

THE CROSSINGS
at FLEMING ISLAND
Community Development District

July 28, 2022

AGENDA

The Crossings at Fleming Island Community Development District

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

July 21, 2022

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 28, 2022 at 6:00 p.m. at 2217 Eagle Harbor Parkway, Fleming Island, Florida 32003.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment
- IV. Organizational Matters
 - A. Consideration of Appointing a New Supervisor
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2022-03, Designating Officers
- V. Approval of Consent Agenda
 - A. Approval of the Minutes of the June 23, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- VI. Acceptance of the Fiscal Year 2021 Audit Report
- VII. Acceptance of 2022 NGF Report
- VIII. Consideration of Golf Cart Proposals

- IX. Discussion of the Fiscal Year 2023 Budget
- X. Management Team Reports
 - A. District Counsel
 - B. Tree Amigos – Report
 - C. Hampton Golf – Report
 - D. District Manager & Operations – Operations Report
- XI. Supervisors’ Requests and Audience Comments
- XII. Next Scheduled Meeting – August 25, 2022 at 6:00 p.m. at 2217 Eagle Harbor Parkway
- XIII. Adjournment

FOURTH ORDER OF BUSINESS

C.

RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE CROSSINGS AT FLEMING ISLAND COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING THE
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, The Crossings at Fleming Island Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the County of Clay, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of The Crossings at Fleming Island Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JULY, 2022.

ATTEST

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

A.

**The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, June 23, 2022
2217 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

Staff Present

Sam Garrison, District Counsel, Kopelousos, Bradley & Garrison
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
Marilee Giles, District Administrator, Governmental Management Services, LLC
David Plevin, Hampton Golf

I - Roll Call

Chairman Tabor called the meeting to order at 6:00 p.m. and Ms. Giles called the roll.

II - Pledge of Allegiance

III - Public Comment

IV - Approval of Consent Agenda

A. Approval of the Minutes of the May 26, 2022 Meeting

B. Financial Statements

C. Check Register

Supervisor Herold moved to approve the consent agenda items with the minutes being approved as amended. Vice Chairman Bruno seconded the motion. Motion passed 4 - 0

V. Consideration of Proposals for District Administration Services

Mr. Andersen stated in response to our advertisement for district management services we received one response and that was from GMS, our current district administrative services provider. The price and scope are the same as we have had in the past. I recommend you approve the proposal and Sam and I will work on a contract and have it back to the board prior to the next meeting.

Supervisor Herold moved to accept the proposal from GMS for district administrative services and staff was directed to prepare a contract to be brought back to a future meeting for consideration. Vice Chairman Bruno seconded the motion.

Supervisor Burt stated there was a discussion about additional fees for litigation work that is outside the current contract.

Mr. Andersen stated that is something Sam and I can approach.

On voice vote the motion passed 4 - 0

VI. Discussion of the Fiscal Year 2023 Budget

Mr. Andersen stated we are tracking expenses and will bring any changes to the July meeting. We will not be changing the assessment level.

VII - Management Team Reports

A. District Counsel

Mr. Garrison stated Supervisor McIntyre submitted a resignation notice this week. I transmitted it to the supervisor of elections office and Supervisor Chambliss. Pursuant to Florida Law the responsibility for filling this seat lies with this board and the law says the seat shall be filled by the majority of the remaining board members.

B. Tree Amigos

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 and discussed the proposed increases in membership fees.

D. District Manager & Operations – Operations Report

Mr. Andersen reviewed the monthly facility report, copy of which was included in the agenda package.

VIII - Supervisor's Requests and Audience Comments

Supervisor Burt stated I am sad to see Laurie resign from the board. I think she is a great person and had a lot to contribute.

Chairman Tabor stated as is typical when someone leaves the board, we would usually give them a plaque and Mr Andersen will reach out and see if she will come to a meeting and if not, we will get her the plaque.

Supervisor Herold stated congratulations to Supervisor Tabor and Paul Booth for their re-election and election to the Board of Supervisors. I had an opportunity to go to Hops for Pops and when the lightning cleared out, they had a nice crowd and people got back in the pool. Our management does a great job for those events.

IX Next Scheduled Meeting – July 28, 2022 at 6:00 p.m. at 2217 Eagle Harbor Parkway

X – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 7:25 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

June 30, 2022

	Governmental Funds			Proprietary Funds			Totals
	General	Reserve	Debt Service	Water/ Sewer	Golf Fund	Swim & Tennis	FY2022
ASSETS:							
Cash - Wells Fargo	\$93,645	\$472,025	—	\$109,999	\$199,690	\$599,597	\$1,474,956
Cash - BB&T	—	—	—	\$340,845	—	—	\$340,845
Petty Cash	—	—	—	—	\$2,100	\$900	\$3,000
Accounts Receivable	—	—	—	\$302,623	\$2,038	\$72,345	\$377,006
Investments:							
<u>Operations:</u>							
State Board	\$2,435,042	\$667,485	—	\$2,272,687	\$233	—	\$5,375,447
State Board - Unforeseen Exp	\$1,617,916	—	—	—	—	—	\$1,617,916
<u>Series 1999</u>							
Reserve	—	—	—	—	\$90,865	—	\$90,865
Interest	—	—	—	—	\$2	—	\$2
Revenue	—	—	—	—	\$2,914	—	\$2,914
Operating Reserves	—	—	—	—	\$51,958	—	\$51,958
Sinking	—	—	—	—	\$7	—	\$7
<u>Series 2007/2016 Refunding/2017</u>							
Reserve	—	—	—	\$1	—	—	\$1
Surplus	—	—	—	\$614,041	—	—	\$614,041
Rate Stabilization	—	—	—	\$261,878	—	—	\$261,878
Renewal & Replacement	—	—	—	\$288,425	—	—	\$288,425
Revenue	—	—	—	\$369,603	—	—	\$369,603
Interest	—	—	—	\$702,833	—	—	\$702,833
Redemption - Tax Exempt	—	—	—	\$793	—	—	\$793
Redemption - Taxable	—	—	—	\$244	—	—	\$244
<u>Series 2014 - A-1/A-2</u>							
Reserve A-1	—	—	\$950,983	—	—	—	\$950,983
Revenue	—	—	\$536,636	—	—	—	\$536,636
Prepayment A-1	—	—	\$5,209	—	—	—	\$5,209
Reserve A-2	—	—	\$361,718	—	—	—	\$361,718
Prepayment A-2	—	—	\$809	—	—	—	\$809
<u>Series 2014 - A-3</u>							
Reserve A-3	—	—	\$376,384	—	—	—	\$376,384
Revenue	—	—	\$201,497	—	—	—	\$201,497
Prepayment A-3	—	—	\$0	—	—	—	\$0
<u>Series 2017</u>							
Reserve - 2017	—	—	\$33,144	—	—	—	\$33,144
Interest - 2017	—	—	\$0	—	—	—	\$0
Revenue - 2017	—	—	\$31,614	—	—	—	\$31,614
Prepayment - 2017	—	—	\$322	—	—	—	\$322
Inventory	—	—	—	—	\$127,017	\$40,579	\$167,595
Due from General	—	\$1,426	\$5,007	—	—	—	\$6,433
Due from Water/Sewer	\$2,750	—	—	—	—	—	\$2,750
Due from S&T	\$25,424	—	—	—	—	—	\$25,424
Due from Golf Course - Loan	\$85,800	—	—	—	—	—	\$85,800
Due from Golf Course	\$31,534	—	—	—	—	—	\$31,534
Due from Capital Reserve	\$5,780	—	—	—	—	—	\$5,780
Deposits	\$35,000	—	—	—	\$7,146	—	\$42,146
Prepaid Expenses	\$0	—	—	—	\$39,972	\$11,970	\$51,943
Fixed Assets	—	—	—	\$10,313,620	\$4,920,741	—	\$15,234,361
TOTAL ASSETS	\$4,332,891	\$1,140,936	\$2,503,324	\$15,577,592	\$5,444,683	\$725,391	\$29,724,817
LIABILITIES:							
Accounts Payable	\$123,769	\$34,780	—	\$519,481	\$267,204	\$49,851	\$995,085
Accrued Payroll/Bonuses	—	—	—	—	\$21,473	\$16,248	\$37,720
Member Liability	—	—	—	—	\$76,399	\$18,692	\$95,092
Due to General Fund	—	—	—	\$2,750	\$13,598	\$7,419	\$23,768
Due to General Fund - Loan	—	—	—	—	\$85,800	—	\$85,800
Due to Debt Service	\$5,007	—	—	—	—	—	\$5,007
Due to Reserve	\$1,426	—	—	—	—	—	\$1,426
Due to Golf	\$5,830	—	—	—	—	—	\$5,830
Deferred Income	\$158,154	—	—	—	\$46,956	\$84,945	\$290,056
Deposits Payable	\$4,373	—	—	\$280,345	—	\$9,900	\$294,618
Accrued Interest Payable - Bonds	—	—	—	\$202,800	\$2,536,788	—	\$2,739,588
Accrued Principal Payable	—	—	—	\$697,500	\$3,492,500	—	\$4,190,000
Maintenance Warranties	—	—	—	\$3,709	—	—	\$3,709
Bonds Payable - 1999	—	—	—	—	\$1,340,000	—	\$1,340,000
Bonds Payable - 2016 Ref	—	—	—	\$19,905,000	—	—	\$19,905,000
FUND BALANCES/NET POSITION:							
Nonspendable	\$158,154	—	—	—	—	—	\$158,154
Restricted for Debt Service	—	—	\$2,503,324	—	—	—	\$2,503,324
Restricted for Capital Projects	—	—	—	—	—	—	\$0
Restricted for Water Sewer	—	—	—	\$280,345	—	—	\$280,345
Assigned for General Fund	\$1,617,916	—	—	—	—	—	\$1,617,916
Unassigned/Unrestricted	\$2,258,260	\$1,106,156	—	(\$6,314,338)	(\$2,436,036)	\$538,336	(\$4,847,622)
TOTAL LIABILITIES & FUND BALANCES	\$4,332,890	\$1,140,936	\$2,503,324	\$15,577,593	\$5,444,683	\$725,391	\$29,724,817

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, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>REVENUES:</u>				
Special Assessment	\$2,931,456	\$2,931,456	\$2,939,488	\$8,032
Boat/RV Storage Fees	\$92,000	\$69,000	\$68,351	(\$649)
Interest Income	\$6,000	\$4,500	\$12,195	\$7,695
Misc/Newsletter Income	\$0	\$0	\$15,521	\$15,521
Rental/Internet Income	\$7,200	\$5,400	\$3,923	(\$1,477)
TOTAL REVENUES	\$3,036,656	\$3,010,356	\$3,039,478	\$29,122
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$15,000	\$11,250	\$5,600	\$5,650
PR Taxes/Workers Comp/PR Fees	\$7,200	\$5,400	\$6,198	(\$798)
Engineering Fees	\$4,500	\$3,375	\$0	\$3,375
Arbitrage	\$2,000	\$1,100	\$1,100	\$0
Dissemination Agent	\$2,000	\$1,500	\$1,500	(\$0)
Assessment Roll	\$17,500	\$17,500	\$17,500	\$0
District Attorney	\$27,000	\$20,250	\$22,602	(\$2,352)
Litigation Counsel	\$0	\$0	\$8,439	(\$8,439)
Audit	\$4,000	\$0	\$0	\$0
Trustee Fees	\$16,000	\$13,991	\$13,991	\$0
District Manager/Administrator	\$99,000	\$74,250	\$70,175	\$4,075
Computer Time	\$1,000	\$750	\$750	\$0
Telephone	\$500	\$375	\$307	\$68
Postage	\$1,500	\$1,125	\$216	\$909
Printing & Binding	\$1,500	\$1,125	\$600	\$525
Insurance	\$46,000	\$46,000	\$50,000	(\$4,000)
Legal Advertising	\$1,000	\$750	\$2,194	(\$1,444)
Other Current Charges	\$5,000	\$3,750	\$3,332	\$418
Office Supplies	\$1,500	\$1,125	\$150	\$976
Dues, Licenses, Website	\$20,000	\$15,000	\$22,009	(\$7,009)
<u>MAINTENANCE:</u>				
Landscape Maintenance	\$820,000	\$615,000	\$613,587	\$1,413
Landscape Maintenance - Contingency	\$120,000	\$90,000	\$60,045	\$29,955
Lake Maintenance	\$72,000	\$54,000	\$53,143	\$857
Cost Sharing Agreement - Stone Creek	\$13,000	\$9,750	\$9,497	\$253
Facility/Preventative Maintenance	\$200,000	\$150,000	\$128,793	\$21,207
Utilities	\$135,000	\$101,250	\$95,615	\$5,635
Security	\$25,000	\$18,750	\$20,162	(\$1,412)
Operating Reserves	\$20,642	\$15,482	\$0	\$15,482
TOTAL EXPENDITURES	\$1,677,842	\$1,272,847	\$1,207,504	\$65,343
Excess (deficiency) of revenues over (under) expenditures	\$1,358,814	\$1,737,509	\$1,831,973	\$94,465
<u>OTHER FINANCING SOURCES/(USES):</u>				
Interfund Transfer In/(Out) - SBA Reserve	(\$75,000)	(\$56,250)	\$0	\$56,250
Interfund Transfer Out - Swim & Tennis	(\$1,335,250)	(\$1,001,438)	(\$1,001,438)	(\$0)
Interfund Transfer Out - Golf Course	\$0	\$0	\$0	\$0
Interfund Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES):	(\$1,410,250)	(\$1,057,688)	(\$1,001,438)	\$56,250
Net change in Fund Balance	(\$51,436)	\$679,821	\$830,536	\$150,715
FUND BALANCE - Beginning	\$51,436		\$3,203,795	
FUND BALANCE - Ending	\$0		\$4,034,331	

