - Insurance Proceeds	\$0	\$5,360	\$5,360	\$0
Interest Income	\$0	\$266	\$20	\$0
TOTAL REVENUES	\$769,024	\$774,963	\$769,604	\$764,224
<u>EXPENDITURES:</u>				
Capital Outlay	\$768,774	\$462,557	\$768,774	\$763,974
Other Current Charges	\$250	\$78	\$250	\$250
TOTAL EXPENDITURES	\$769,024	\$462,635	\$769,024	\$764,224
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfer In	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
ASSIGNED FUND BALANCE	\$0	\$312,328	\$580	\$0

The Crossings at Fleming Island
Community Development District
RESERVE BUDGET
Fiscal Year 2022

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the Capital Outlay expenses for the Fiscal Year in accordance with the adopted budget.

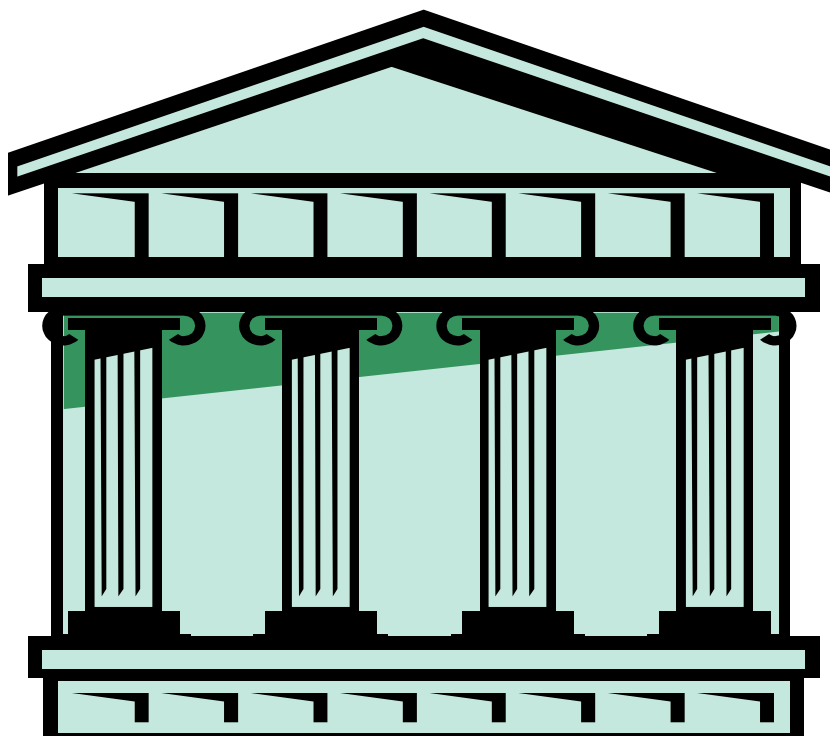
EXPENDITURES:

Capital Outlay

At the Board of Supervisor's discretion, funds will be used to complete capital projects.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.



DEBT SERVICE FUND

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
Series 2014 A/1, A/2, A/3, Series 2017
FY2022

	Series 2014 A/1	Series 2014 A/2	Series 2014 A/3	Series 2017	APPROVED FY2022 BUDGET
<u>REVENUES:</u>					
(1) Special Assessments - Tax Collector	\$2,157,298	\$400,700	\$381,397	\$67,073	\$3,006,468
Carry Forward Surplus	\$588,268	\$0	\$218,848	\$34,509	\$950,255
<i>TOTAL REVENUES</i>	<u>\$2,745,566</u>	<u>\$400,700</u>	<u>\$600,245</u>	<u>\$101,582</u>	<u>\$3,956,723</u>
<u>EXPENDITURES:</u>					
Interest Expense - 11/1	\$326,925	\$91,700	\$146,575	\$23,719	\$588,919
Principal Expense - 5/1	\$1,395,000	\$215,000	\$90,000	\$20,000	\$1,720,000
Interest Expense - 5/1	\$326,925	\$91,700	\$146,575	\$23,719	\$588,919
<i>TOTAL EXPENDITURES</i>	<u>\$2,048,850</u>	<u>\$398,400</u>	<u>\$383,150</u>	<u>\$67,438</u>	<u>\$2,897,838</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$696,716</u>	<u>\$2,300</u>	<u>\$217,095</u>	<u>\$34,145</u>	<u>\$1,058,886</u>
(1) A1 and A2 Assessments are combined			11/1/22 Interest:		
			2014 A/1		\$299,025
			2014 A/2		\$84,175
			2014 A/3		\$143,650
			2017		\$23,144
					<u>\$549,994</u>

THE CROSSINGS AT FLEMING ISLAND

COMMUNITY DEVELOPMENT DISTRICT

Series 2014 A/1, Special Assessment Refunding Bonds Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-May-21	\$ 16,360,000	4.000%	\$ 353,825.00	\$ 1,345,000.00	
1-Nov-21	\$ 15,015,000	4.000%	\$ 326,925.00		\$ 2,025,750.00
1-May-22	\$ 15,015,000	4.000%	\$ 326,925.00	\$ 1,395,000.00	
1-Nov-22	\$ 13,620,000	4.000%	\$ 299,025.00		\$ 2,020,950.00
1-May-23	\$ 13,620,000	4.000%	\$ 299,025.00	\$ 1,455,000.00	
1-Nov-23	\$ 12,165,000	4.000%	\$ 269,925.00		\$ 2,023,950.00
1-May-24	\$ 12,165,000	4.000%	\$ 269,925.00	\$ 1,515,000.00	
1-Nov-24	\$ 10,650,000	4.000%	\$ 239,625.00		\$ 2,024,550.00
1-May-25	\$ 10,650,000	4.500%	\$ 239,625.00	\$ 1,580,000.00	
1-Nov-25	\$ 9,070,000	4.500%	\$ 204,075.00		\$ 2,023,700.00
1-May-26	\$ 9,070,000	4.500%	\$ 204,075.00	\$ 1,655,000.00	
1-Nov-26	\$ 7,415,000	4.500%	\$ 166,837.50		\$ 2,025,912.50
1-May-27	\$ 7,415,000	4.500%	\$ 166,837.50	\$ 1,730,000.00	
1-Nov-27	\$ 5,685,000	4.500%	\$ 127,912.50		\$ 2,024,750.00
1-May-28	\$ 5,685,000	4.500%	\$ 127,912.50	\$ 1,810,000.00	
1-Nov-28	\$ 3,875,000	4.500%	\$ 87,187.50		\$ 2,025,100.00
1-May-29	\$ 3,875,000	4.500%	\$ 87,187.50	\$ 1,895,000.00	
1-Nov-29	\$ 1,980,000	4.500%	\$ 44,550.00		\$ 2,026,737.50
1-May-30	\$ 1,980,000	4.500%	\$ 44,550.00	\$ 1,980,000.00	\$ 2,024,550.00
			<u>\$ 3,885,950.00</u>	<u>\$ 16,360,000.00</u>	<u>\$ 20,245,950.00</u>