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, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$764,224	\$764,224	\$766,318	\$2,094
Interest Income	\$0	\$0	\$1,951	\$1,951
TOTAL REVENUES	\$764,224	\$764,224	\$768,269	\$4,045
EXPENDITURES:				
Capital Outlay	\$763,974	\$572,980	\$427,949	\$145,032
Other Current Charges	\$250	\$188	\$241	(\$54)
TOTAL EXPENDITURES	\$764,224	\$573,168	\$428,190	\$144,978
Net change in Fund Balance	\$0	\$191,056	\$340,079	\$149,023
FUND BALANCE - Beginning	\$0		\$766,077	
FUND BALANCE - Ending	\$0		\$1,106,156	

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, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$2,557,998	\$2,557,998	\$2,430,959	(\$127,039)
Prepayments A1	\$0	\$0	\$5,158	\$5,158
Prepayments A2	\$0	\$0	\$808	\$808
Interest Income	\$0	\$0	\$1,950	\$1,950
TOTAL REVENUES	\$2,557,998	\$2,557,998	\$2,438,875	(\$119,123)
EXPENDITURES:				
Series 2014 A-1				
Interest Expense - 11/1	\$326,925	\$326,925	\$306,788	\$20,138
Special Call - 11/1	\$0	\$0	\$15,000	(\$15,000)
Principal Expense - 5/1	\$1,395,000	\$1,395,000	\$1,395,000	\$0
Interest Expense - 5/1	\$326,925	\$326,925	\$306,450	\$20,475
Special Call - 5/1	\$0	\$0	\$160,000	(\$160,000)
Series 2014 A-2				
Interest Expense - 11/1	\$91,700	\$91,700	\$84,175	\$7,525
Special Call - 11/1	\$0	\$0	\$5,000	(\$5,000)
Principal Expense - 5/1	\$215,000	\$215,000	\$205,000	\$10,000
Interest Expense - 5/1	\$91,700	\$91,700	\$84,000	\$7,700
TOTAL EXPENDITURES	\$2,447,250	\$2,447,250	\$2,561,413	(\$114,163)
Excess (deficiency) of revenues over (under) expenditures	\$110,748	\$110,748	(\$122,538)	(\$233,286)
Net change in Fund Balance	\$110,748	\$110,748	(\$122,538)	(\$233,286)
FUND BALANCE - Beginning	\$588,268		\$1,963,960	
FUND BALANCE - Ending	\$699,016		\$1,841,423	

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, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$381,397	\$381,397	\$380,246	(\$1,151)
Interest Income	\$0	\$0	\$172	\$172
Prepayments	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$381,397	\$381,397	\$380,418	(\$979)
EXPENDITURES:				
Series 2014 A-3				
Interest Expense - 11/1	\$146,575	\$146,575	\$145,600	\$975
Special Call - 11/1	\$0	\$0	\$20,000	(\$20,000)
Principal Expense - 5/1	\$90,000	\$90,000	\$90,000	\$0
Interest Expense - 5/1	\$146,575	\$146,575	\$144,950	\$1,625
TOTAL EXPENDITURES	\$383,150	\$383,150	\$400,550	(\$17,400)
Excess (deficiency) of revenues over (under) expenditures	(\$1,753)	(\$1,753)	(\$20,132)	(\$18,379)
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	(\$1,753)	(\$1,753)	(\$20,132)	(\$18,379)
FUND BALANCE - Beginning	\$218,848		\$613,726	
FUND BALANCE - Ending	<u>\$217,095</u>		<u>\$593,593</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, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
REVENUES:				
Special Assessments - Tax Collector	\$67,073	\$67,073	\$67,335	\$262
Interest Income	\$0	\$0	\$61	\$61
TOTAL REVENUES	\$67,073	\$67,073	\$67,396	\$323
EXPENDITURES:				
<i>Series 2017</i>				
Interest Expense - 11/1	\$23,719	\$23,719	\$23,719	\$0
Special Call - 11/1	\$0	\$0	\$10,000	(\$10,000)
Principal Expense - 5/1	\$20,000	\$20,000	\$20,000	\$0
Interest Expense - 5/1	\$23,719	\$23,719	\$23,431	\$288
TOTAL EXPENDITURES	\$67,438	\$67,438	\$77,150	(\$9,713)
Excess (deficiency) of revenues over (under) expenditures	(\$365)	(\$365)	(\$9,754)	(\$9,390)
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	(\$365)	(\$365)	(\$9,754)	(\$9,390)
FUND BALANCE - Beginning	\$34,509		\$78,062	
FUND BALANCE - Ending	<u>\$34,145</u>		<u>\$68,308</u>	

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, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>REVENUES:</u>				
Water Revenue	\$1,250,000	\$937,500	\$964,955	\$27,455
Wastewater Revenue	\$2,140,000	\$1,605,000	\$1,727,468	\$122,468
Reclaimed Water Revenue	\$810,000	\$607,500	\$612,733	\$5,233
Service Charges	\$58,000	\$43,500	\$38,688	(\$4,812)
Debt Capacity Charge	\$1,890,000	\$1,417,500	\$1,450,197	\$32,697
Interest/Misc. Income	\$42,000	\$31,500	\$45,319	\$13,819
TOTAL REVENUES	\$6,190,000	\$4,642,500	\$4,839,359	\$196,859
<u>EXPENSES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering Fees	\$1,500	\$1,125	\$0	\$1,125
Arbitrage	\$1,650	\$550	\$550	\$0
Dissemination Agent	\$1,000	\$750	\$750	\$0
District Attorney	\$24,000	\$18,000	\$17,190	\$810
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	\$512	\$238
Insurance	\$45,000	\$45,000	\$50,000	(\$5,000)
Legal Advertising	\$1,000	\$750	\$0	\$750
Other Current Charges	\$15,000	\$11,250	\$12,699	(\$1,449)
<u>WATER/WASTEWATER:</u>				
Service Charges	\$65,000	\$48,750	\$38,688	\$10,062
Meter Expenses	\$1,000	\$750	\$0	\$750
Purchased Water	\$1,360,000	\$1,020,000	\$1,029,947	(\$9,947)
Treated Wastewater	\$2,150,000	\$1,612,500	\$1,727,486	(\$114,986)
Black Creek Charge	\$0	\$0	\$38,058	(\$38,058)
Alternative Water Supply	\$49,000	\$36,750	\$39,117	(\$2,367)
Purchased Reclaimed Water	\$190,000	\$142,500	\$161,638	(\$19,138)
Repairs & Maintenance	\$30,000	\$22,500	\$5,320	\$17,180
Electric	\$35,000	\$26,250	\$23,925	\$2,325
Capital Outlay	\$240,000	\$180,000	\$283,683	(\$103,683)
Contingency	\$25,000	\$18,750	\$0	\$18,750
TOTAL OPERATING EXPENSES	\$4,320,150	\$3,249,395	\$3,491,831	(\$242,436)
NET INCOME BEFORE DEBT SERVICE	\$1,869,850	\$1,393,105	\$1,347,528	(\$45,577)
<u>DEBT SERVICE/OTHER SOURCES (USES):</u>				
Principal Expense	(\$930,000)	(\$697,500)	(\$697,500)	\$0
Interest Expense	(\$811,201)	(\$608,401)	(\$608,402)	(\$1)
TOTAL DEBT SERVICE/ OTHER SOURCES (USES):	(\$1,741,201)	(\$1,305,901)	(\$1,305,902)	(\$1)
TOTAL OPERATING/ DEBT SERVICE EXPENSES	\$6,061,351	\$4,555,296	(\$4,797,732)	\$242,435
CHANGE IN NET POSITION	\$128,649	\$87,204	\$41,626	(\$45,576)
TOTAL NET POSITION - Beginning	\$270,466		(\$6,075,619)	
TOTAL NET POSITION - Ending	\$399,115		(\$6,033,993)	

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, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE	CURRENT MONTH
REVENUES:					
User Fees - Dues	\$391,000	\$291,876	\$308,989	\$17,113	\$36,028
Greens/Cart Fees	\$1,275,000	\$1,038,966	\$1,163,679	\$124,713	\$128,690
Tournament Golf Income	\$103,000	\$0	\$0	\$0	\$0
Merchandise/Food/Beverage	\$1,591,060	\$1,241,411	\$1,211,324	(\$30,087)	\$132,313
Rental Revenue	\$49,000	\$35,881	\$71,075	\$35,195	\$7,566
Membership Income - Other Fees	\$4,400	\$3,300	\$2,330	(\$970)	\$256
Miscellaneous Income	\$60,000	\$49,020	\$72,123	\$23,103	\$6,826
Initiation Fees	\$0	\$0	\$6,000	\$6,000	(\$2,000)
Interest Income/Commissions	\$0	\$0	\$7	\$7	\$0
Sales Tax/Gratuities/Lesson Income	\$514,205	\$0	\$270	\$270	\$30
TOTAL REVENUES	\$3,987,665	\$2,660,453	\$2,835,797	\$175,343	\$309,709
COST OF GOODS SOLD:					
Cost of Goods Sold	\$685,000	\$540,260	\$486,274	(\$53,986)	\$54,066
GROSS PROFIT	\$3,302,665	\$2,120,193	\$2,349,523	\$229,330	\$255,643
EXPENSES:					
<u>Operating Expenses:</u>					
Salaries	\$1,283,000	\$960,088	\$1,011,916	(\$51,827)	\$115,411
Commissions & Bonuses	\$24,900	\$18,675	\$42,008	(\$23,333)	\$6,295
Rental Commissions	\$12,500	\$9,899	\$0	\$9,899	\$0
Employee Expenses	\$270,000	\$204,017	\$211,063	(\$7,046)	\$27,743
Employee Uniforms	\$5,000	\$4,426	\$3,728	\$697	\$735
Travel & Per Diem	\$2,000	\$1,500	\$2,211	(\$711)	\$302
Training	\$500	\$500	\$16	\$484	\$0
Employee Advertising	\$1,000	\$750	\$0	\$750	\$0
Janitorial Expense/Supplies	\$34,400	\$26,489	\$24,887	\$1,603	\$2,873
Tournaments & Events	\$45,500	\$36,254	\$28,498	\$7,756	\$855
Centralized Services	\$83,000	\$62,765	\$72,139	(\$9,375)	\$8,433
Course & Grounds Maintenance	\$41,000	\$35,086	\$28,963	\$6,123	\$3,014
Repairs - Equipment	\$39,000	\$27,098	\$22,593	\$4,506	\$1,138
Repairs - Buildings	\$15,000	\$11,250	\$931	\$10,319	\$1,052
Operating Supplies	\$75,000	\$56,562	\$72,616	(\$16,053)	\$6,358
Office Supplies	\$3,500	\$2,625	\$3,545	(\$920)	\$313
Postage	\$500	\$375	\$227	\$148	\$147
Printing & Reproduction	\$1,000	\$750	\$248	\$502	\$125
Utility Services	\$74,000	\$53,154	\$57,558	(\$4,404)	\$8,840
Gas/Oil/Propane	\$30,000	\$21,679	\$31,654	(\$9,975)	\$7,872
Refuse & Potables	\$28,000	\$20,537	\$13,688	\$6,849	\$1,150
Telephone/T1 Line	\$7,700	\$5,761	\$5,102	\$659	\$597
Security/Pest Control	\$22,000	\$16,594	\$12,705	\$3,889	\$1,162
Music & Cable Service	\$12,000	\$8,250	\$5,267	\$2,983	\$794
Dues and Subscriptions	\$7,300	\$5,093	\$3,231	\$1,861	\$303
Chemicals	\$55,000	\$48,597	\$60,900	(\$12,303)	\$8,426
Fertilizer - Course	\$50,000	\$27,593	\$35,892	(\$8,300)	\$7,951
Sand, Seed & Dressing	\$33,900	\$30,300	\$28,375	\$1,925	\$1,874
Licenses/Permits	\$4,300	\$1,312	\$2,342	(\$1,029)	\$788
Cash Short/Over	\$0	\$0	\$83	(\$83)	\$75
Miscellaneous	\$4,700	\$4,700	\$274	\$4,426	\$246
Other Services	\$8,000	\$6,000	\$1,132	\$4,868	\$37
Trustee Fees/Bank Charges	\$84,000	\$64,273	\$73,621	(\$9,348)	\$9,497
Management Fees - Hampton	\$86,400	\$64,800	\$63,000	\$1,800	\$7,000
Rentals & Leases	\$230,667	\$173,000	\$183,190	(\$10,189)	\$19,459
Lake Maintenance	\$30,000	\$22,500	\$22,500	\$0	\$2,500
Insurance	\$51,600	\$38,700	\$57,026	(\$18,326)	\$6,795
Other Current Charges	\$29,640	\$22,230	\$26,866	(\$4,636)	\$2,713
District Manager/Administrator	\$38,500	\$28,875	\$28,846	\$29	\$3,205
District Attorney	\$5,820	\$4,365	\$8,036	(\$3,671)	\$656
Audit	\$2,000	\$1,500	\$1,725	(\$225)	\$192
Non-Recurring/Other/Prior Year	\$0	\$48,750	\$57,710	\$8,960	\$2,039
Sales Tax/Gratuities/Lesson Income	\$514,205	\$0	\$0	\$0	\$0
TOTAL EXPENSES	\$3,346,532	\$2,177,673	\$2,306,312	(\$110,719)	\$268,966
Net Income before Non-Operating Expenses	(\$43,867)	(\$57,480)	\$43,211	\$118,611	(\$13,323)
<u>Non-Operating Income/(Expenses):</u>					
Interfund Transfer In	\$0	\$0	\$0	\$0	\$0
Other Expenses	\$0	\$0	(\$7,370)	(\$7,370)	(\$7,370)
Principal Expense	(\$420,000)	(\$315,000)	(\$292,500)	\$22,500	(\$292,500)
Interest Expense	(\$88,440)	(\$66,330)	(\$9,515)	\$56,815	\$0
TOTAL NON-OPERATING	(\$508,440)	(\$381,330)	(\$309,385)	\$71,945	(\$299,870)
CHANGE IN NET POSITION	(\$552,307)	(\$438,810)	(\$266,174)	\$190,556	(\$313,193)
TOTAL NET POSITION - Beginning	\$0		(\$2,169,862)		
TOTAL NET POSITION - Ending	(\$552,307)		(\$2,436,036)		

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, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE	CURRENT MONTH
<u>REVENUES:</u>					
User Fees	\$65,000	\$37,779	\$59,736	\$21,957	\$10,535
Lesson Income Tennis	\$157,500	\$108,647	\$169,811	\$61,164	\$38,734
CDD Lesson Income	\$17,500	\$11,672	\$10,932	(\$740)	(\$5,100)
Merchandise/Food/Beverage Sale	\$135,000	\$77,032	\$126,586	\$49,554	\$45,139
TOTAL REVENUES	\$375,000	\$235,130	\$367,065	\$131,935	\$89,308
<u>COST OF GOODS SOLD:</u>					
Cost of Goods Sold	\$103,000	\$61,603	\$101,155	(\$39,553)	\$27,111
GROSS PROFIT	\$272,000	\$173,527	\$265,910	\$92,383	\$62,197
<u>EXPENSES:</u>					
<u>Operating Expenses:</u>					
Salaries	\$765,000	\$507,593	\$485,478	\$22,115	\$112,717
Employee Expenses	\$172,000	\$115,200	\$128,937	(\$13,737)	\$26,015
Employee Education and Training	\$8,000	\$7,050	\$5,991	\$1,058	\$1,514
Lessons Paid Out	\$157,500	\$107,261	\$162,285	(\$55,024)	\$30,393
Promotional Activities	\$75,000	\$51,585	\$75,377	(\$23,792)	\$5,419
Activities & Events - Tennis	\$0	\$0	\$7,450	(\$7,450)	\$318
Communications and Freight	\$15,000	\$6,073	\$14,618	(\$8,544)	\$800
Customer Service & Advertising	\$8,000	\$12,162	\$1,194	\$10,968	(\$806)
Other Contractual	\$25,000	\$11,370	\$23,925	(\$12,555)	\$2,252
Repairs & Maintenance	\$60,000	\$43,275	\$14,508	\$28,767	\$757
Operating Supplies	\$22,000	\$15,148	\$22,594	(\$7,446)	\$4,028
Office Supplies	\$20,000	\$16,980	\$6,965	\$10,014	\$442
Printing & Binding	\$0	\$0	\$0	\$0	\$0
Utility Services	\$120,000	\$86,512	\$96,064	(\$9,552)	\$16,460
Gas/Oil/Propane	\$21,000	\$18,302	\$20,988	(\$2,686)	(\$2,173)
Chemicals	\$56,500	\$40,337	\$34,075	\$6,262	\$7,413
Licenses/Permits	\$6,000	\$6,000	\$2,387	\$3,613	\$0
Shrinkage	\$0	\$0	\$0	\$0	\$0
Cash Short/Over	\$0	\$0	\$43	(\$43)	(\$6)
Trustee Fees	\$15,250	\$8,921	\$14,260	(\$5,339)	\$2,983
District Manager/Administrator	\$33,000	\$27,000	\$28,543	(\$1,543)	\$2,902
Insurance	\$25,000	\$18,750	\$22,500	(\$3,750)	\$2,500
Taxes	\$0	\$0	\$64	(\$64)	\$44
Audit	\$3,000	\$0	\$0	\$0	\$0
TOTAL EXPENSES	\$1,607,250	\$1,099,518	\$1,168,244	(\$68,726)	\$213,971
<u>Non-Operating Income/Expenses:</u>					
Interfund Transfer In	\$1,335,250	\$1,001,438	\$1,001,438	\$0	\$111,271
Other Income	\$0	\$0	\$197	\$197	\$30
Nonrecurring & Capital Expenses	\$0	\$0	\$0	\$0	\$0
TOTAL NON-OPERATING	\$1,335,250	\$1,001,438	\$1,001,635	\$197	\$111,301
CHANGE IN NET POSITION	\$0	\$75,446	\$99,300	\$23,854	(\$40,473)
TOTAL NET POSITION - Beginning	\$0		\$439,035		
TOTAL NET POSITION - Ending	\$0		\$538,336		

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Year Ending September 30, 2022

REVENUES:

ADOPTED BUDGET	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	TOTAL
Special Assessment	\$2,931,456	\$0	\$725,483	\$1,940,948	\$64,178	\$47,737	\$26,115	\$100,643	\$13,624	\$20,760	\$0	\$0	\$2,939,488
Boat/RV Storage Fees	\$92,000	\$7,730	\$7,550	\$7,694	\$7,638	\$7,700	\$7,580	\$7,580	\$7,730	\$7,149	\$0	\$0	\$68,351
Interest Income	\$6,000	\$112	\$357	\$445	\$562	\$552	\$1,154	\$1,697	\$3,131	\$4,185	\$0	\$0	\$12,195
Misc/Newsletter Income	\$0	\$2,060	\$0	\$0	\$5,769	\$0	\$0	\$5,769	\$1,923	\$0	\$0	\$0	\$15,521
Rental/Internet Income	\$7,200	\$763	\$400	\$800	\$540	\$0	\$1,260	\$0	\$100	\$60	\$0	\$0	\$3,923
Carry Forward Surplus	\$51,436	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$3,088,092	\$10,665	\$733,790	\$1,949,887	\$78,687	\$55,988	\$36,109	\$109,920	\$30,354	\$34,077	\$0	\$0	\$3,039,478

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees	\$15,000	\$0	\$1,000	\$800	\$0	\$1,000	\$0	\$0	\$1,000	\$1,800	\$0	\$0	\$5,600
PR Taxes/Workers Comp/PR Fees	\$7,200	\$461	\$918	\$765	\$765	\$742	\$488	\$481	\$617	\$962	\$0	\$0	\$6,198
Engineering Fees	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$2,000	\$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	\$1,500
Assessment Roll	\$17,500	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
District Attorney	\$27,000	\$2,477	\$2,417	\$2,687	\$2,437	\$2,417	\$2,417	\$2,833	\$2,417	\$2,497	\$0	\$0	\$22,602
Litigation Counsel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,983	\$6,456	\$0	\$0	\$0	\$8,439
Audit	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$16,000	\$10,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717	\$0	\$0	\$13,991
District Manager/Administrator	\$99,000	\$6,693	\$6,693	\$11,662	\$6,693	\$6,693	\$6,693	\$6,693	\$6,693	\$11,662	\$0	\$0	\$70,175
Computer Time	\$1,000	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$750
Telephone	\$500	\$145	\$0	\$162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$307
Postage	\$1,500	\$0	\$0	\$15	\$2	\$96	\$28	\$0	\$52	\$21	\$0	\$0	\$216
Printing & Binding	\$1,500	\$89	\$40	\$0	\$36	\$64	\$62	\$34	\$59	\$217	\$0	\$0	\$600
Insurance	\$46,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Legal Advertising	\$1,000	\$0	\$0	\$115	\$0	\$625	\$0	\$0	\$60	\$1,395	\$0	\$0	\$2,194
Other Current Charges	\$5,000	\$587	\$248	\$225	\$350	\$204	\$241	\$283	\$945	\$249	\$0	\$0	\$3,332
Office Supplies	\$1,500	\$5	\$3	\$0	\$5	\$5	\$0	\$5	\$5	\$122	\$0	\$0	\$150
Dues, Licenses, Website	\$20,000	\$2,624	\$499	\$2,697	\$499	\$4,246	\$4,751	\$499	\$1,833	\$4,361	\$0	\$0	\$22,009

MAINTENANCE:

Landscape Maintenance	\$820,000	\$68,176	\$68,176	\$68,176	\$68,176	\$68,176	\$68,176	\$68,176	\$68,176	\$68,176	\$0	\$0	\$613,587
Landscape Maintenance - Contingency	\$120,000	\$0	\$31,983	\$4,555	\$4,904	\$905	\$1,410	\$10,721	\$1,050	\$4,518	\$0	\$0	\$60,045
Lake Maintenance	\$72,000	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$5,627	\$8,127	\$5,627	\$5,627	\$0	\$0	\$53,143
Cost Sharing Agreement - Stone Creek	\$13,000	\$0	\$0	\$1,531	\$0	\$0	\$0	\$3,854	\$0	\$4,112	\$0	\$0	\$9,497
Facility/Preventative Maintenance	\$200,000	\$16,889	\$3,442	\$10,149	\$20,909	\$18,296	\$12,182	\$5,407	\$24,988	\$16,530	\$0	\$0	\$128,793
Utilities	\$135,000	\$9,675	\$10,726	\$11,148	\$8,308	\$10,594	\$11,756	\$10,644	\$11,476	\$11,288	\$0	\$0	\$95,615
Security	\$25,000	\$1,625	\$1,855	\$1,500	\$1,885	\$2,806	\$1,273	\$3,849	\$2,585	\$2,784	\$0	\$0	\$20,162
Operating Reserves	\$20,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$1,677,842	\$194,197	\$133,876	\$122,064	\$120,848	\$122,747	\$115,353	\$123,839	\$134,290	\$140,289	\$0	\$0	\$0	\$1,207,504
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OTHER FINANCING SOURCES/(USES):

Interfund Transfer In/(Out) - SBA Reserve	(\$75,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interfund Transfer Out - Swim & Tennis	(\$1,335,250)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	\$0	\$0	(\$1,001,438)
Interfund Transfer Out - Golf Course	\$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

**TOTAL OTHER FINANCING
SOURCES/(USES):**

(\$1,410,250)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	(\$111,271)	\$0	\$0	(\$1,001,438)
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EXCESS REV/(EXP)

\$0	(\$294,803)	\$488,643	\$1,716,552	(\$153,432)	(\$178,030)	(\$190,515)	(\$125,190)	(\$215,207)	(\$217,483)	\$0	\$0	\$0	\$830,536
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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, 2022

REVENUES:

Water Revenue	\$1,250,000	\$97,150	\$113,158	\$110,059	\$97,279	\$96,571	\$99,439	\$109,317	\$110,186	\$131,795	\$0	\$0	\$0	\$964,955
Wastewater Revenue	\$2,140,000	\$180,598	\$187,454	\$204,882	\$184,378	\$185,206	\$184,354	\$200,076	\$189,673	\$210,847	\$0	\$0	\$0	\$1,727,468
Reclaimed Water Revenue	\$810,000	\$64,471	\$71,888	\$69,694	\$60,333	\$59,563	\$61,529	\$63,533	\$70,885	\$90,837	\$0	\$0	\$0	\$612,733
Service Charges	\$58,000	\$4,170	\$4,578	\$3,325	\$4,306	\$3,681	\$4,429	\$4,713	\$4,560	\$4,926	\$0	\$0	\$0	\$38,688
Debt Capacity Charge	\$1,890,000	\$161,053	\$160,825	\$161,038	\$161,158	\$160,979	\$161,172	\$161,411	\$160,814	\$161,747	\$0	\$0	\$0	\$1,450,197
Interest/Misc. Income	\$42,000	\$4,430	\$4,323	\$4,628	\$4,534	\$4,523	\$4,830	\$5,114	\$5,892	\$7,045	\$0	\$0	\$0	\$45,319
Carry Forward Surplus	\$270,466	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$6,460,466	\$511,872	\$542,225	\$553,627	\$511,988	\$510,523	\$515,753	\$544,163	\$542,010	\$607,197	\$0	\$0	\$0	\$4,839,359

EXPENSES:

ADMINISTRATIVE:

Engineering Fees	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$1,650	\$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	\$2,149	\$2,149	\$0	\$4,297	\$2,149	\$2,149	\$2,149	\$2,149	\$0	\$0	\$0	\$0	\$17,190
Annual Audit	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$8,500	\$0	\$0	\$0	\$0	\$0	\$0	\$8,095	\$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	\$5,935	\$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	\$61	\$122	\$47	\$54	\$33	\$47	\$0	\$60	\$87	\$0	\$0	\$0	\$512
Insurance	\$45,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
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	\$1,577	\$1,554	\$1,240	\$1,236	\$1,351	\$1,410	\$1,746	\$1,215	\$1,370	\$0	\$0	\$0	\$12,699

WATER/WASTEWATER:

Service Charges	\$65,000	\$4,170	\$4,578	\$3,325	\$4,306	\$3,681	\$4,429	\$4,713	\$4,560	\$4,926	\$0	\$0	\$0	\$38,688
Meter Expenses	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchased Water	\$1,360,000	\$106,806	\$114,581	\$117,921	\$99,541	\$99,379	\$103,365	\$116,102	\$126,125	\$146,128	\$0	\$0	\$0	\$1,029,948
Treated Wastewater	\$2,150,000	\$180,598	\$187,472	\$204,882	\$184,378	\$185,206	\$184,354	\$200,076	\$189,673	\$210,847	\$0	\$0	\$0	\$1,727,486
Black Creek Charge	\$0	\$4,229	\$4,235	\$4,238	\$4,237	\$4,234	\$4,234	\$4,222	\$4,216	\$4,215	\$0	\$0	\$0	\$38,058
Alternative Water Supply	\$49,000	\$4,347	\$4,352	\$4,356	\$4,355	\$4,351	\$4,351	\$4,339	\$4,333	\$4,333	\$0	\$0	\$0	\$39,117
Purchased Reclaimed Water	\$30,000	\$16,851	\$18,983	\$18,308	\$15,479	\$15,300	\$15,859	\$17,420	\$18,898	\$24,541	\$0	\$0	\$0	\$161,638
Repairs & Maintenance	\$30,000	\$1,260	\$1,565	\$1,850	\$0	\$348	\$91	\$0	\$0	\$206	\$0	\$0	\$0	\$5,320
Electric	\$35,000	\$2,730	\$0	\$0	\$7,656	\$1,688	\$1,718	\$2,420	\$3,751	\$3,962	\$0	\$0	\$0	\$23,925
Capital Outlay	\$240,000	\$0	\$0	\$118,063	\$0	\$40,813	\$0	\$4,079	\$0	\$120,728	\$0	\$0	\$0	\$283,683
Contingency	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