**Revised 3/3/21

THE CROSSINGS AT FLEMING ISLAND

COMMUNITY DEVELOPMENT DISTRICT

Series 2014 A/2, Special Assessment Refunding Bonds

Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-May-21	\$ 2,820,000	7.000%	\$ 98,700.00	\$ 200,000.00	
1-Nov-21	\$ 2,620,000	7.000%	\$ 91,700.00		\$ 390,400.00
1-May-22	\$ 2,620,000	7.000%	\$ 91,700.00	\$ 215,000.00	
1-Nov-22	\$ 2,405,000	7.000%	\$ 84,175.00		\$ 390,875.00
1-May-23	\$ 2,405,000	7.000%	\$ 84,175.00	\$ 230,000.00	
1-Nov-23	\$ 2,175,000	7.000%	\$ 76,125.00		\$ 390,300.00
1-May-24	\$ 2,175,000	7.000%	\$ 76,125.00	\$ 250,000.00	
1-Nov-24	\$ 1,925,000	7.000%	\$ 67,375.00		\$ 393,500.00
1-May-25	\$ 1,925,000	7.000%	\$ 67,375.00	\$ 270,000.00	
1-Nov-25	\$ 1,655,000	7.000%	\$ 57,925.00		\$ 395,300.00
1-May-26	\$ 1,655,000	7.000%	\$ 57,925.00	\$ 285,000.00	
1-Nov-26	\$ 1,370,000	7.000%	\$ 47,950.00		\$ 390,875.00
1-May-27	\$ 1,370,000	7.000%	\$ 47,950.00	\$ 305,000.00	
1-Nov-27	\$ 1,065,000	7.000%	\$ 37,275.00		\$ 390,225.00
1-May-28	\$ 1,065,000	7.000%	\$ 37,275.00	\$ 330,000.00	
1-Nov-28	\$ 735,000	7.000%	\$ 25,725.00		\$ 393,000.00
1-May-29	\$ 735,000	7.000%	\$ 25,725.00	\$ 355,000.00	
1-Nov-29	\$ 380,000	7.000%	\$ 13,300.00		\$ 394,025.00
1-May-30	\$ 380,000	7.000%	\$ 13,300.00	\$ 380,000.00	\$ 393,300.00
			<u>\$ 1,101,800.00</u>	<u>\$ 2,820,000.00</u>	<u>\$ 3,921,800.00</u>

**Revised 5/1/16

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

Series 2014 A/3, Special Assessment Refunding Bonds
Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-May-21	\$ 4,590,000	6.500%	\$ 149,175.00	\$ 80,000.00	
1-Nov-21	\$ 4,510,000	6.500%	\$ 146,575.00		\$ 375,750.00
1-May-22	\$ 4,510,000	6.500%	\$ 146,575.00	\$ 90,000.00	
1-Nov-22	\$ 4,420,000	6.500%	\$ 143,650.00		\$ 380,225.00
1-May-23	\$ 4,420,000	6.500%	\$ 143,650.00	\$ 95,000.00	
1-Nov-23	\$ 4,325,000	6.500%	\$ 140,562.50		\$ 379,212.50
1-May-24	\$ 4,325,000	6.500%	\$ 140,562.50	\$ 100,000.00	
1-Nov-24	\$ 4,225,000	6.500%	\$ 137,312.50		\$ 377,875.00
1-May-25	\$ 4,225,000	6.500%	\$ 137,312.50	\$ 105,000.00	
1-Nov-25	\$ 4,120,000	6.500%	\$ 133,900.00		\$ 376,212.50
1-May-26	\$ 4,120,000	6.500%	\$ 133,900.00	\$ 115,000.00	
1-Nov-26	\$ 4,005,000	6.500%	\$ 130,162.50		\$ 379,062.50
1-May-27	\$ 4,005,000	6.500%	\$ 130,162.50	\$ 120,000.00	
1-Nov-27	\$ 3,885,000	6.500%	\$ 126,262.50		\$ 376,425.00
1-May-28	\$ 3,885,000	6.500%	\$ 126,262.50	\$ 130,000.00	
1-Nov-28	\$ 3,755,000	6.500%	\$ 122,037.50		\$ 378,300.00
1-May-29	\$ 3,755,000	6.500%	\$ 122,037.50	\$ 140,000.00	
1-Nov-29	\$ 3,615,000	6.500%	\$ 117,487.50		\$ 379,525.00
1-May-30	\$ 3,615,000	6.500%	\$ 117,487.50	\$ 145,000.00	
1-Nov-30	\$ 3,470,000	6.500%	\$ 112,775.00		\$ 375,262.50
1-May-31	\$ 3,470,000	6.500%	\$ 112,775.00	\$ 155,000.00	
1-Nov-31	\$ 3,315,000	6.500%	\$ 107,737.50		\$ 375,512.50
1-May-32	\$ 3,315,000	6.500%	\$ 107,737.50	\$ 170,000.00	
1-Nov-32	\$ 3,145,000	6.500%	\$ 102,212.50		\$ 379,950.00
1-May-33	\$ 3,145,000	6.500%	\$ 102,212.50	\$ 180,000.00	
1-Nov-33	\$ 2,965,000	6.500%	\$ 96,362.50		\$ 378,575.00
1-May-34	\$ 2,965,000	6.500%	\$ 96,362.50	\$ 190,000.00	
1-Nov-34	\$ 2,775,000	6.500%	\$ 90,187.50		\$ 376,550.00
1-May-35	\$ 2,775,000	6.500%	\$ 90,187.50	\$ 205,000.00	
1-Nov-35	\$ 2,570,000	6.500%	\$ 83,525.00		\$ 378,712.50
1-May-36	\$ 2,570,000	6.500%	\$ 83,525.00	\$ 220,000.00	
1-Nov-36	\$ 2,350,000	6.500%	\$ 76,375.00		\$ 379,900.00
1-May-37	\$ 2,350,000	6.500%	\$ 76,375.00	\$ 230,000.00	
1-Nov-37	\$ 2,120,000	6.500%	\$ 68,900.00		\$ 375,275.00
1-May-38	\$ 2,120,000	6.500%	\$ 68,900.00	\$ 250,000.00	
1-Nov-38	\$ 1,870,000	6.500%	\$ 60,775.00		\$ 379,675.00
1-May-39	\$ 1,870,000	6.500%	\$ 60,775.00	\$ 265,000.00	
1-Nov-39	\$ 1,605,000	6.500%	\$ 52,162.50		\$ 377,937.50
1-May-40	\$ 1,605,000	6.500%	\$ 52,162.50	\$ 280,000.00	
1-Nov-40	\$ 1,325,000	6.500%	\$ 43,062.50		\$ 375,225.00
1-May-41	\$ 1,325,000	6.500%	\$ 43,062.50	\$ 300,000.00	
1-Nov-41	\$ 1,025,000	6.500%	\$ 33,312.50		\$ 376,375.00
1-May-42	\$ 1,025,000	6.500%	\$ 33,312.50	\$ 320,000.00	
1-Nov-42	\$ 705,000	6.500%	\$ 22,912.50		\$ 376,225.00
1-May-43	\$ 705,000	6.500%	\$ 22,912.50	\$ 340,000.00	
1-Nov-43	\$ 365,000	6.500%	\$ 11,862.50		\$ 374,775.00
1-May-44	\$ 365,000	6.500%	\$ 11,862.50	\$ 365,000.00	\$ 376,862.50
			\$ 4,469,400.00	\$ 4,590,000.00	\$ 9,059,400.00