DEBT SERVICE:

Principal Expense	(\$930,000)	(\$77,500)	(\$77,500)	(\$77,500)	(\$77,500)	(\$77,500)	(\$77,500)	(\$77,500)	(\$77,500)	(\$77,500)	\$0	\$0	\$0	(\$697,500)
Interest Expense	(\$811,201)	(\$67,600)	(\$67,600)	(\$67,600)	(\$67,597)	(\$67,602)	(\$67,600)	(\$67,601)	(\$67,600)	(\$67,600)	\$0	\$0	\$0	(\$608,402)
Interfund Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL EXPENSES	\$5,901,351	\$525,981	\$490,794	\$625,432	\$476,739	\$510,288	\$473,209	\$516,563	\$506,183	\$672,546	\$0	\$0	\$0	\$4,797,733
CHANGE IN NET POSITION	\$559,115	(\$14,109)	\$51,431	(\$71,805)	\$35,249	\$236	\$42,544	\$27,601	\$35,827	(\$65,349)	\$0	\$0	\$0	\$41,625

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, 2022

	ADOPTED BUDGET													
	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	TOTAL	
REVENUES														
User Fees - Dues	\$391,000	\$35,319	\$33,569	\$33,308	\$32,346	\$35,281	\$33,357	\$33,901	\$35,880	\$36,028	\$0	\$0	\$0	\$308,989
Greens/Cart Fees	\$1,275,000	\$116,119	\$104,303	\$119,480	\$107,873	\$121,502	\$148,652	\$164,468	\$152,592	\$128,690	\$0	\$0	\$0	\$1,163,679
Tournament Golf Income	\$103,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Merchandise/Food/Beverage	\$1,591,060	\$118,416	\$115,080	\$143,971	\$105,854	\$125,357	\$148,249	\$169,920	\$152,164	\$132,313	\$0	\$0	\$0	\$1,211,324
Rental Revenue	\$49,000	\$3,847	\$13,008	\$9,656	\$3,671	\$5,345	\$10,237	\$14,482	\$3,263	\$7,566	\$0	\$0	\$0	\$71,075
Membership Income - Other Fees	\$4,400	\$319	\$321	\$321	\$92	\$223	\$276	\$201	\$320	\$256	\$0	\$0	\$0	\$2,330
Miscellaneous Income	\$60,000	\$5,904	\$5,250	\$6,057	\$5,898	\$16,680	\$7,104	\$8,272	\$10,132	\$6,826	\$0	\$0	\$0	\$72,123
Initiation Fees	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$1,000	\$1,000	(\$2,000)	\$0	\$0	\$0	\$6,000
Interest Income/Commissions	\$0	\$1	\$0	\$0	\$3	\$1	\$1	\$0	\$2	\$0	\$0	\$0	\$0	\$7
Sales Tax/Gratuities/Lesson Inco	\$514,205	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$0	\$0	\$0	\$270
TOTAL REVENUES	\$3,987,665	\$279,955	\$271,561	\$312,793	\$261,767	\$304,418	\$347,907	\$392,275	\$355,381	\$309,709	\$0	\$0	\$0	\$2,835,797
COST OF GOODS SOLD:														
Cost of Goods Sold	\$685,000	\$49,001	\$46,055	\$59,840	\$45,027	\$47,059	\$55,210	\$63,876	\$66,140	\$54,066	\$0	\$0	\$0	\$486,274
GROSS PROFIT	\$3,302,665	\$230,954	\$225,506	\$252,953	\$216,740	\$257,359	\$292,698	\$328,399	\$289,241	\$255,643	\$0	\$0	\$0	\$2,349,523
EXPENDITURES:														
Operating Expenses:														
Salaries	\$1,283,000	\$106,915	\$108,113	\$112,846	\$114,218	\$99,092	\$108,624	\$119,257	\$127,440	\$115,411	\$0	\$0	\$0	\$1,011,916
Commissions & Bonuses	\$24,900	\$1,933	\$2,423	\$10,648	\$2,631	\$2,757	\$4,363	\$4,718	\$6,240	\$6,295	\$0	\$0	\$0	\$42,008
Rental Commissions	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Employee Expenses	\$270,000	\$21,707	\$18,441	\$24,629	\$27,672	\$23,244	\$19,996	\$25,348	\$22,282	\$27,743	\$0	\$0	\$0	\$211,063
Employee Uniforms	\$5,000	\$346	\$318	\$1,115	\$451	\$0	\$313	\$300	\$150	\$735	\$0	\$0	\$0	\$3,728
Travel & Per Diem	\$2,000	\$0	\$0	\$447	\$0	\$843	\$224	\$278	\$117	\$302	\$0	\$0	\$0	\$2,211
Training	\$500	\$0	\$0	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
Employee Advertising	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Expense/Supplies	\$34,400	\$2,829	\$2,528	\$2,637	\$2,796	\$3,060	\$2,518	\$3,118	\$2,527	\$2,873	\$0	\$0	\$0	\$24,887
Tournaments & Events	\$45,500	\$3,463	\$2,737	\$3,539	\$3,169	\$2,188	\$3,379	\$1,819	\$7,350	\$855	\$0	\$0	\$0	\$28,498
Centralized Services	\$83,000	\$7,879	\$6,403	\$7,611	\$8,259	\$9,293	\$7,206	\$8,944	\$8,112	\$8,433	\$0	\$0	\$0	\$72,139
Course & Grounds Maintenance	\$41,000	\$3,163	\$841	\$1,568	\$2,640	\$7,543	\$3,297	\$6,134	\$763	\$3,014	\$0	\$0	\$0	\$28,963
Repairs - Equipment	\$39,000	\$2,255	\$4,367	\$2,838	\$3,144	\$1,544	\$2,175	\$2,077	\$3,054	\$1,137	\$0	\$0	\$0	\$22,593
Repairs - Buildings	\$15,000	(\$3,268)	\$0	\$0	\$102	\$233	\$2,650	\$13	\$149	\$1,052	\$0	\$0	\$0	\$931
Operating Supplies	\$75,000	\$7,408	\$9,935	\$6,578	\$10,979	\$3,780	\$10,746	\$7,775	\$9,055	\$6,358	\$0	\$0	\$0	\$72,616
Office Supplies	\$3,500	\$415	\$532	\$400	\$382	\$273	\$327	\$36	\$867	\$313	\$0	\$0	\$0	\$3,545
Postage	\$500	\$75	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$147	\$0	\$0	\$0	\$227
Printing & Reproduction	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$124	\$0	\$125	\$0	\$0	\$0	\$248
Utility Services	\$74,000	\$6,431	\$6,007	\$5,026	\$6,098	\$5,057	\$4,648	\$7,181	\$8,270	\$8,840	\$0	\$0	\$0	\$57,558
Gas/Oil/Propane	\$30,000	\$3,960	\$4,273	\$1,912	\$2,098	\$2,736	\$2,402	\$2,757	\$3,645	\$7,872	\$0	\$0	\$0	\$31,654
Refuse & Potables	\$28,000	\$3,404	\$2,495	(\$675)	\$2,563	\$1,142	\$1,150	\$1,251	\$1,209	\$1,150	\$0	\$0	\$0	\$13,688
Telephone/T1 Line	\$7,700	\$610	\$613	\$363	\$389	\$739	\$622	\$744	\$425	\$597	\$0	\$0	\$0	\$5,102
Security/Pest Control	\$22,000	\$1,894	\$1,423	\$448	\$1,459	\$2,152	\$1,697	\$2,185	\$285	\$1,162	\$0	\$0	\$0	\$12,705
Music & Cable Service	\$12,000	\$800	\$665	\$444	\$302	\$481	\$475	\$497	\$809	\$794	\$0	\$0	\$0	\$5,267
Dues and Subscriptions	\$7,300	\$974	\$318	\$417	\$200	\$501	\$159	\$255	\$105	\$303	\$0	\$0	\$0	\$3,231
Chemicals	\$55,000	\$4,197	\$1,584	(\$895)	\$6,596	\$6,206	\$12,020	\$16,904	\$5,863	\$8,426	\$0	\$0	\$0	\$60,900
Fertilizer - Course	\$50,000	\$1,765	\$1,467	\$1,326	\$837	\$1,020	\$17,475	\$2,328	\$1,723	\$7,951	\$0	\$0	\$0	\$35,892
Sand, Seed & Dressing	\$33,900	\$7,633	\$1,625	\$810	\$1,120	\$2,120	\$4,406	\$7,500	\$1,286	\$1,874	\$0	\$0	\$0	\$28,375
Licenses/Permits	\$4,300	\$88	\$87	\$129	\$325	\$116	\$113	\$457	\$238	\$788	\$0	\$0	\$0	\$2,342
Cash Short/Over	\$0	\$0	\$17	(\$263)	\$136	\$234	(\$181)	\$286	(\$222)	\$75	\$0	\$0	\$0	\$83
Miscellaneous	\$4,700	\$263	(\$263)	\$0	\$0	\$0	\$0	\$28	\$0	\$246	\$0	\$0	\$0	\$274
Other Services	\$8,000	\$436	\$36	\$36	\$36	\$437	\$37	\$37	\$37	\$37	\$0	\$0	\$0	\$1,132
Trustee Fees/Bank Charges	\$84,000	\$6,965	\$7,061	\$6,412	\$8,243	\$7,261	\$8,566	\$9,124	\$10,491	\$9,497	\$0	\$0	\$0	\$73,621
Management Fees - Hampton	\$86,400	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$0	\$0	\$0	\$63,000
Rentals & Leases	\$230,667	\$20,029	\$20,195	\$21,043	\$19,300	\$19,508	\$21,528	\$22,080	\$20,048	\$19,459	\$0	\$0	\$0	\$183,190
Lake Maintenance	\$30,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$0	\$0	\$0	\$22,500
Insurance	\$51,600	\$4,579	\$6,518	\$6,517	\$6,517	\$6,517	\$6,517	\$6,351	\$6,714	\$6,795	\$0	\$0	\$0	\$57,026
Other Current Charges	\$29,640	\$2,531	\$2,408	\$8,070	\$222	\$2,713	\$2,729	\$2,756	\$2,722	\$2,713	\$0	\$0	\$0	\$26,866
District Manager/Administrator	\$38,500	\$3,205	\$3,205	\$3,205	\$3,205	\$3,205	\$3,205	\$3,205	\$3,205	\$3,205	\$0	\$0	\$0	\$28,846
District Attorney	\$5,820	\$506	\$506	\$506	\$506	\$3,688	\$521	\$626	\$521	\$656	\$0	\$0	\$0	\$8,036
Audit	\$2,000	\$192	\$191	\$192	\$192	\$192	\$192	\$192	\$192	\$192	\$0	\$0	\$0	\$1,725
Non-Recurring/Other/Prior Year	\$0	\$0	\$0	\$0	\$37,087	\$2,625	\$8,907	\$2,523	\$4,529	\$2,039	\$0	\$0	\$0	\$57,710
Sales Tax/Gratuities/Lesson Expe	\$514,205			\$0										
TOTAL EXPENDITURES	\$3,346,532	\$235,081	\$226,575	\$239,395	\$283,375	\$232,001	\$272,508	\$278,708	\$269,702	\$268,966	\$0	\$0	\$0	\$2,306,312
Net Income before Non-Operating Expenses														
	(\$43,867)	(\$4,127)	(\$1,069)	\$13,558	(\$66,635)	\$25,358	\$20,190	\$49,691	\$19,539	(\$13,323)	\$0	\$0	\$0	\$43,211
Non-Operating Income/(Expenses):														
Other Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$7,370)	\$0	\$0	\$0	(\$7,370)
Principal Expense	(\$420,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$292,500)	\$0	\$0	\$0	(\$292,500)
Interest Expense	(\$88,440)	(\$9,515)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$9,515)
TOTAL NON-OPERATING	(\$508,440)	(\$9,515)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$299,870)	\$0	\$0	\$0	(\$309,385)
EXCESS REVENUES (EXP)	(\$552,307)	(\$13,642)	(\$1,069)	\$13,558	(\$66,635)	\$25,358	\$20,190	\$49,691	\$19,539	(\$313,193)	\$0	\$0	\$0	(\$266,174)

\$ 2,421,503.37	\$ 378,767.06	\$ 67,073.33
84.4511%	13.2097%	2.3392%

		DISCOUNT & TAX				PRIOR YEAR		2014A1/2		2014A3		2017	
DATE	GROSS TAX	PRIOR YEAR	TAX	PRIOR YEAR	INTEREST/	PRIOR YEAR	NET AMOUNT	US BANK	US BANK	US BANK			
RECEIVED	RECEIVED	RECEIVED	COLLECTOR FEES	DISCOUNT & TAX COLLECTOR FEES	PENALTIES	PENALTIES	RECEIVED WACH #2447	#210948002	#210952002	#275213000			
11/10/21	\$ 132,076.61	\$ -	\$ 7,960.76		\$ -		\$ 124,115.85	104,817.20	16,395.31	2,903.34			
11/23/21	\$ 428,570.66		\$ 27,784.14				\$ 400,786.52	338,468.63	52,942.63	9,375.26			
12/6/21	\$ 2,001,861.63		\$ 118,127.60				\$ 1,883,734.03	1,590,834.13	248,835.32	44,064.59			
12/20/21	\$ 166,200.97		\$ 9,425.11				\$ 156,775.86	132,398.94	20,709.60	3,667.32			
1/13/22	\$ 81,513.81		\$ 3,897.37				\$ 77,616.44	65,547.94	10,252.89	1,815.62			
2/11/22	\$ 40,610.30		\$ 1,740.37				\$ 38,869.93	32,826.08	5,134.60	909.25			
3/11/22	\$ 32,111.61		\$ 912.17				\$ 31,199.44	26,348.27	4,121.35	729.82			
4/11/22	\$ 137,995.02		\$ 2,404.06				\$ 135,590.96	114,508.06	17,911.14	3,171.76			
5/18/22	\$ 10,983.70		\$ 257.70		\$ 233.11		\$ 10,959.11	9,255.09	1,447.66	256.36			
6/6/22	\$ 5,007.29				\$ -		\$ 5,007.29	4,228.71	661.45	117.13			
6/14/22	\$ 13,480.73				\$ 404.42		\$ 13,885.15	11,726.16	1,834.18	324.80			
							\$ -	-	-	-			
							\$ -	-	-	-			
							\$ -	-	-	-			
							\$ -	-	-	-			
TOTALS	3,050,412.33	-	172,509.28	-	637.53	-	2,878,540.58	2,430,959.21	380,246.12	67,335.25			
100%													

[illegible]

TO BE TRANSFERRED	(0.00)	15,355.00	3,537.44
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C.