**Revised 3/3/21

THE CROSSINGS AT FLEMING ISLAND

COMMUNITY DEVELOPMENT DISTRICT

Series 2017, Special Assessment Revenue Bonds

Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Nov-17	\$ 870,000	5.750%	\$ 20,982.71		\$ 20,982.71
1-May-18	\$ 870,000	5.750%	\$ 25,012.50	\$ -	
1-Nov-18	\$ 870,000	5.750%	\$ 25,012.50		\$ 50,025.00
1-May-19	\$ 870,000	5.750%	\$ 25,012.50	\$ 15,000.00	
1-Nov-19	\$ 855,000	5.750%	\$ 24,581.25		\$ 64,593.75
1-May-20	\$ 855,000	5.750%	\$ 24,581.25	\$ 15,000.00	
1-Nov-20	\$ 840,000	5.750%	\$ 24,150.00		\$ 63,731.25
1-May-21	\$ 840,000	5.750%	\$ 24,150.00	\$ 15,000.00	
1-Nov-21	\$ 825,000	5.750%	\$ 23,718.75		\$ 62,868.75
1-May-22	\$ 825,000	5.750%	\$ 23,718.75	\$ 20,000.00	
1-Nov-22	\$ 805,000	5.750%	\$ 23,143.75		\$ 66,862.50
1-May-23	\$ 805,000	5.750%	\$ 23,143.75	\$ 20,000.00	
1-Nov-23	\$ 785,000	5.750%	\$ 22,568.75		\$ 65,712.50
1-May-24	\$ 785,000	5.750%	\$ 22,568.75	\$ 20,000.00	
1-Nov-24	\$ 765,000	5.750%	\$ 21,993.75		\$ 64,562.50
1-May-25	\$ 765,000	5.750%	\$ 21,993.75	\$ 20,000.00	
1-Nov-25	\$ 745,000	5.750%	\$ 21,418.75		\$ 63,412.50
1-May-26	\$ 745,000	5.750%	\$ 21,418.75	\$ 20,000.00	
1-Nov-26	\$ 725,000	5.750%	\$ 20,843.75		\$ 62,262.50
1-May-27	\$ 725,000	5.750%	\$ 20,843.75	\$ 25,000.00	
1-Nov-27	\$ 700,000	5.750%	\$ 20,125.00		\$ 65,968.75
1-May-28	\$ 700,000	5.750%	\$ 20,125.00	\$ 25,000.00	
1-Nov-28	\$ 675,000	5.750%	\$ 19,406.25		\$ 64,531.25
1-May-29	\$ 675,000	5.750%	\$ 19,406.25	\$ 25,000.00	
1-Nov-29	\$ 650,000	5.750%	\$ 18,687.50		\$ 63,093.75
1-May-30	\$ 650,000	5.750%	\$ 18,687.50	\$ 30,000.00	
1-Nov-30	\$ 620,000	5.750%	\$ 17,825.00		\$ 66,512.50
1-May-31	\$ 620,000	5.750%	\$ 17,825.00	\$ 30,000.00	
1-Nov-31	\$ 590,000	5.750%	\$ 16,962.50		\$ 64,787.50
1-May-32	\$ 590,000	5.750%	\$ 16,962.50	\$ 30,000.00	
1-Nov-32	\$ 560,000	5.750%	\$ 16,100.00		\$ 63,062.50
1-May-33	\$ 560,000	5.750%	\$ 16,100.00	\$ 35,000.00	
1-Nov-33	\$ 525,000	5.750%	\$ 15,093.75		\$ 66,193.75
1-May-34	\$ 525,000	5.750%	\$ 15,093.75	\$ 35,000.00	
1-Nov-34	\$ 490,000	5.750%	\$ 14,087.50		\$ 64,181.25
1-May-35	\$ 490,000	5.750%	\$ 14,087.50	\$ 35,000.00	
1-Nov-35	\$ 455,000	5.750%	\$ 13,081.25		\$ 62,168.75
1-May-36	\$ 455,000	5.750%	\$ 13,081.25	\$ 40,000.00	
1-Nov-36	\$ 415,000	5.750%	\$ 11,931.25		\$ 65,012.50
1-May-37	\$ 415,000	5.750%	\$ 11,931.25	\$ 40,000.00	
1-Nov-37	\$ 375,000	5.750%	\$ 10,781.25		\$ 62,712.50
1-May-38	\$ 375,000	5.750%	\$ 10,781.25	\$ 45,000.00	
1-Nov-38	\$ 330,000	5.750%	\$ 9,487.50		\$ 65,268.75
1-May-39	\$ 330,000	5.750%	\$ 9,487.50	\$ 45,000.00	
1-Nov-39	\$ 285,000	5.750%	\$ 8,193.75		\$ 62,681.25
1-May-40	\$ 285,000	5.750%	\$ 8,193.75	\$ 50,000.00	
1-Nov-40	\$ 235,000	5.750%	\$ 6,756.25		\$ 64,950.00
1-May-41	\$ 235,000	5.750%	\$ 6,756.25	\$ 55,000.00	
1-Nov-41	\$ 180,000	5.750%	\$ 5,175.00		\$ 66,931.25
1-May-42	\$ 180,000	5.750%	\$ 5,175.00	\$ 55,000.00	
1-Nov-42	\$ 125,000	5.750%	\$ 3,593.75		\$ 63,768.75
1-May-43	\$ 125,000	5.750%	\$ 3,593.75	\$ 60,000.00	
1-Nov-43	\$ 65,000	5.750%	\$ 1,868.75		\$ 65,462.50
1-May-44	\$ 65,000	5.750%	\$ 1,868.75	\$ 65,000.00	\$ 66,868.75
			\$ 879,170.21	\$ 870,000.00	\$ 1,749,170.21



WATER/SEWER FUND

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

WATER/SEWER FUND
FY2022

	ADOPTED FY2021 BUDGET	ACTUAL THRU 6/30/21	TOTAL PROJECTED AT 9/30/21	APPROVED FY2022 BUDGET
<u>REVENUES:</u>				
Water Revenue	\$1,250,000	\$897,691	\$1,250,000	\$1,250,000
Wastewater Revenue	\$2,140,000	\$1,668,217	\$2,140,000	\$2,140,000
Reclaimed Water Revenue	\$810,000	\$556,550	\$810,000	\$810,000
Service Charges	\$58,000	\$48,270	\$58,000	\$58,000
Debt Capacity Charge	\$1,890,000	\$1,436,980	\$1,890,000	\$1,890,000
Interest/Misc. Income	\$42,000	\$2,833	\$42,000	\$42,000
Carry Forward Surplus	\$0	\$0	\$0	\$270,466
TOTAL REVENUES	\$6,190,000	\$4,610,541	\$6,190,000	\$6,460,466
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$1,500	\$0	\$1,500	\$1,500
Arbitrage	\$1,650	\$550	\$1,650	\$1,650
Dissemination Agent	\$1,000	\$750	\$1,000	\$1,000
District Attorney	\$24,000	\$15,109	\$24,400	\$24,000
Annual Audit	\$4,000	\$0	\$4,000	\$4,000
Trustee Fees	\$8,500	\$8,095	\$8,095	\$8,500
District Manager/Administrator	\$71,500	\$53,422	\$71,500	\$71,500
Computer Time	\$1,000	\$750	\$1,000	\$1,000
Postage	\$1,000	\$549	\$1,000	\$1,000
Insurance	\$45,000	\$43,951	\$43,951	\$45,000
Legal Advertising	\$1,000	\$0	\$1,000	\$1,000
Other Current Charges	\$15,000	\$0	\$15,000	\$15,000
		\$11,879		
<u>WATER/WASTEWATER/REUSE:</u>				
Service Charges	\$65,000	\$48,223	\$65,000	\$65,000
Meter Expenses	\$1,000	\$0	\$1,000	\$1,000
Purchased Water	\$1,360,000	\$936,712	\$1,360,000	\$1,360,000
Treated Wastewater	\$2,150,000	\$1,668,217	\$2,150,000	\$2,150,000
Alternative Water Supply	\$49,000	\$37,789	\$49,000	\$49,000
Purchased Reclaimed Water	\$190,000	\$149,075	\$190,000	\$190,000
Repairs & Maintenance	\$30,000	\$3,129	\$30,000	\$30,000
Electric	\$35,000	\$19,021	\$35,000	\$35,000
Capital Outlay	\$40,000	\$40,813	\$100,000	\$240,000
Contingency	\$25,000	\$0	\$25,000	\$25,000
TOTAL OPERATING EXPENSES	\$4,120,150	\$3,038,035	\$4,179,096	\$4,320,150
<u>DEBT SERVICE:</u>				
Interest Expense - 4/1	\$417,719	\$417,719	\$417,719	\$405,601
Principal Expense - 10/1	\$905,000	\$678,750	\$905,000	\$930,000
Interest Expense - 10/1	\$417,719	\$208,860	\$417,719	\$405,601
TOTAL DEBT SERVICE	\$1,740,439	\$1,305,329	\$1,740,438	\$1,741,201
TOTAL EXPENSES	\$5,860,589	\$4,343,364	\$5,919,534	\$6,061,351
EXCESS REVENUES (EXPENDITURES)	\$329,411	\$267,177	\$270,466	\$399,114
Debt Service Coverage (115%)	119%			123%