The Crossings at Fleming Island
Community Development District

Summary of Invoices

July 27, 2022

Fund	Date/ Description	Check No.s	Amount
<i>General</i>	6/1-6/30	5218-5247	\$ 137,579.88
<i>Reserve</i>	6/1-6/30	398-403	\$ 114,305.31
<i>Water/Sewer</i>	6/1-6/30	7915-7973	\$ 504,125.39
<i>Swim & Tennis</i>	6/1-6/30		\$ 85,346.94
<i>Golf Course</i>	6/1-6/30		\$ 212,199.56
Total Invoices for Approval			\$ 1,053,557.08

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/03/22	00010	5/27/22	11839	202205	310	51300	31500			*	2,417.29		
		5/27/22	11839	202205	300	13100	10300			*	521.06		
									BRADLEY, GARRISON & KOMANDO, P.A			2,938.35	005218
6/03/22	00224	5/27/22	05272022	202205	320	53800	34500			*	532.00		
									SECURITY SVC				
									MICHAEL CONNORS			532.00	005219
6/03/22	00237	5/20/22	05202022	202205	320	53800	34500			*	722.00		
									SECURITY SVC				
									STEPHEN M COYNE			722.00	005220
6/03/22	00180	5/23/22	05232022	202205	320	53800	34500			*	380.00		
									SECURITY SVC				
									EDGAR W HOWELL, JR.			380.00	005221
6/03/22	00212	5/24/22	05242022	202205	320	53800	34500			*	570.00		
									SECURITY SVC				
									JUSTIN JOHNSON			570.00	005222
6/03/22	00062	5/24/22	4623	202205	320	53800	34000			*	190.00		
									REPLACE LED LIGHT				
		5/24/22	4624	202204	320	53800	34000			*	1,984.00		
									GOLF CART TENT				
		5/24/22	4625	202204	320	53800	34000			*	1,865.00		
									LED LIGHTS AT SWIM PARK				
		5/24/22	4626	202205	320	53800	34000			*	1,755.00		
									SIDEWALK LIGHTS				
									KAD ELECTRIC COMPANY			5,794.00	005223
6/03/22	00218	5/31/22	05312022	202206	310	51300	49500			*	499.00		
									JUNE 22 - WEBSITE HOSTING				
									LIVE TOUR NETWORK, INC			499.00	005224
6/03/22	00250	5/28/22	042220	202205	320	53800	34000			*	1,252.52		
									LEAK CHECK ETC				
		5/28/22	042221	202205	320	53800	34000			*	667.46		
									REPLC INTAKE FAN				
									MECHANICAL SOLUTIONS LLC			1,919.98	005225
6/03/22	00018	2/11/22		202202	320	53800	46300			*	525.00		
									REMVE SAGO PALMS				
		5/28/22	17683	202205	320	53800	46200			*	68,176.32		
									MAY 22 LANDSCAPE MAINT				
									TREE AMIGOS			68,701.32	005226
									CROS --CROSSINGS-- PPOWERS				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/03/22	00249	5/28/22 729-P	202205 320-53800-34000		*	800.00	
		REPAINT CURB ADD BAG DROP		FELTON SEAL COATING & PARKING LOT			800.00 005227
6/14/22	00251	6/08/22 1	202206 320-53800-46300		*	2,100.00	
		MOWING & BUSHHOGGING		BETTER CUT & DIG MORE LLC			2,100.00 005228
6/14/22	00137	5/31/22 MAY 22	202205 320-53800-43100		*	5,777.16	
		MAY 22 - WATER		THE CROSSINGS @ FI CDD C/O CCUA			5,777.16 005229
6/14/22	00172	4/08/22 14	202204 310-51300-49000		*	700.00	
		REVISED AMORT SCHEDULES		DISCLOSURE SERVICES, LLC			700.00 005230
6/14/22	00113	5/19/22 49297	202205 320-53800-34000		*	5,250.00	
		SURVEY OF DRIVING RANGE		EILAND & ASSOCIATES, INC.			5,250.00 005231
6/14/22	00249	6/05/22 729-Q	202206 320-53800-34000		*	400.00	
		PAINTING CURBING		FELTON SEAL COATING & PARKING LOT			400.00 005232
6/14/22	00001	6/01/22 527	202206 310-51300-34000		*	5,006.26	
		JUN 22 - MGMT FEES			*	83.33	
		6/01/22 527	202206 310-51300-35100		*	166.67	
		JUN 22 - IT			*	5.00	
		6/01/22 527	202206 310-51300-31300		*	21.42	
		JUN 22 - DISSEMINATION			*	217.20	
		6/01/22 527	202206 310-51300-51000		*		
		JUN 22 - SUPPLIES			*		
		6/01/22 527	202206 310-51300-42000		*		
		JUN 22 - POSTAGE			*		
		6/01/22 527	202206 310-51300-42500		*		
		JUN 22 - COPIES		GMS, LLC			5,499.88 005233
6/14/22	00184	6/01/22 659374	202206 320-53800-46800		*	5,627.00	
		JUN 22 - LAKE MAINTENANCE			*	2,500.00	
		6/01/22 659374	202206 300-13100-10300		*		
		JUN 22 - LAKE MAINTENANCE		THE LAKE DOCTORS, INC.			8,127.00 005234
6/14/22	00248	5/10/22 24177	202205 320-53800-34000		*	2,145.00	
		FOX/NUTRIAS					

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/13/22	24217 202205 320-53800-34000 FOX TRAPPING		*	306.00	
		5/20/22	24348 202205 320-53800-34000 ANIMAL RELEASE		*	59.00	
		5/26/22	24422 202205 320-53800-34000 FOX REMOVAL		*	125.00	
		5/10/22	24177 202205 320-53800-34000 FOX/NUTRIAS		V	2,145.00-	
		5/13/22	24217 202205 320-53800-34000 FOX TRAPPING		V	306.00-	
		5/20/22	24348 202205 320-53800-34000 ANIMAL RELEASE		V	59.00-	
		5/26/22	24422 202205 320-53800-34000 FOX REMOVAL		V	125.00-	
				QUICK CATCH INC.			.00 005235
6/14/22	00018	2/11/22	16990 202202 320-53800-46300 REMOVE SAGO PALMS		*	525.00	
		6/03/22	17780 202206 320-53800-46300 RUT HOURS		*	140.00	
		6/08/22	17808 202206 320-53800-46300 VINE TREATMENT		*	837.50	
		2/11/22	16990 202202 320-53800-46300 REMOVE SAGO PALMS		V	525.00-	
		6/03/22	17780 202206 320-53800-46300 RUT HOURS		V	140.00-	
		6/08/22	17808 202206 320-53800-46300 VINE TREATMENT		V	837.50-	
				TREE AMIGOS			.00 005236
6/28/22	00221	6/03/22	0594 202205 300-13100-10300 MAY 22 - CREDIT CARD		*	12,536.35	
		6/03/22	0594 202205 310-51300-51000 MAY 22 - CREDIT CARD		*	117.00	
		6/03/22	0594 202205 320-53800-34000 MAY 22 - CREDIT CARD		*	1,405.46	
		6/03/22	0594 202205 310-51300-54000 MAY 22 - CREDIT CARD		*	1,822.99	
		6/03/22	0594 202205 310-51300-49500 MAY 22 - CREDIT CARD		*	108.99	
				WELLS FARGO			15,990.79 005237
6/30/22	00224	6/01/22	06012022 202206 320-53800-34500 SECURITY SERVICE		*	152.00	
				MICHAEL CONNORS			152.00 005238
				CROS --CROSSINGS-- PPOWERS			

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
6/30/22	00237	6/01/22	062022 SECURITY SERVICE	202206	320	53800	34500		STEPHEN M COYNE	*	380.00	380.00	005239
6/30/22	00142	5/01/22	00001129 NOTICE OF MEETING AD	202205	310	51300	48000		THE FLORIDA TIMES UNION	*	692.82	692.82	005240
6/30/22	00180	6/01/22	06012022 SECURITY SERVICE	202206	320	53800	34500		EDGAR W HOWELL, JR.	*	380.00	380.00	005241
6/30/22	00212	6/01/22	06012022 SECURITY SERVICE	202206	320	53800	34500		JUSTIN JOHNSON	*	380.00	380.00	005242
6/30/22	00250	6/11/22	062202 NO COOLING REP CFM	202206	320	53800	34000			*	456.08		
		6/11/22	062205 CLEAN/SANITIZE ICE MAKER	202206	320	53800	34000		MECHANICAL SOLUTIONS LLC	*	456.00	912.08	005243
6/30/22	00149	6/08/22	749267 BLD POWER COAT	202206	320	53800	34000		MILD TO WILD CUSTOM FABRICATION	*	3,000.00	3,000.00	005244
6/30/22	00248	5/10/22	24177 FOX/NUTRIAS	202205	320	53800	34000			*	214.00		
		5/13/22	24217 FOX TRAPPING	202205	320	53800	34000			*	306.00		
		5/20/22	24348 ANIMAL RELEASE	202205	320	53800	34000			*	59.00		
		5/26/22	24422 FOX REMOVAL	202205	320	53800	34000		QUICK CATCH INC.	*	125.00	704.00	005245
6/30/22	00148	6/04/22	203 CLEAN AND SIDE WAX	202206	320	53800	34000		DAVID SHOWERS	*	3,300.00	3,300.00	005246
6/30/22	00018	6/03/22	17780 RUT HOURS	202206	320	53800	46300			*	140.00		
		6/08/22	17808 VINE TREATMENT	202206	320	53800	46300		TREE AMIGOS	*	837.50	977.50	005247
TOTAL FOR BANK A											137,579.88		
CROS --CROSSINGS-- PPOWERS													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						137,579.88	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/03/22	00091	5/14/22 01	202205 320-53800-60000		*	22,015.00	
			SPLASH PAD COVERING				
				ARTISTIC CONCRETE			22,015.00 000398
6/03/22	00052	6/02/22 22602	202206 320-53800-60000		*	12,000.00	
			PRESSURE,PAINT AND WOOD				
		6/02/22 22603	202206 320-53800-60000		*	515.00	
			REPAINTING FRONT BRIDGE				
		6/02/22 22604	202206 320-53800-60000		*	5,000.00	
			SWIM PARK TOWER FINAL PAY				
				ISLAND PAINT & MORE, LLC			17,515.00 000399
6/03/22	00170	5/15/22 05152022	202205 320-53800-60000		*	5,625.00	
			TENNIS AWNINGS				
				THOMPSON AWNING & SHUTTER COMPANY			5,625.00 000400
6/29/22	00090	6/21/22 2	202206 320-53800-60000		*	44,880.00	
			COMPLETION OF WFP				
				LAKE ROOFING SYSTEMS			44,880.00 000401
6/29/22	00067	6/22/22 PD004	202206 320-53800-60000		*	20,000.00	
			4TH DRAW/PERSERVE DOCK				
				LEGACY DOCK & MARINE CONSTRUCTION			20,000.00 000402
6/29/22	00020	6/27/22 9387	202206 320-53800-60000		*	4,270.31	
			LOGO SWIM PARK 50%				
				RIVER CITY ADVERTISING			4,270.31 000403
						TOTAL FOR BANK C	114,305.31
						TOTAL FOR REGISTER	114,305.31

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/14/22	00010	5/27/22 11839	202205 310-53600-31500 MAY 22 - GENERAL COUNSEL	BRADLEY, GARRISON & KOMANDO, P.A.	*	2,148.71	2,148.71 007915
6/14/22	00002	5/31/22 22-00186	202205 320-53600-43100 MAY 22 - BULKWATER		*	126,124.57	
		5/31/22 22-00186	202205 320-53600-43101 MAY 22 - BULKWATER		*	4,333.28	
		5/31/22 22-00186	202205 320-53600-43200 MAY 22 - BULKWATER		*	189,673.40	
		5/31/22 22-00186	202205 320-53600-43300 MAY 22 - BULKWATER		*	18,898.20	
		5/31/22 22-00186	202205 320-53600-34300 MAY 22 - BULKWATER		*	4,560.00	
		5/31/22 22-00186	202205 320-53600-49000 MAY 22 - BULKWATER		*	4,216.12	
			CLAY COUNTY UTILITY AUTHORITY			347,805.57	007916
6/14/22	00115	6/01/22 JUN 22	202206 300-15100-01600 JUN 22 - INTEREST FUNDING	THE CROSSINGS AT FLEMING ISLAND CDD	*	67,600.11	67,600.11 007917
6/14/22	00300	6/01/22 JUN 22	202206 300-15100-01500 JUN 22 - PRINC FUNDING	THE CROSSINGS AT FLEMING ISLAND CDD	*	77,500.00	77,500.00 007918
6/14/22	00059	5/24/22 77654055	202205 310-51300-42000 DELIVERIES THRU 5/24	FEDEX	*	24.65	24.65 007919
6/14/22	00001	6/01/22 528	202206 310-53600-34000 JUN 22 - MGMT FEES		*	3,185.30	
		6/01/22 528	202206 310-53600-35100 JUN 22 - IT		*	83.33	
		6/01/22 528	202206 310-53600-31300 JUN 22 - DISSEMINATION		*	83.33	
			GMS, LLC			3,351.96	007920
6/21/22	04950	6/02/22 00582261	202206 300-11500-10000 UTILITY REFUND	ALEXUS PIZARRO	*	59.81	59.81 007921
6/21/22	04957	6/09/22 00605231	202206 300-11500-10000 UTILITY REFUND	ANGELA M CHAMBLESS	*	50.29	50.29 007922
			CROS --CROSSINGS-- PPOWERS				