THE CROSSINGS AT FLEMING ISLAND

COMMUNITY DEVELOPMENT DISTRICT

Series 2016, Utility Refunding Bonds

Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
1-Apr-22	\$ 19,905,000	\$ 405,600.63	\$ -	
1-Oct-22	\$ 19,905,000	\$ 405,600.63	\$ 930,000.00	\$ 1,741,201.26
1-Apr-23	\$ 18,975,000	\$ 391,828.76	\$ -	
1-Oct-23	\$ 18,975,000	\$ 391,828.76	\$ 960,000.00	\$ 1,743,657.52
1-Apr-24	\$ 18,015,000	\$ 376,547.51	\$ -	
1-Oct-24	\$ 18,015,000	\$ 376,547.51	\$ 985,000.00	\$ 1,738,095.02
1-Apr-25	\$ 17,030,000	\$ 359,827.51	\$ -	
1-Oct-25	\$ 17,030,000	\$ 359,827.51	\$ 1,020,000.00	\$ 1,739,655.02
1-Apr-26	\$ 16,010,000	\$ 341,737.51	\$ -	
1-Oct-26	\$ 16,010,000	\$ 341,737.51	\$ 1,060,000.00	\$ 1,743,475.02
1-Apr-27	\$ 14,950,000	\$ 322,375.01	\$ -	
1-Oct-27	\$ 14,950,000	\$ 322,375.01	\$ 1,095,000.00	\$ 1,739,750.02
1-Apr-28	\$ 13,855,000	\$ 300,671.88	\$ -	
1-Oct-28	\$ 13,855,000	\$ 300,671.88	\$ 1,140,000.00	\$ 1,741,343.76
1-Apr-29	\$ 12,715,000	\$ 277,729.38	\$ -	
1-Oct-29	\$ 12,715,000	\$ 277,729.38	\$ 1,185,000.00	\$ 1,740,458.76
1-Apr-30	\$ 11,530,000	\$ 252,529.38	\$ -	
1-Oct-30	\$ 11,530,000	\$ 252,529.38	\$ 1,235,000.00	\$ 1,740,058.76
1-Apr-31	\$ 10,295,000	\$ 226,254.38	\$ -	
1-Oct-31	\$ 10,295,000	\$ 226,254.38	\$ 1,290,000.00	\$ 1,742,508.76
1-Apr-32	\$ 9,005,000	\$ 198,804.38	\$ -	
1-Oct-32	\$ 9,005,000	\$ 198,804.38	\$ 1,345,000.00	\$ 1,742,608.76
1-Apr-33	\$ 7,660,000	\$ 170,179.38	\$ -	
1-Oct-33	\$ 7,660,000	\$ 170,179.38	\$ 1,405,000.00	\$ 1,745,358.76
1-Apr-34	\$ 6,255,000	\$ 138,986.25	\$ -	
1-Oct-34	\$ 6,255,000	\$ 138,986.25	\$ 1,465,000.00	\$ 1,742,972.50
1-Apr-35	\$ 4,790,000	\$ 106,440.63	\$ -	
1-Oct-35	\$ 4,790,000	\$ 106,440.63	\$ 1,525,000.00	\$ 1,737,881.26
1-Apr-36	\$ 3,265,000	\$ 72,565.63	\$ -	
1-Oct-36	\$ 3,265,000	\$ 72,565.63	\$ 1,595,000.00	\$ 1,740,131.26
1-Apr-37	\$ 1,670,000	\$ 37,128.13	\$ -	
1-Oct-37	\$ 1,670,000	\$ 37,128.13	\$ 1,670,000.00	\$ 1,744,256.26
		<u>\$ 7,958,412.70</u>	<u>\$ 19,905,000.00</u>	<u>\$ 27,863,412.70</u>

The Crossings at Fleming Island
Community Development District
WATER/SEWER FUND BUDGET
Fiscal Year 2022

REVENUES:

Water Revenue	The estimated amount that will be billed to users of the potable water system of the District based upon average monthly consumption, current utility rates in effect and projected number of users during the fiscal year. The billing is handled by Clay County Utility Authority .
Wastewater Revenue	The estimated amount that will be billed to users of the wastewater system of the District based upon average monthly consumption, current utility rates in effect and projected number of users during the fiscal year.
Reuse Water Revenue	The estimated amount that will be billed to users of the reuse water system of the District based upon average monthly consumption, current utility rates in effect and projected number of users during the fiscal year.
Service Charges	Returned checks or credit card transactions.
Debt Capacity Charge	A monthly charge established for the purpose of providing sufficient revenues to pay the annual net debt service requirements for the amortization of the District's special revenue bonds for the construction of the water distribution, wastewater collection and effluent reuse system.

EXPENDITURES:

Administrative:

Engineering	The District's engineering firm, Hadden Engineering , will be providing general engineering services to the District
Arbitrage	The District is required to have an Arbitrage Rebate Calculation on the District's Series 2016 Utility Refunding Bonds.
Dissemination Agent	The District has contracted with GMS, LLC , to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.
Attorney	The District's legal counsel, Bradley, Garrison & Komando, P.A. , will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. This expense is shared with the General.

The Crossings at Fleming Island

Community Development District

WATER/SEWER FUND BUDGET

Fiscal Year 2022

Annual Audit	The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is currently contracted with McDermitt Davis & Company LLC for the audit engagement. This expense is shared with the General Fund and the Golf Course Fund.
Trustee	The fee for the administration of the District's 2016 Utility Refunding Bonds.
District Management/ Administration Fees	The District receives Management, Accounting and Administrative services from their CDD employed District Manager and Governmental Management Services, LLC . This expense is shared with the General Fund.
Computer Time	The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC . This expense is shared with the General Fund.
Postage	This item includes mailing of agenda packages, overnight deliveries, correspondence, etc.
Insurance	The District's General Liability & Public Officials Liability and Property Insurance policies are with Egis Insurance and Risk Advisors . This expense is shared with the General Fund and the Golf Course Fund.
Legal Advertising	The District is required to advertise various notices for monthly Board meetings, public hearings etc with Clay Today .
Office Supplies	Cost of miscellaneous office supplies.
Other Current Charges	Bank charges and any other miscellaneous expenses

Water/Wastewater/Reuse:

Service Charges	This represents miscellaneous repairs associated with the Water system operation and maintenance performed by Clay County Utility Authority
Meter Expenses	Cost of a meter being set by Clay County Utility Authority.
Purchased Water	Cost of bulk water purchased from Clay County Utility Authority.
Treated Wastewater	Cost of treat wastewater by Clay County Utility Authority.
Alternative Water Supply	\$1 surcharge on all active water accounts billed by Clay County Utility Authority for the research of alternative water sources.
Purchased Reclaimed Water	Cost of bulk reclaimed water purchased from Clay County Utility Authority.

The Crossings at Fleming Island
Community Development District
WATER/SEWER FUND BUDGET
Fiscal Year 2022

Repairs & Maintenance Cost for repairs and maintenance of CDD water related assets.

Electric Clay Electric Cooperative for service at 4567 Lakeshore Drive East.

Capital Outlay Includes any miscellaneous water associated capital expenditures

Debt Service

The District issued \$24,650,000 of Series 2016 Utility Refunding Bonds. The following is the annual principal and interest expense due on these bonds for the next fiscal year:

Interest Expense – 4/1/22	\$405,600.63
Principal Expense – 10/1/22	\$930,000.00
Interest Expense – 10/1/22	\$405,600.63
Total	\$1,741,201.26



GOLF FUND

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

GOLF FUND
FY2022

	ADOPTED FY2021 BUDGET	ACTUAL THRU 6/30/21	TOTAL PROJECTED AT 9/30/21	APPROVED FY2022 BUDGET
REVENUES:				
User Fees - Dues	\$371,985	\$300,196	\$371,985	\$430,809
Greens/Cart Fees	\$1,138,535	\$960,166	\$1,138,535	\$1,414,881
Tournament Golf Income	\$96,501	\$0	\$96,501	\$100,998
Merchandise/Food/Beverage Sale	\$1,464,131	\$1,165,346	\$1,464,131	\$1,416,253
Rental Revenue	\$21,426	\$39,701	\$42,000	\$28,371
Membership Income - Other Fees	\$4,332	\$3,533	\$4,332	\$4,400
Miscellaneous Income	\$85,180	\$52,626	\$85,180	\$14,400
Interest Income/Commissions	\$0	\$277	\$185	\$0
TOTAL REVENUES	\$3,182,090	\$2,521,846	\$3,202,849	\$3,410,111
COST OF GOODS SOLD:				
Cost of Goods Sold	\$636,787	\$516,905	\$636,787	\$585,925
GROSS PROFIT	\$2,545,303	\$2,004,941	\$2,566,062	\$2,824,187
EXPENDITURES:				
<u>Operating Expenses:</u>				
Salaries	\$1,101,953	\$791,032	\$1,101,953	\$1,328,324
Commissions & Bonuses	\$18,200	\$37,437	\$45,000	\$33,250
Rental Commissions	\$12,226	\$9,486	\$12,226	\$10,028
Employee Expenses	\$219,345	\$165,919	\$219,345	\$257,209
Employee Uniforms	\$4,430	\$4,529	\$5,000	\$5,800
Travel & Per Diem	\$1,667	\$766	\$1,667	\$3,050
Training	\$2,000	\$215	\$2,000	\$0
Employee Advertising	\$797	\$442	\$797	\$3,200
Janitorial Expense/Supplies	\$24,765	\$26,407	\$28,000	\$27,732
Tournaments & Events	\$45,231	\$36,312	\$45,231	\$22,400
Centralized Services	\$82,090	\$64,217	\$82,090	\$86,975
Course & Grounds Maintenance	\$40,656	\$25,802	\$40,656	\$25,656
Repairs - Equipment	\$39,106	\$21,975	\$39,106	\$32,713
Repairs - Buildings	\$15,897	\$7,161	\$15,897	\$9,600
Operating Supplies	\$101,895	\$54,200	\$75,000	\$72,090
Demo Equipment Expense	\$0	\$790	\$790	\$0
Office Supplies	\$2,778	\$3,020	\$3,500	\$2,400
Postage	\$434	\$103	\$434	\$850
Printing & Reproduction	\$0	\$789	\$1,000	\$450
Utility Services	\$86,891	\$53,154	\$80,000	\$74,655
Gas/Oil/Propane	\$33,763	\$19,905	\$30,000	\$28,768
Refuse & Potables	\$28,624	\$19,710	\$28,624	\$26,007
Telephone/T1 Line	\$7,628	\$4,404	\$7,628	\$8,424
Security/Pest Control	\$8,801	\$17,302	\$18,000	\$5,765
Music & Cable Service	\$12,588	\$5,772	\$12,588	\$12,283
Dues and Subscriptions	\$7,300	\$3,663	\$7,300	\$6,812
Chemicals	\$46,621	\$44,142	\$46,621	\$61,550
Fertilizer - Course	\$47,065	\$27,961	\$44,000	\$53,615
Sand, Seed & Dressing	\$29,000	\$25,284	\$29,000	\$33,900
Licenses/Permits	\$4,211	\$3,190	\$4,211	\$5,689
Bad Debt Expense	\$0	\$5,833	\$6,000	\$0
Cash Short/Over	\$0	(\$189)	\$0	\$0
Miscellaneous	\$3,193	\$1,098	\$3,193	\$1,500
Other Services	\$26,988	\$5,346	\$10,000	\$18,195
Trustee Fees/Bank Charges	\$85,702	\$62,373	\$85,702	\$90,946
Management Fees - Hampton	\$86,400	\$64,365	\$86,400	\$86,400
Rentals & Leases	\$226,395	\$172,135	\$226,395	\$225,374
Lake Maintenance	\$30,000	\$22,500	\$30,000	\$30,000
Insurance	\$25,560	\$38,228	\$38,228	\$51,600
Other Current Charges	\$29,640	\$21,630	\$29,640	\$29,640
District Manager/Administrator	\$38,500	\$27,481	\$38,500	\$38,916
District Attorney	\$5,820	\$4,528	\$5,820	\$5,820
Audit	\$5,475	\$1,725	\$5,475	\$5,475
Non-Recurring/Other/Prior Year	\$0	\$29,903	\$29,903	\$185
TOTAL EXPENDITURES	\$2,589,635	\$1,932,047	\$2,622,920	\$2,823,246
Net Operating Income:	(\$44,332)	\$72,894	(\$56,858)	\$941
<u>Non-Operating Expenses:</u>				
Other Income	\$0	\$0	\$0	\$0
Principal Expense - 10/1	(\$390,000)	(\$292,500)	(\$390,000)	(\$420,000)
Interest Expense - 10/1	(\$57,090)	(\$57,090)	(\$57,090)	(\$44,220)
Interest Expense - 4/1	(\$57,090)	(\$28,545)	(\$57,090)	(\$44,220)
Capital Expenses	\$0	\$0	\$0	\$0
Other Expenses	\$0	\$0	\$0	\$0
Bond Assessment	\$0	\$0	\$0	\$0
TOTAL NON-OPERATING	(\$504,180)	(\$378,135)	(\$504,180)	(\$508,440)
EXCESS REVENUES (EXPENDITURES)	(\$548,512)	(\$305,241)	(\$561,038)	(\$507,499)