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/20/22	PAGE	2
*** CHECK DATES 06/01/2022 - 06/30/2022 ***														
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 #
6/21/22	04923	5/13/22 00560586	202205 300-11500-10000	UTILITY REFUND	*	139.31	
				ANNA M WASHBURN			139.31 007923
6/21/22	04940	5/31/22 00547998	202205 300-11500-10000	UTILITY REFUND	*	68.34	
				ASHLEY M PHILLIPS			68.34 007924
6/21/22	04948	6/02/22 00589593	202206 300-11500-10000	UTILITY REFUND	*	83.44	
				BRIAN JOHNSON			83.44 007925
6/21/22	04927	5/20/22 00605439	202205 300-11500-10000	UTILITY REFUND	*	131.38	
				CAMERON D MILLER			131.38 007926
6/21/22	04946	6/02/22 00592309	202206 300-11500-10000	UTILITY REFUND	*	88.75	
				CESAR TRIANA			88.75 007927
6/21/22	04949	6/02/22 00569370	202206 300-11500-10000	UTILITY REFUND	*	8.75	
				CONNOR DAVID GONZALES			8.75 007928
6/21/22	04951	6/03/22 00216911	202206 300-11500-10000	UTILITY REFUND	*	75.07	
				DANIEL J FANELLE LII			75.07 007929
6/21/22	04956	6/09/22 00594636	202206 300-11500-10000	UTILITY REFUND	*	82.15	
				DEBORAH DUNGAN			82.15 007930
6/21/22	04921	5/13/22 00567430	202205 300-11500-10000	UTILITY REFUND	*	146.68	
				DEBRA REYNOLDS			146.68 007931
6/21/22	04953	6/03/22 00591464	202206 300-11500-10000	UTILITY REFUND	*	57.43	
				DORIS FERNANDEZ MARTINEZ			57.43 007932
6/21/22	04932	5/26/22 00542009	202205 300-11500-10000	UTILITY REFUND	*	77.73	
				FLEMING ISLAND BANQUET, LLC			77.73 007933
6/21/22	04959	6/09/22 00551916	202206 300-11500-10000	UTILITY REFUND	*	30.27	
				GEORGE ADAM JAKUBEK			30.27 007934

CROS --CROSSINGS-- PPOWERS

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/20/22	PAGE	3		
*** CHECK DATES		06/01/2022 - 06/30/2022		***		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 #
6/21/22	04929	5/24/22 00594950	202205 300-11500-10000	UTILITY REFUND	*	99.55	
				HANNAH LONG			99.55 007935
6/21/22	04961	6/10/22 00604387	202206 300-11500-10000	UTILITY REFUND	*	68.03	
				HENRY WEBB			68.03 007936
6/21/22	04924	5/13/22 00604315	202205 300-11500-10000	UTILITY REFUND	*	65.65	
				JACKIE GLENN RAGLE			65.65 007937
6/21/22	04960	6/09/22 00605432	202206 300-11500-10000	UTILITY REFUND	*	268.12	
				JAMES A SCHROEDER			268.12 007938
6/21/22	04962	6/10/22 00592933	202206 300-11500-10000	UTILITY REFUND	*	68.03	
				JASON DOSS			68.03 007939
6/21/22	04931	5/24/22 00546841	202205 300-11500-10000	UTILITY REFUND	*	34.13	
				JAMES O MYERS			34.13 007940
6/21/22	04941	6/02/22 00596369	202206 300-11500-10000	UTILITY REFUND	*	82.12	
				JAMES SCHAUDEL			82.12 007941
6/21/22	04958	6/09/22 00561377	202206 300-11500-10000	UTILITY REFUND	*	161.00	
				JED LYNN			161.00 007942
6/21/22	04947	6/02/22 00570632	202206 300-11500-10000	UTILITY REFUND	*	51.79	
				JESSICA DORAN			51.79 007943
6/21/22	04966	6/16/22 00594350	202206 300-11500-10000	UTILITY REFUND	*	122.08	
				JORENE SCHMALTZ			122.08 007944
6/21/22	04939	5/31/22 00605660	202205 300-11500-10000	UTILITY REFUND	*	165.51	
				JP PROPERTIES 168 INC			165.51 007945
6/21/22	04965	6/16/22 00606209	202206 300-11500-10000	UTILITY REFUND	*	137.26	
				KRISZTINA NADASAY			137.26 007946

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/21/22	04936	5/27/22 00591320 UTILITY REFUND	202205 300-11500-10000	LUIS MEZA	*	95.35	95.35 007947
6/21/22	04967	6/16/22 00582520 UTILITY REFUND	202206 300-11500-10000	MARC ERLICH	*	57.74	57.74 007948
6/21/22	04952	6/03/22 00589929 UTILITY REFUND	202206 300-11500-10000	MEGHAN DOHONEY	*	50.30	50.30 007949
6/21/22	04954	6/03/22 00222919 UTILITY REFUND	202206 300-11500-10000	MELANIE B OSTEEEN	*	42.28	42.28 007950
6/21/22	04930	5/24/22 00604584 UTILITY REFUND	202205 300-11500-10000	MICHAEL HEEMER	*	25.77	25.77 007951
6/21/22	04934	5/27/22 00563175 UTILITY REFUND	202205 300-11500-10000	MICHAEL WANGER	*	88.71	88.71 007952
6/21/22	04028	5/19/22 00604274 UTILITY REFUND	202205 300-11500-10000	OPENDOOR LABS INC.	*	16.56	16.56 007953
6/21/22	04920	5/13/22 00599571 UTILITY REFUND	202205 300-11500-10000	PAUL MECHERKANI	*	126.07	126.07 007954
6/21/22	04938	5/31/22 00583301 UTILITY REFUND	202205 300-11500-10000	PAUL RASMUSSEN	*	36.39	36.39 007955
6/21/22	04925	5/16/22 00602368 UTILITY REFUND	202205 300-11500-10000	RACHEL MARLENE VILLA	*	53.19	53.19 007956
6/21/22	04964	6/15/22 00495728 UTILITY REFUND	202206 300-11500-10000	ROBERT J FAHEY	*	11.89	11.89 007957
6/21/22	04963	6/14/22 00599983 UTILITY REFUND	202206 300-11500-10000	ROBERT M CONWAY	*	58.50	58.50 007958

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/21/22	04943	6/02/22 00599659 UTILITY REFUND	202206 300-11500-10000	ROBIN HAYNES	*	75.15	75.15 007959
6/21/22	04944	6/02/22 00584173 UTILITY REFUND	202206 300-11500-10000	ROGER T DAY	*	54.25	54.25 007960
6/21/22	04955	6/03/22 00602978 UTILITY REFUND	202206 300-11500-10000	SFR JV2 PROPERTY LLC	*	10.32	10.32 007961
6/21/22	04945	6/02/22 00595399 UTILITY REFUND	202206 300-11500-10000	STEVE PIOTROWSKI	*	16.71	16.71 007962
6/21/22	04937	5/31/22 00582996 UTILITY REFUND	202205 300-11500-10000	STEVEN & PAULA STARNES	*	86.73	86.73 007963
6/21/22	04942	6/02/22 00573597 UTILITY REFUND	202206 300-11500-10000	TERESA ROBERT	*	63.24	63.24 007964
6/21/22	04935	5/27/22 00595116 UTILITY REFUND	202205 300-11500-10000	TOMA C DEAN	*	187.31	187.31 007965
6/21/22	04928	5/24/22 00602797 UTILITY REFUND	202205 300-11500-10000	TRACEY J JONES	*	110.17	110.17 007966
6/21/22	04922	5/13/22 00580738 UTILITY REFUND	202205 300-11500-10000	TRAVIS BUTLER	*	48.04	48.04 007967
6/21/22	04926	5/19/22 0592812 UTILITY REFUND	202205 300-11500-10000	VICTORIA BARWICK	*	36.76	36.76 007968
6/21/22	99999	6/21/22 VOID VOID CHECK	202206 000-00000-00000	*****INVALID VENDOR NUMBER*****	C	.00	.00 007969
6/21/22	03164	4/14/22 00603087 UTILITY REFUND	202204 300-11500-10000		*	73.66	

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER 504,125.39

CROS --CROSSINGS-- PPOWERS

4:47 PM
07/15/22
Accrual Basis

Eagle Harbor Swim and Tennis Park
Check Detail
June 2022

	Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
	Bill Pmt -Check	102458	06/01/2022	Ecolab USA Inc.		101000 · Operating - Checking Account		-905.45
	Bill	6267974806	05/01/2022		705290 · Operating Supplies-Misc.		-905.45	905.45
TOTAL							-905.45	905.45
	Bill Pmt -Check	102459	06/01/2022	Poolsure		101000 · Operating - Checking Account		-1,294.80
	Bill	131295607240	05/26/2022		707010 · Chemicals - Pools		-136.95	136.95
	Bill	131295607238	05/26/2022		707010 · Chemicals - Pools		-585.15	585.15
	Bill	131295607239	05/26/2022		707010 · Chemicals - Pools		-572.70	572.70
TOTAL							-1,294.80	1,294.80
	Bill Pmt -Check	102460	06/01/2022	The Crossings at Fleming Island CDD		101000 · Operating - Checking Account		-132.00
	Bill	1206	06/01/2022		703820 · Security Alarm Monitoring		-66.00	66.00
					703820 · Security Alarm Monitoring		-66.00	66.00
TOTAL							-132.00	132.00
	Bill Pmt -Check	102461	06/01/2022	GFL Environmental		101000 · Operating - Checking Account		-2,414.15
	Bill	UG0000064606	05/20/2022		706310 · Refuse and Portables		-143.62	143.62
	Bill	UG0000064575	05/20/2022		706310 · Refuse and Portables		-2,270.53	2,270.53
TOTAL							-2,414.15	2,414.15
	Bill Pmt -Check	201296	06/01/2022	Cheney Brothers		101000 · Operating - Checking Account		-9,094.49
	Bill	05-922858702	05/05/2022		502100 · Food - Cost of Goods Sold		-1,807.44	1,807.44
					705230 · Paper Supplies		-413.28	413.28
	Bill	05-922857794	05/05/2022		705290 · Operating Supplies-Misc.		-223.20	223.20
	Bill	05-922881900	05/10/2022		502100 · Food - Cost of Goods Sold		-4,379.28	4,379.28
					705230 · Paper Supplies		-132.11	132.11
	Bill	05-922958749	05/26/2022		502200 · Beverages Cost Of Goods Sold		-27.06	27.06
					702700 · Janitorial Supplies		-160.05	160.05
					705230 · Paper Supplies		-69.70	69.70
	Bill	05-922958856	05/26/2022		502100 · Food - Cost of Goods Sold		-1,205.63	1,205.63
					502200 · Beverages Cost Of Goods Sold		-42.83	42.83
					702700 · Janitorial Supplies		-546.26	546.26
					705230 · Paper Supplies		-87.65	87.65
TOTAL							-9,094.49	9,094.49
	Bill Pmt -Check	201297	06/01/2022	HEAD/Penn Raquet Sports		101000 · Operating - Checking Account		-36.84
	Bill	5193399049	05/01/2022		121000 · Merchandise - Tennis		-36.84	36.84
TOTAL							-36.84	36.84
	Bill Pmt -Check	201298	06/01/2022	Gegervision IT		101000 · Operating - Checking Account		-660.00
	Bill	5527	06/01/2022		703800 · Other Contractual Services		-330.00	330.00
					703860 · Other Services		-330.00	330.00
TOTAL							-660.00	660.00
	Bill Pmt -Check	102462	06/08/2022	Poolsure		101000 · Operating - Checking Account		-373.50
	Bill	131295607287	05/31/2022		707010 · Chemicals - Pools		-373.50	373.50
TOTAL							-373.50	373.50
	Bill Pmt -Check	102463	06/08/2022	Logo Express		101000 · Operating - Checking Account		-3,023.90
	Bill	052022	05/20/2022		705010 · Supplies		-920.00	920.00
	Bill	052622DD	05/26/2022		705010 · Supplies		-185.09	185.09
	Bill	052722DD	05/27/2022		705010 · Supplies		-231.64	231.64
	Bill	050522KB	06/01/2022		121000 · Merchandise - Tennis		-1,599.73	1,599.73
	Bill	040622BC	05/01/2022		700310 · Activities & Events-Tennis		-87.44	87.44
TOTAL							-3,023.90	3,023.90
	Bill Pmt -Check	102464	06/08/2022	Lucky in Love		101000 · Operating - Checking Account		-710.10
	Bill	232259	06/01/2022		121000 · Merchandise - Tennis		-44.00	44.00
	Bill	236481	06/01/2022		121000 · Merchandise - Tennis		-619.16	619.16
	Bill	236851	07/01/2022		121000 · Merchandise - Tennis		-46.94	46.94
TOTAL							-710.10	710.10
	Bill Pmt -Check	201299	06/08/2022	Alisco		101000 · Operating - Checking Account		-301.92