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

Series 1999, Golf Course Revenue Bonds
Amortization Schedule

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
1-Apr-05	\$ 5,535,000	6.600%	\$ 182,655.00	\$ -	
1-Oct-05	\$ 5,535,000	6.600%	\$ 182,655.00	\$ 140,000.00	\$ 505,310.00
1-Apr-06	\$ 5,395,000	6.600%	\$ 178,035.00	\$ -	
1-Oct-06	\$ 5,395,000	6.600%	\$ 178,035.00	\$ 150,000.00	\$ 506,070.00
1-Apr-07	\$ 5,245,000	6.600%	\$ 173,085.00	\$ -	
1-Oct-07	\$ 5,245,000	6.600%	\$ 173,085.00	\$ 160,000.00	\$ 506,170.00
1-Apr-08	\$ 5,085,000	6.600%	\$ 167,805.00	\$ -	
1-Oct-08	\$ 5,085,000	6.600%	\$ 167,805.00	\$ 170,000.00	\$ 505,610.00
1-Apr-09	\$ 4,915,000	6.600%	\$ 162,195.00	\$ -	
1-Oct-09	\$ 4,915,000	6.600%	\$ 162,195.00	\$ 180,000.00	\$ 504,390.00
1-Apr-10	\$ 4,735,000	6.600%	\$ 156,255.00	\$ -	
1-Oct-10	\$ 4,735,000	6.600%	\$ 156,255.00	\$ 195,000.00	\$ 507,510.00
1-Apr-11	\$ 4,540,000	6.600%	\$ 149,820.00	\$ -	
1-Oct-11	\$ 4,540,000	6.600%	\$ 149,820.00	\$ 205,000.00	\$ 504,640.00
1-Apr-12	\$ 4,335,000	6.600%	\$ 143,055.00	\$ -	
1-Oct-12	\$ 4,335,000	6.600%	\$ 143,055.00	\$ 220,000.00	\$ 506,110.00
1-Apr-13	\$ 4,115,000	6.600%	\$ 135,795.00	\$ -	
1-Oct-13	\$ 4,115,000	6.600%	\$ 135,795.00	\$ 235,000.00	\$ 506,590.00
1-Apr-14	\$ 3,880,000	6.600%	\$ 128,040.00	\$ -	
1-Oct-14	\$ 3,880,000	6.600%	\$ 128,040.00	\$ 250,000.00	\$ 506,080.00
1-Apr-15	\$ 3,630,000	6.600%	\$ 119,790.00	\$ -	
1-Oct-15	\$ 3,630,000	6.600%	\$ 119,790.00	\$ 270,000.00	\$ 509,580.00
1-Apr-16	\$ 3,360,000	6.600%	\$ 110,880.00	\$ -	
1-Oct-16	\$ 3,360,000	6.600%	\$ 110,880.00	\$ 285,000.00	\$ 506,760.00
1-Apr-17	\$ 3,075,000	6.600%	\$ 101,475.00	\$ -	
1-Oct-17	\$ 3,075,000	6.600%	\$ 101,475.00	\$ 305,000.00	\$ 507,950.00
1-Apr-18	\$ 2,770,000	6.600%	\$ 91,410.00	\$ -	
1-Oct-18	\$ 2,770,000	6.600%	\$ 91,410.00	\$ 325,000.00	\$ 507,820.00
1-Apr-19	\$ 2,445,000	6.600%	\$ 80,685.00	\$ -	
1-Oct-19	\$ 2,445,000	6.600%	\$ 80,685.00	\$ 345,000.00	\$ 506,370.00
1-Apr-20	\$ 2,100,000	6.600%	\$ 69,300.00	\$ -	
1-Oct-20	\$ 2,100,000	6.600%	\$ 69,300.00	\$ 370,000.00	\$ 508,600.00
1-Apr-21	\$ 1,730,000	6.600%	\$ 57,090.00	\$ -	
1-Apr-21	\$ 1,730,000	6.600%	\$ 57,090.00	\$ 390,000.00	\$ 504,180.00
1-Apr-22	\$ 1,340,000	6.600%	\$ 44,220.00	\$ -	
1-Oct-22	\$ 1,340,000	6.600%	\$ 44,220.00	\$ 420,000.00	\$ 508,440.00
1-Apr-23	\$ 920,000	6.600%	\$ 30,360.00	\$ -	
1-Oct-23	\$ 920,000	6.600%	\$ 30,360.00	\$ 445,000.00	\$ 505,720.00
1-Apr-24	\$ 475,000	6.600%	\$ 15,675.00	\$ -	
	\$ 475,000	6.600%	\$ 15,675.00	\$ 475,000.00	\$ 506,350.00
			<u>\$ 4,595,250.00</u>	<u>\$ 5,535,000.00</u>	<u>\$ 10,130,250.00</u>

The Crossings at Fleming Island
Community Development District
GOLF FUND BUDGET
Fiscal Year 2022

Revenues:

User Fees-Dues:	Patron membership dues for all categories
Green/Cart Fees:	Green and Cart fee revenues
Merchandise/Food/	Golf Shop merchandise sales and all F&B sales (Food, N/A Beverage Sales: Beverage, Beer/Wine, and Liquor)
Rental Revenue:	Room rentals and golf club rentals
Membership Income Other Fees:	Patron Trail Fees, Handicap dues, and Range Dues
Miscellaneous Income:	Cart repair income, Lesson income, Finance charges, and Daily range fees

Expenditures:

Salaries:	Salaried and hourly full time and part time employee's wages for the Golf Operations, Maintenance, Food and Beverage, and Administrative.
Employee Expenses:	Payroll expenses (Taxes, Workers Comp, Health Insurance, and 401K)
Employee Uniforms:	Staff uniforms for all departments
Travel & Per Diem:	Mileage reimbursement and work related travel
Training:	Training seminars for staff.
Janitorial Expense:	Janitorial service
Janitorial Supplies:	Janitorial supplies
Tournament & Events:	Member and Resident events (Trivia Night, Invitational tournament, etc)
Centralized Services:	Marketing association fees (Fl 1 st Coast of Golf), Media buys (Golfers Guide), Email marketing, Newsletter, CSC office to book tee times (shared labor costs) , Promotional advertising, Graphic art work, centralized accounting services.

The Crossings at Fleming Island Community Development District

GOLF FUND BUDGET
Fiscal Year 2022

Course & Grounds Maintenance:	Golf course and irrigation repairs
Repairs – Equipment:	Equipment repairs for Golf, F&B, and Maintenance equipment.
Repairs – Buildings:	Repairs to buildings
Operating Supplies:	Supplies for Golf (Tees, Towels, Practice Balls), F&B (Linen, Serving Equipment, Paper Supplies), Maintenance Supplies
Office Supplies:	Paper, Envelopes, Register Receipts, etc.
Postage:	Stamps
Printing and Reproduction:	Stationary and letterhead
Utility Services:	Electric and Water & Sewer
Gas/Oil/Propane:	F&B Propane, Gas, Diesel, and Hydraulic Oil
Refuse and Portables:	Waste removal service
Telephone:	Maintenance Internet, telephone and admin telephone
Other Contractual Services:	Alarm and Pest Control services, Aerification contractor
Music service:	Music system for the clubhouse
Dues and Subscriptions:	Comcast, FSGA handicap dues, PGA dues, etc
Chemicals:	Golf course chemicals
Sand, Seed and Dressing:	Over seed, Top dressing, Divot sand, and Mulch
Small Tools:	Hedge Trimmers, Weed Eaters, Chain Saws, etc
Licenses/Permits:	Food and Beverage licenses, ASCAP, SESAC
Bad Debt Expense:	Write off's for non-recoverable income
Cash Short/Over:	Point of sale drawers balance

The Crossings at Fleming Island Community Development District

GOLF FUND BUDGET
Fiscal Year 2022

Trustee Fees/Bank Charges:	Credit card commissions and Trustee charges
Fertilizer - Course	Golf course fertilizers
Management Fees (Hampton Golf):	Golf Club management fees (Hampton)
Rentals and Leases:	Cart fleet, Maintenance equipment, Dishwasher, Irrigation computer and Copier
Insurance:	Liability and Property insurance
Other Current Charges:	Real Estate taxes
District Attorney:	Attorney fees
District Management /Administration:	District Manager and GMS, LLC fees.
Lake Maintenance:	Treatment of lakes on GC for algae and weeds
Audit:	Audit fees

Non-Operating Expenses

Inter-fund Transfer In:	CDD Assessments
Principle Expense:	Golf Bond Principal Payment
Interest Expenses:	Interest on the Golf Bond

The Crossings at Fleming Island CDD

Golf Fund FY2022-2026 Budget

Five Year Capital Plan

Fiscal Year	Capital Budget	
2022	\$	250,000
2023	\$	250,000
2024	\$	250,000
2025	\$	250,000
2026	\$	250,000



SWIM & TENNIS FUND

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

SWIM & TENNIS FUND
FY2022

	ADOPTED FY2021 BUDGET	ACTUAL THRU 6/30/21	TOTAL PROJECTED AT 9/30/21	APPROVED FY2022 BUDGET
<u>REVENUES:</u>				
User Fees	\$80,000	\$50,879	\$65,000	\$55,000
Lesson Income	\$135,000	\$121,808	\$135,000	\$135,000
CDD Lesson Income	\$15,000	\$13,812	\$15,000	\$15,000
Merchandise/Food/Beverage Sale	\$100,000	\$95,638	\$105,000	\$105,000
TOTAL REVENUES	\$330,000	\$282,137	\$320,000	\$310,000
<u>COST OF GOODS SOLD:</u>				
Cost of Goods Sold	\$75,000	\$77,871	\$78,000	\$80,000
GROSS PROFIT	\$255,000	\$204,267	\$242,000	\$230,000
<u>EXPENDITURES:</u>				
<u>Operating Expenses:</u>				
Salaries	\$765,000	\$474,492	\$765,000	\$765,000
Employee Expenses	\$158,000	\$112,171	\$158,000	\$158,000
Employee Education and Training	\$3,500	\$3,141	\$3,500	\$3,500
Lessons Paid Out	\$135,000	\$121,808	\$135,000	\$135,000
Promotional Activities	\$75,000	\$40,458	\$75,000	\$75,000
Communications and Freight	\$20,000	\$11,777	\$20,000	\$20,000
Customer Service & Advertising	\$17,000	\$1,848	\$10,000	\$17,000
Other Contractual	\$10,000	\$19,824	\$25,000	\$15,000
Repairs & Maintenance	\$60,000	\$53,151	\$58,000	\$70,000
Operating Supplies	\$22,000	\$16,394	\$21,000	\$22,000
Office Supplies	\$20,000	\$17,596	\$20,000	\$20,000
Printing & Binding	\$500	\$0	\$500	\$500
Utility Services	\$120,000	\$88,828	\$117,500	\$120,000
Gas/Oil/Propane	\$21,000	\$15,152	\$21,000	\$21,000
Chemicals	\$45,000	\$37,371	\$45,000	\$45,000
Licenses/Permits	\$3,000	\$6,842	\$7,000	\$3,000
Shrinkage	\$0	\$0	\$0	\$0
Cash Short/Over	\$0	\$30	\$0	\$0
Trustee Fees	\$14,000	\$9,770	\$14,000	\$14,000
District Manager/Administrator	\$33,250	\$8,596	\$33,234	\$33,250
Insurance	\$25,000	\$18,313	\$18,313	\$25,000
Taxes	\$0	\$14	\$14	\$0
Audit	\$3,000	\$0	\$3,000	\$3,000
TOTAL EXPENDITURES	\$1,550,250	\$1,057,576	\$1,550,061	\$1,565,250
<u>Non-Operating Income/Expenses:</u>				
Interfund Transfer In - GF	\$1,295,250	\$971,438	\$1,310,639	\$1,335,250
Other Income	\$0	\$231	\$250	\$0
Nonrecurring & Capital Expenses	\$0	(\$842)	(\$842)	\$0
TOTAL NON-OPERATING	\$1,295,250	\$970,826	\$1,310,047	\$1,335,250
EXCESS REVENUES (EXPENDITURES)	\$0	\$117,517	\$1,986	\$0

The Crossings at Fleming Island Community Development District

SWIM & TENNIS FUND BUDGET
Fiscal Year 2022

Revenues:

User Fees:	Pass Holder Income, Guest Fees, Lesson Income, Facility Rental, Activity Income and Finance charges
Merchandise and F&B Sales:	Tennis Merchandise sales and Snack Bar sales (Net of Cost of Goods Sold)
Roster & League Fees:	This income is generated from fees charged to residents who participate on USTA, Country Club and other local leagues

Expenditures:

Operating Expenses:

Salaries:	Salaried and hourly full time and part time employee's wages for the Swim, Tennis, Food and Beverage, Lifestyles, and Administrative
Employee Expenses:	Payroll expenses (Taxes, Workers Comp, Health Insurance, and 401K)
Management Fees (Hampton):	Swim and Tennis management fees
Other Contractual:	Pest Control, Muzak, Alarm Service, and Employee Uniforms
Travel and Per Diem:	Mileage reimbursement and work-related travel
Bad Debt Expense:	Write off's for non-recoverable income
Communications and Freight:	Telephone, Postage and Waste Removal
Utility Services:	Electric and Water & Sewer
Repairs and Maintenance:	Equipment repairs for Swim, Tennis and F&B. This also includes all building related repairs
Printing & Binding:	Creating of advertising booklets for events
Promotional Activities:	Promotion and event expenses for community events and Lifestyle events (Haunted Hayride, etc.)
Office Supplies:	Paper, printer cartridges, receipt paper, etc.
Operating Supplies:	Janitorial supplies, first aid equipment, miscellaneous Swim and Tennis supplies
Gas/Oil/Propane:	Propane for the Snack Bar and Waterfront pool heaters

The Crossings at Fleming Island Community Development District

SWIM & TENNIS FUND BUDGET
Fiscal Year 2022

Books/Publications/Subs/ Memberships:	Answer Tech (Boat Storage) USPTA dues, CMAA dues, Sam's, etc.
Centralized Services:	Two T-1 lines, Email marketing, Newsletter, centralized accounting
Lessons Paid Out:	Lesson income paid to instructors
Bank Expenses:	Credit card commissions and bank fees
Chemicals:	Pool chemicals
Licenses & Permits:	Licenses and pool permits
Rentals & Leases:	Rental equipment
Insurance:	Liability and property insurance
District Management/ Administration:	District Management and GMS, LLC fees
Audit:	Audit fees

Non-Operating Income/Expenses:

Inter-fund Transfer In:	CDD Funds to operate the Swim & Tennis operation, over and above revenues generated
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TENTH ORDER OF BUSINESS

B.



Tree Amigos

Outdoor Services

July 2021

The Crossings Community Development District
2105 Harbor Lake Drive
Fleming Island, FL 32003
Attn: *Steve Andersen and Courtney Hogge*

Re: Landscape Services Report – July

Steve & Courtney,

Irrigation Maintenance: Irrigation has been turned off for the past 3-4 weeks due to rainfall.

Fungus/pest/fertilizer applications: Spot treating herbicide applications.

Maintenance: Mowing turf services are in full growing season mode. Started pruning Ligustrum trees.

Annuals: Annual color rotation installed.

Mulch: N/A

As always, we are highly dedicated in providing a quality product at Eagle Harbor. We will continue to enhance the landscaping spaces across the community for all its Members, Residents and Guests to enjoy.

We are extremely proud and feel privileged to supply these services to The Crossing at Fleming Island.

Thank you,
Jim Proctor

C.