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Eagle Harbor Swim and Tennis Park
Check Detail
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Bill	LJAC1106600	05/05/2022	705440 · Towel Expense	-75.48	75.48
Bill	LJAC1107576	05/12/2022	705440 · Towel Expense	-75.48	75.48
Bill	LJAC1108504	05/19/2022	705440 · Towel Expense	-75.48	75.48
Bill	LJAC1109404	05/26/2022	705440 · Towel Expense	-75.48	75.48
TOTAL				-301.92	301.92
Bill Pmt -Check 201300		06/08/2022 Hampton Golf, Inc.	101000 · Operating - Checking Account		-500.00
Bill	125494	06/01/2022	703800 · Other Contractual Services	-500.00	500.00
TOTAL				-500.00	500.00
Bill Pmt -Check 201301		06/08/2022 NIKE USA, Inc.	101000 · Operating - Checking Account		-209.02
Bill	9643724302	04/25/2022	121000 · Merchandise - Tennis	-75.85	75.85
Bill	9643858750	05/01/2022	121000 · Merchandise - Tennis	-76.69	76.69
Bill	9644515441	05/01/2022	121000 · Merchandise - Tennis	-56.48	56.48
TOTAL				-209.02	209.02
Bill Pmt -Check 301137		06/30/2022 Clay County Utility Authority	101000 · Operating - Checking Account		-148.66
Bill	060922-1688	06/09/2022	706100 · Water & Sewerage	-148.66	148.66
TOTAL				-148.66	148.66
Bill Pmt -Check 301138		06/30/2022 Clay County Utility Authority	101000 · Operating - Checking Account		-1,631.98
Bill	060922-1878	06/09/2022	706100 · Water & Sewerage	-1,631.98	1,631.98
TOTAL				-1,631.98	1,631.98
Bill Pmt -Check 301139		06/30/2022 Clay County Utility Authority	101000 · Operating - Checking Account		-772.96
Bill	060922-1669	06/09/2022	706100 · Water & Sewerage	-772.96	772.96
TOTAL				-772.96	772.96
Bill Pmt -Check 301140		06/30/2022 Clay County Utility Authority	101000 · Operating - Checking Account		-305.11
Bill	060922-2740-1	06/09/2022	706100 · Water & Sewerage	-305.11	305.11
TOTAL				-305.11	305.11
Bill Pmt -Check 301141		06/30/2022 Clay County Utility Authority	101000 · Operating - Checking Account		-552.40
Bill	060922-2740	06/09/2022	706100 · Water & Sewerage	-552.40	552.40
TOTAL				-552.40	552.40
Bill Pmt -Check 301148		06/06/2022 Comcast	101000 · Operating - Checking Account		-161.01
Bill	051122-0399	05/11/2022	706500 · Telephone	-161.01	161.01
TOTAL				-161.01	161.01
Bill Pmt -Check 301149		06/13/2022 Comcast	101000 · Operating - Checking Account		-433.66
Bill	052222-1455	05/25/2022	706500 · Telephone	-433.66	433.66
TOTAL				-433.66	433.66
Bill Pmt -Check 301150		06/25/2022 Comcast	101000 · Operating - Checking Account		-408.64
Bill	060422-1433	06/04/2022	703800 · Other Contractual Services	-408.64	409.57
TOTAL				-408.64	409.57
Bill Pmt -Check 201302		06/10/2022 Singer Capital Portfolio, LLC	101000 · Operating - Checking Account		-305.33
Bill	221765-1	06/01/2022	111900 · Accounts Receivables - Misc.	-305.33	305.33
TOTAL				-305.33	305.33
Bill Pmt -Check 102465		06/13/2022 Poolsure	101000 · Operating - Checking Account		-2,191.20
Bill	131295607406	06/06/2022	707010 · Chemicals - Pools	-498.00	498.00
Bill	131295607407	06/06/2022	707010 · Chemicals - Pools	-498.00	498.00
Bill	131295607405	06/06/2022	707010 · Chemicals - Pools	-510.45	510.45
Bill	131295607409	06/06/2022	707010 · Chemicals - Pools	-498.00	498.00
Bill	131295607408	06/06/2022	707010 · Chemicals - Pools	-186.75	186.75
TOTAL				-2,191.20	2,191.20
Bill Pmt -Check 201303		06/13/2022 Cheney Brothers	101000 · Operating - Checking Account		-458.57
Bill	05-922958753	06/01/2022	703000 · Activities & Events-Lifestyles	-309.74	309.74
			121000 · Merchandise - Tennis	-148.83	148.83

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Eagle Harbor Swim and Tennis Park
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TOTAL				-458.57	458.57
Bill Pmt -Check	301152	06/03/2022 North Florida Sales	101000 · Operating - Checking Account		-1,335.58
Bill	3319695	06/02/2022	504100 · Beer - Cost of Goods Sold	-1,335.58	1,335.58
TOTAL				-1,335.58	1,335.58
Bill Pmt -Check	301153	06/10/2022 Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account		-32.00
Bill	052022-5347	06/01/2022	706010 · Electric	-32.00	32.00
TOTAL				-32.00	32.00
Bill Pmt -Check	301154	06/09/2022 Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account		-2,357.00
Bill	051922-8909	06/01/2022	706010 · Electric	-2,357.00	2,357.00
TOTAL				-2,357.00	2,357.00
Bill Pmt -Check	301156	06/13/2022 Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account		-1,937.00
Bill	052322-9204	06/01/2022	706010 · Electric	-1,937.00	1,937.00
TOTAL				-1,937.00	1,937.00
Bill Pmt -Check	301157	06/24/2022 Comcast	101000 · Operating - Checking Account		-281.43
Bill	060322-1039	06/03/2022	706500 · Telephone	-281.43	281.43
TOTAL				-281.43	281.43
Bill Pmt -Check	301158	06/19/2022 North Florida Sales	101000 · Operating - Checking Account		-436.00
Bill	3323892	06/09/2022	504100 · Beer - Cost of Goods Sold	-436.00	436.00
TOTAL				-436.00	436.00
Bill Pmt -Check	301155	06/10/2022 Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account		-719.00
Bill	052022-9071	06/01/2022	706010 · Electric	-719.00	719.00
TOTAL				-719.00	719.00
Check	5737	06/20/2022 Ryan O'Neal	101000 · Operating - Checking Account		-75.00
TOTAL			22600 · Key Deposit	-75.00	75.00
				-75.00	75.00
Bill Pmt -Check	102468	06/21/2022 Pye Barker Fire & Safety	101000 · Operating - Checking Account		-403.13
Bill	PSI1776751	06/01/2022	705300 · First Aid & Safety Equipment	-403.13	403.13
TOTAL				-403.13	403.13
Bill Pmt -Check	102469	06/21/2022 Poolsure	101000 · Operating - Checking Account		-1,120.50
Bill	131295607579	06/13/2022	707010 · Chemicals - Pools	-560.25	560.25
Bill	131295607577	06/13/2022	707010 · Chemicals - Pools	-560.25	560.25
TOTAL				-1,120.50	1,120.50
Bill Pmt -Check	201304	06/21/2022 HEAD/Penn Raquet Sports	101000 · Operating - Checking Account		-991.04
Bill	5193405870	05/02/2022	121000 · Merchandise - Tennis	-991.04	991.04
TOTAL				-991.04	991.04
Bill Pmt -Check	102466	06/15/2022 The Crossings at Fleming Island CDD	101000 · Operating - Checking Account		-10,635.00
Bill	05312022	06/01/2022	23703 · Boat Storage - Monthly	-7,885.00	7,885.00
Bill	05.01.22	06/01/2022	801100 · Management Fees	-2,750.00	2,750.00
TOTAL				-10,635.00	10,635.00
Bill Pmt -Check	102467	06/10/2022 The Crossings at Fleming Island CDD	101000 · Operating - Checking Account		-12,536.35
Bill	MAY REIM CDD CC	05/31/2022	22480 · Swim Team	-2,531.70	2,673.67
			608000 · Employee Training & Education	-30.30	32.00
			22480 · Swim Team	-1,729.05	1,826.00
			22480 · Swim Team	-20.90	22.07
			22480 · Swim Team	-98.27	103.78
			502100 · Food - Cost of Goods Sold	-111.34	117.58
			502100 · Food - Cost of Goods Sold	-8.71	9.20
			502100 · Food - Cost of Goods Sold	-137.46	145.17
			502100 · Food - Cost of Goods Sold	-80.45	84.96
			502100 · Food - Cost of Goods Sold	-31.61	33.38

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Eagle Harbor Swim and Tennis Park
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			502100 · Food - Cost of Goods Sold	-92.52	97.71
			502100 · Food - Cost of Goods Sold	-48.72	51.45
			605000 · Employee Uniforms	-773.83	817.22
			605000 · Employee Uniforms	-107.24	113.25
			605000 · Employee Uniforms	-55.11	58.20
			605000 · Employee Uniforms	-182.96	193.22
			608000 · Employee Training & Education	-36.93	39.00
			608000 · Employee Training & Education	-77.65	82.00
			608000 · Employee Training & Education	-90.90	96.00
			608000 · Employee Training & Education	-303.01	320.00
			608000 · Employee Training & Education	-155.29	164.00
			608000 · Employee Training & Education	-77.65	82.00
			706500 · Telephone	-137.49	145.20
			706500 · Telephone	-75.75	80.00
			703840 · Contract Services	-276.97	292.50
			703830 · Muzak	-25.52	26.95
			703830 · Muzak	-25.52	26.95
			703830 · Muzak	-25.52	26.95
			704020 · Pools - Repair & Maint.	-138.72	146.50
			704020 · Pools - Repair & Maint.	-19.78	20.89
			705600 · Office Supplies	-6.25	6.60
			705600 · Office Supplies	-13.25	13.99
			705600 · Office Supplies	-29.83	31.50
			705600 · Office Supplies	-41.76	44.10
			705600 · Office Supplies	-10.16	10.73
			705600 · Office Supplies	-75.73	79.98
			705600 · Office Supplies	-18.93	19.99
			705600 · Office Supplies	-23.66	24.99
			708300 · License and Permits	-1,576.11	1,664.49
			708300 · License and Permits	-248.09	262.00
			703000 · Activities & Events-Lifestyles	-14.19	14.99
			703000 · Activities & Events-Lifestyles	-90.18	95.24
			703000 · Activities & Events-Lifestyles	-14.16	14.95
			703000 · Activities & Events-Lifestyles	-435.58	460.00
			703000 · Activities & Events-Lifestyles	-87.47	92.38
			703000 · Activities & Events-Lifestyles	-55.34	58.44
			703000 · Activities & Events-Lifestyles	-847.48	895.00
			703000 · Activities & Events-Lifestyles	-125.96	133.02
			703000 · Activities & Events-Lifestyles	-176.60	186.50
			703000 · Activities & Events-Lifestyles	-22.20	23.45
			703000 · Activities & Events-Lifestyles	-17.28	18.25
			703000 · Activities & Events-Lifestyles	-29.74	31.41
			703000 · Activities & Events-Lifestyles	-99.80	105.40
			703000 · Activities & Events-Lifestyles	-90.81	95.90
			703000 · Activities & Events-Lifestyles	-291.65	308.00
			703000 · Activities & Events-Lifestyles	-128.16	135.35
			703000 · Activities & Events-Lifestyles	-28.27	29.86
			703840 · Contract Services	-37.88	40.00
			703840 · Contract Services	-118.36	125.00
			703840 · Contract Services	-118.36	125.00
			703840 · Contract Services	-37.88	40.00
			703840 · Contract Services	-118.36	125.00
TOTAL				-12,536.35	13,239.31
Bill Pmt -Check ACH			06/10/2022 North Florida Sales	101000 · Operating - Checking Account	-414.55
Bill	3280113-1	06/01/2022	121000 · Merchandise - Tennis	-414.55	414.55
TOTAL				-414.55	414.55
Bill Pmt -Check 301161			06/13/2022 Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-400.00
Bill	052322-8792	06/01/2022	706010 · Electric	-400.00	400.00
TOTAL				-400.00	400.00
Bill Pmt -Check 301162			06/01/2022 Comcast	101000 · Operating - Checking Account	-175.98
Bill	042322-0181	06/01/2022	706500 · Telephone	-175.98	175.98
TOTAL				-175.98	175.98
Check 5738			06/28/2022 Scott Mathews	101000 · Operating - Checking Account	-75.00
			22600 · Key Deposit	-75.00	75.00
TOTAL				-75.00	75.00
Bill Pmt -Check 102470			06/28/2022 Welch Tennis Courts Inc	101000 · Operating - Checking Account	-198.53