EAGLE HARBOR GOLF CLUB PERFORMANCE REPORT

June 2021

Consolidated	Jun-21			Jun-20	Jun-19	Year to Date			Prior Year 20	Prior Year 19
	Actual	Budget	Variance	Actual	Actual	Actual	Budget	Variance	Actual	Actual
Revenue	\$ 258,609.55	\$267,819.08	\$ (9,209.53)	\$247,177.48	\$279,348.85	\$ 2,521,802.54	\$ 2,449,050.08	\$ 72,752.46	\$ 2,263,906.88	\$ 2,392,889.96
COGS	\$ 58,719.49	\$ 58,892.03	\$ (172.54)	\$ 38,201.39	\$ 66,568.67	\$ 516,904.60	\$ 485,881.03	\$ 31,023.57	\$ 445,383.45	\$ 543,343.50
Expenses	\$ 152,042.42	\$163,999.30	\$ (11,956.88)	\$127,506.41	\$155,156.64	\$ 1,311,221.13	\$ 1,369,444.48	\$ (58,223.35)	\$ 1,238,907.52	\$ 1,248,407.56
Admin Expenses	\$ 65,501.39	\$ 61,340.24	\$ 4,161.15	\$ 68,655.24	\$ 64,506.05	\$ 620,825.49	\$ 550,162.53	\$ 70,662.96	\$ 539,518.32	\$ 499,801.05
Unadjusted Operating Income	\$ (17,653.75)	\$ (16,412.49)	\$ (1,241.26)	\$ 15,362.44	\$ 912.49	\$ 72,851.32	\$ 43,562.04	\$ 29,289.28	\$ 70,364.40	\$ 117,618.34
Non-recurring Capital Expenses		\$ -	\$ -	\$ 2,548.00	\$ 7,795.00	\$ 26,777.73	\$ -	\$ 26,777.73	\$ 30,266.81	\$ 16,280.49
Adjusted Operating Income	\$ (17,653.75)	\$ (16,412.49)	\$ (1,241.26)	\$ 12,814.44	\$ (6,882.51)	\$ 46,073.59	\$ 43,562.04	\$ 2,511.55	\$ 40,097.59	\$ 101,337.85
Notes NGF consulting for \$3125										
Golf	Jun-21			Jun-20	Jun-19	Year to Date			Prior Year 20	Prior Year 19
	Actual	Budget	Variance	Actual	Actual	Actual	Budget	Variance	Actual	Actual
Revenue	\$ 160,584.18	\$154,542.64	\$ 6,041.54	\$172,414.87	\$144,923.78	\$ 1,561,306.87	\$ 1,473,334.81	\$ 87,972.06	\$ 1,411,616.84	\$ 1,267,591.40
COGS	\$ 22,547.21	\$ 18,838.83	\$ 3,708.38	\$ 15,358.92	\$ 17,915.49	\$ 197,999.15	\$ 138,945.75	\$ 59,053.40	\$ 94,695.93	\$ 126,307.99
Course Maint.	\$ 62,663.29	\$ 73,161.90	\$ (10,498.61)	\$ 56,098.52	\$ 61,765.51	\$ 563,482.44	\$ 555,612.11	\$ 7,870.33	\$ 509,675.49	\$ 465,496.02
Golf Expenses	\$ 27,773.29	\$ 32,116.68	\$ (4,343.39)	\$ 32,156.60	\$ 28,625.68	\$ 254,209.74	\$ 286,015.64	\$ (31,805.90)	\$ 292,551.69	\$ 262,917.07
Gross Profit	\$ 47,600.39	\$ 30,425.23	\$ 17,175.16	\$ 68,800.83	\$ 36,617.10	\$ 545,615.54	\$ 492,761.31	\$ 52,854.23	\$ 514,693.73	\$ 412,870.32
Golf Rounds(Total)	3113			3975	3194	32809			34322	30395
Golf Rnds(outside/member)	2200/913			2870/1105	2318/876	22090/10719			24652/9670	22139/8256
Membership	139									
Talons	Jun-21			Jun-20	Jun-19	Year to Date			Prior Year 20	Prior Year 19
	Actual	Budget	Variance	Actual	Actual	Actual	Budget	Variance	Actual	Actual
Total FB Revenue	\$ 97,926.60	\$113,276.44	\$ (15,349.84)	\$ 74,679.42	\$134,092.74	\$ 960,068.36	\$ 975,715.27	\$ (15,646.91)	\$ 850,818.62	\$ 1,122,983.36
Food & NA Revenue	\$ 56,720.99	\$ 66,855.33	\$ (10,134.34)	\$ 39,065.06	\$ 81,015.97	\$ 549,956.48	\$ 570,921.78	\$ (20,965.30)	\$ 491,638.43	\$ 716,140.66
Alcohol Revenue	\$ 37,309.14	\$ 44,931.11	\$ (7,621.97)	\$ 35,071.63	\$ 46,972.14	\$ 382,469.22	\$ 396,500.49	\$ (14,031.27)	\$ 335,079.08	\$ 393,520.69
COGS (Food)	\$ 24,148.18	\$ 25,040.53	\$ (892.35)	\$ 13,124.23	\$ 31,870.97	\$ 204,691.89	\$ 214,331.28	\$ (9,639.39)	\$ 208,937.84	\$ 274,842.03
% COGS (Food)	42.57%	37.45%	5.12%	33.60%	39.34%	37.22%	37.54%	-0.32%	42.50%	38.38%
COGS (Alcohol)	\$ 12,778.10	\$ 15,012.67	\$ (2,234.57)	\$ 9,718.24	\$ 16,782.21	\$ 114,967.56	\$ 132,604.00	\$ (17,636.44)	\$ 116,302.26	\$ 142,193.48
% COGS (Alcohol)	34.25%	33.41%	0.84%	27.71%	35.73%	30.06%	33.44%	-3.38%	34.71%	36.13%
FB Expenses	\$ 50,690.48	\$ 58,720.72	\$ (8,030.24)	\$ 39,251.29	\$ 64,765.45	\$ 482,613.59	\$ 527,816.73	\$ (45,203.14)	\$ 436,680.34	\$ 519,994.47
Gross Profit	\$ 10,309.84	\$ 14,502.52	\$ (4,192.68)	\$ 12,585.66	\$ 20,674.11	\$ 157,795.32	\$ 100,963.26	\$ 56,832.06	\$ 88,898.18	\$ 185,953.38
Event Income	\$ 9,196.33	\$ 13,095.00	\$ (3,898.67)	\$ 6,770.50	\$ 29,701.57	\$ 161,338.73	\$ 94,090.00	\$ 67,248.73	\$ 168,252.04	\$ 241,256.15

D.

Crossings at Fleming Island Community Development District
District Manager's Office
2105 Harbor Lake Dr, Fleming Island, Florida 32003
904-509-6445

Date: June 2021
To: CROSSINGS AT FLEMING ISLAND CDD, BOARD OF SUPERVISORS
From: Steve Andersen, District Manager
Re: Crossings Monthly Facility Report

Amenity Centers:

1. Swim Park
 - a. New storage facility was installed
 - b. Slide is non-operational due to cracks in 2 sections. Manufacturer has been contacted
 - c. Splash pad concrete covering is failing. Manufacturer has been contacted
2. Tennis Center
 - a. Pickleball courts are complete
3. Waterfront Park
 - a. Operations are normal
4. Creekside
 - a. Roof was repaired.
 - b. Building was stained
4. Golf Course
 - a. Course recovered quickly following aerification.
5. Talons
 - a. New flooring in Golf Shop was installed in June during shut down
 - b. New waterproof cover installed outside.

Common Areas & Retention Ponds:

1. All lakes have been treated and inspected by the Lake Doctors.

Misc:

1. Answered numerous phone calls, emails and visits from residents, contractors, vendors and other persons with inquiries. The subjects included, CCUA billing and repairs, golf course maintenance, easement encroachments, nutria, alligators, lake maintenance, FEMA, directions, repairs, drainage (both County and CDD owned), dead trees, vandalism, security, etc
2. Facilities are inspected on a weekly basis.
3. Continue to work with Dreamfinders Homes on the pond issue in The Reserve.