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Eagle Harbor Swim and Tennis Park
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Bill	67195	06/09/2022	704050 · Tennis Courts - Repair & Maint.	-198.53	198.53
TOTAL				-198.53	198.53
Bill Pmt -Check	102471	06/28/2022 Poolsure	101000 · Operating - Checking Account		-2,091.60
Bill	131295607842	06/16/2022	707010 · Chemicals - Pools	-622.50	622.50
Bill	131295607843	06/16/2022	707010 · Chemicals - Pools	-610.05	610.05
Bill	131295607844	06/16/2022	707010 · Chemicals - Pools	-410.85	410.85
Bill	131295607841	06/16/2022	707010 · Chemicals - Pools	-448.20	448.20
TOTAL				-2,091.60	2,091.60
Bill Pmt -Check	201305	06/28/2022 Cheney Brothers	101000 · Operating - Checking Account		-9,577.87
Bill	05-922990077	06/02/2022	502100 · Food - Cost of Goods Sold	-1,421.41	1,421.41
			705230 · Paper Supplies	-456.87	456.87
Bill	05-923016265	06/08/2022	502200 · Beverages Cost Of Goods Sold	-45.10	45.10
			702700 · Janitorial Supplies	-1,092.12	1,092.12
			502100 · Food - Cost of Goods Sold	-2,406.66	2,406.66
Bill	05-923027746	06/10/2022	502100 · Food - Cost of Goods Sold	-595.05	595.05
Bill	05-923045220	06/15/2022	705290 · Operating Supplies-Misc.	-212.32	212.32
			502100 · Food - Cost of Goods Sold	-1,768.81	1,768.81
			502200 · Beverages Cost Of Goods Sold	-18.04	18.04
Bill	05-923058602	06/17/2022	502100 · Food - Cost of Goods Sold	-1,431.36	1,431.36
			502200 · Beverages Cost Of Goods Sold	-27.06	27.06
			702700 · Janitorial Supplies	-103.07	103.07
TOTAL				-9,577.87	9,577.87
Bill Pmt -Check	102472	06/30/2022 GFL Environmental	101000 · Operating - Checking Account		-6,153.70
Bill	UG0000055440	06/01/2022	706310 · Refuse and Portables	-789.72	789.72
Bill	UG0000061102	06/01/2022	706310 · Refuse and Portables	-802.42	802.42
Bill	UG0000064659	06/02/2022	706310 · Refuse and Portables	-811.18	811.18
Bill	UG0000067949	06/20/2022	706310 · Refuse and Portables	-654.59	654.59
Bill	UG0000067917	06/20/2022	706310 · Refuse and Portables	-2,280.98	2,280.98
Bill	UG0000068002	06/20/2022	706310 · Refuse and Portables	-814.81	814.81
TOTAL				-6,153.70	6,153.70
Bill Pmt -Check	102473	06/30/2022 Pepsi-Cola	101000 · Operating - Checking Account		-1,592.43
Bill	35572509	06/01/2022	502200 · Beverages Cost Of Goods Sold	-1,260.69	1,260.69
Bill	85699405	06/01/2022	502200 · Beverages Cost Of Goods Sold	-331.74	331.74
TOTAL				-1,592.43	1,592.43
Bill Pmt -Check	301166	06/30/2022 Champion Brands, Inc	101000 · Operating - Checking Account		-153.55
Bill	12878	06/01/2022	121000 · Merchandise - Tennis	-153.55	153.55
TOTAL				-153.55	153.55
Bill Pmt -Check	301167	06/30/2022 Premier Beverage Company, LLC	101000 · Operating - Checking Account		-624.40
Bill	0343926391	06/01/2022	121000 · Merchandise - Tennis	-624.40	624.40
TOTAL				-624.40	624.40
Check	1883	06/28/2022 Andre Mack	101100 · In House Checking		-152.00
			703000 · Activities & Events-Lifestyles	-152.00	152.00
TOTAL				-152.00	152.00
Check	1881	06/12/2022 Bryam Ray	101100 · In House Checking		-152.00
			801990 · Security Service	-152.00	152.00
TOTAL				-152.00	152.00
Check		06/06/2022 Boost Mobile	101300 · Debit Card		-35.00
			706500 · Telephone	-35.00	35.00
TOTAL				-35.00	35.00
Check		06/23/2022 Publix	101300 · Debit Card		-77.41
			700310 · Activities & Events-Tennis	-77.41	77.41
TOTAL				-77.41	77.41
Check		06/14/2022 Walmart	101300 · Debit Card		-86.60
			705600 · Office Supplies	-26.30	26.30

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Eagle Harbor Swim and Tennis Park
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		45710 · Tennis - Merchandise Sales	-50.00	50.00
		702700 · Janitorial Supplies	-10.30	10.30
TOTAL			-86.60	86.60
Check	06/05/2022 hyatt Regency Coconut Point	101300 · Debit Card		-801.54
		608000 · Employee Training & Education	-801.54	801.54
TOTAL			-801.54	801.54
Check	06/08/2022 Ag-Pro	101300 · Debit Card		-567.22
		707900 · Small Tools	-567.22	567.22
TOTAL			-567.22	567.22
Check	06/08/2022 sunshine 131 7-Eleven	101300 · Debit Card		-7.00
		705000 · Operating Supplies	-7.00	7.00
TOTAL			-7.00	7.00
Check	06/09/2022 Publix	101300 · Debit Card		-13.52
		700310 · Activities & Events-Tennis	-13.52	13.52
TOTAL			-13.52	13.52
Check	06/30/2022 Publix	101300 · Debit Card		-37.88
		700310 · Activities & Events-Tennis	-37.88	37.88
TOTAL			-37.88	37.88
Check	06/13/2022 Publix	101300 · Debit Card		-30.71
		700310 · Activities & Events-Tennis	-30.71	30.71
TOTAL			-30.71	30.71
Check	06/13/2022 Publix	101300 · Debit Card		-10.73
		700310 · Activities & Events-Tennis	-10.73	10.73
TOTAL			-10.73	10.73
Check	06/14/2022 Publix	101300 · Debit Card		-5.36
		700310 · Activities & Events-Tennis	-5.36	5.36
TOTAL			-5.36	5.36
Check	06/01/2022 Hampton Inn	101300 · Debit Card		-156.71
		608000 · Employee Training & Education	-156.71	156.71
TOTAL			-156.71	156.71
Check	06/28/2022 Franklin	101300 · Debit Card		-221.00
		705000 · Operating Supplies	-221.00	221.00
TOTAL			-221.00	221.00
Check	06/06/2022 Rained Out	101300 · Debit Card		-100.00
		703360 · Dues & Subscriptions	-100.00	100.00
TOTAL			-100.00	100.00
Check	06/13/2022 Amazon	101300 · Debit Card		-142.15
		700310 · Activities & Events-Tennis	-142.15	142.15
TOTAL			-142.15	142.15
		TOTAL		85,346.94

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill Pmt - Check	302980	06/01/2022	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-35.00
Bill	051122-2296	05/11/2022		78600 · Electric - Maintenance	35.00
					35.00
Bill Pmt - Check	302981	06/01/2022	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-33.00
Bill	051122-4767	05/11/2022		78600 · Electric - Maintenance	33.00
					33.00
Bill Pmt - Check	302994	06/09/2022	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-440.00
Bill	051922-2233	05/19/2022		78600 · Electric - Maintenance	440.00
					440.00
Bill Pmt - Check	302995	06/09/2022	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-2,717.00
Bill	051922-2211	05/19/2022		78600 · Electric - Maintenance	2,717.00
					2,717.00
Bill Pmt - Check	302997	06/09/2022	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-1,073.00
Bill	051922-8990	05/19/2022		71600 · Electric - Cart	1,073.00
					1,073.00
Bill Pmt - Check	302998	06/09/2022	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-2,591.00
Bill	051922-4569	05/19/2022		78600 · Electric - Maintenance	2,591.00
					2,591.00
Bill Pmt - Check	302999	06/09/2022	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-32.00
Bill	051922-4388	05/19/2022		78600 · Electric - Maintenance	32.00
					32.00
Bill Pmt - Check	303009	06/13/2022	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-53.00
Bill	052322-1932	05/23/2022		78600 · Electric - Maintenance	53.00
					53.00
Bill Pmt - Check	105387	06/01/2022	Crystal Springs	101000 · Operating - Checking Account	-81.41
Bill	1638010 051122	05/11/2022		70500 · Operating Supplies	81.41
					81.41
Bill Pmt - Check	105388	06/01/2022	Sterling Cut Glass	101000 · Operating - Checking Account	-347.59
Bill	0530998-IN	05/11/2022		71300 · Patron Events - Pro Shop	347.59
					347.59
Bill Pmt - Check	105389	06/01/2022	Sea Breeze Food Service	101000 · Operating - Checking Account	-162.01
Bill	1432111	05/13/2022		502110 · Food - Restaurant	162.01
					162.01

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill Pmt -Check	105390	06/01/2022	Cobra Puma Golf	101000 · Operating - Checking Account	-1,074.50
Bill	G2777877	03/01/2022		121100 · Merchandise - Pro Shop	282.00
Bill	G2751411	03/04/2022		121100 · Merchandise - Pro Shop	830.00
					<u>1,112.00</u>
Bill Pmt -Check	105391	06/01/2022	Governmental Management Services, LLC	101000 · Operating - Checking Account	-455.11
Bill	517	05/01/2022		89130 · Management Fees - GMS	455.11
					<u>455.11</u>
Bill Pmt -Check	105392	06/01/2022	Acushnet	101000 · Operating - Checking Account	-1,191.29
Bill	912768186	03/19/2022		121100 · Merchandise - Pro Shop	71.83
Bill	912790246	03/19/2022		121100 · Merchandise - Pro Shop	1,049.28
Bill	912802060	03/30/2022		121100 · Merchandise - Pro Shop	70.18
					<u>1,191.29</u>
Bill Pmt -Check	105393	06/01/2022	Vulcan Materials - Fla Rock Div	101000 · Operating - Checking Account	-868.58
Bill	14698518	04/11/2022		707300 · Sand, Seed and Dressing	868.58
					<u>868.58</u>
Bill Pmt -Check	105394	06/01/2022	Pepsi	101000 · Operating - Checking Account	-230.54
Bill	85699406	04/26/2022		502610 · Liquor - Restaurant	127.50
				502210 · N/A Beverage - Restaurant	103.04
					<u>230.54</u>
Bill Pmt -Check	105395	06/01/2022	Logo Express	101000 · Operating - Checking Account	-23.00
Bill	051122DP	05/11/2022		70300 · Tournament & Events Expenses	23.00
					<u>23.00</u>
Bill Pmt -Check	105396	06/01/2022	NexAir, LLC	101000 · Operating - Checking Account	-101.67
Bill	0009846588	04/30/2022		71540 · Supplies - Course	101.67
					<u>101.67</u>
Bill Pmt -Check	105397	06/01/2022	Fortitude Fire Protection	101000 · Operating - Checking Account	-125.00
Bill	6886	05/01/2022		70830 · License and Permits	125.00
					<u>125.00</u>
Bill Pmt -Check	105398	06/01/2022	Callaway Golf Company	101000 · Operating - Checking Account	-3,009.53
Bill	934150821	01/17/2022		121100 · Merchandise - Pro Shop	166.50
Bill	934139209	01/21/2022		121100 · Merchandise - Pro Shop	197.40
Bill	934139218	01/21/2022		121100 · Merchandise - Pro Shop	195.56
Bill	934143143	01/21/2022		121100 · Merchandise - Pro Shop	685.08
Bill	934145163	01/21/2022		121100 · Merchandise - Pro Shop	1,154.33
Bill	934152565	01/24/2022		121100 · Merchandise - Pro Shop	207.37
Bill	934167956	01/27/2022		121100 · Merchandise - Pro Shop	232.44
Bill	934163020	02/02/2022		121100 · Merchandise - Pro Shop	170.85
					<u>3,009.53</u>
Bill Pmt -Check	105399	06/01/2022	Tri-State Pump & Control, Inc	101000 · Operating - Checking Account	-401.87

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill	1136488	04/08/2022		70460 · Repairs - Equipment	401.87
					401.87
Bill Pmt - Check	105400	06/01/2022	Sharp Energy	101000 · Operating - Checking Account	-644.62
Bill	052522-7002	05/25/2022		706200 · Fuel & Oil	644.62
					644.62
Bill Pmt - Check	Fintech	06/03/2022	Breakthru Beverage	101000 · Operating - Checking Account	-488.06
Bill	344321414	05/31/2022		502610 · Liquor - Restaurant	488.06
					488.06
Bill Pmt - Check	202732	06/01/2022	Brennan Golf Sales	101000 · Operating - Checking Account	-4,901.25
Bill	46424	04/22/2022		704000 · Course and Grounds Maintenance	4,901.25
					4,901.25
Bill Pmt - Check	202733	06/01/2022	Bulloch Fertilizer Co., Inc.	101000 · Operating - Checking Account	-1,102.00
Bill	00129491	04/20/2022		707040 · Chemicals - Course	766.00
Bill	00129624	04/26/2022		707100 · Fertilizer - Course	336.00
					1,102.00
Bill Pmt - Check	202734	06/01/2022	Cheney Brothers Inc.	101000 · Operating - Checking Account	-9,694.24
Bill	05-922763380	04/15/2022		502110 · Food - Restaurant	1,411.73
				502610 · Liquor - Restaurant	239.38
Bill	05-922763370	04/15/2022		72270 · Janitorial Supllies - F & B	311.96
				72510 · Paper Supplies - F & B	74.90
				72550 · Supplies - F & B Misc.	480.79
Bill	05-922791281	04/21/2022		502110 · Food - Restaurant	2,045.03
				502610 · Liquor - Restaurant	164.83
Bill	05-922826744	04/28/2022		502110 · Food - Restaurant	1,925.70
Bill	05-922832051	04/29/2022		72510 · Paper Supplies - F & B	136.96
				79270 · Janitorial Supllies - Admin.	358.97
Bill	05-922833003	04/29/2022		502610 · Liquor - Restaurant	359.07
				502110 · Food - Restaurant	2,308.32
					9,817.64
Bill Pmt - Check	202735	06/01/2022	Global Golf Sales	101000 · Operating - Checking Account	-525.01
Bill	374881	04/14/2022		71530 · Supplies - Driving Range	348.37
Bill	374982	04/15/2022		121100 · Merchandise - Pro Shop	99.35
Bill	375295	05/01/2022		121100 · Merchandise - Pro Shop	48.04
Bill	375431	05/01/2022		121100 · Merchandise - Pro Shop	29.25
					525.01
Bill Pmt - Check	202736	06/01/2022	Golf Car Services Inc	101000 · Operating - Checking Account	-949.74
Bill	17364	04/13/2022		71520 · Supplies - Carts	172.58
Bill	17366	05/01/2022		70460 · Repairs - Equipment	75.00
Bill	17415	05/01/2022		71461 · Repairs - Cart Services	198.00
Bill	050922-	05/09/2022		71460 · Repairs - Carts	504.16
					949.74

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill Pmt - Check	202737	06/01/2022	Site One Landscape Supply	101000 · Operating - Checking Account	-140.16
Bill	117345414-001	03/28/2022		70500 · Operating Supplies	140.16
					140.16
Bill Pmt - Check	202738	06/01/2022	GPS Industries, LLC	101000 · Operating - Checking Account	-1,080.00
Bill	I300019357	05/15/2022		81200 · Leases - Carts	1,080.00
					1,080.00
Bill Pmt - Check	105401	06/02/2022	Gegervision IT	101000 · Operating - Checking Account	-1,257.50
Bill	5545	05/31/2022		79370 · IT Support	1,257.50
					1,257.50
Bill Pmt - Check	105402	06/02/2022	GreatAmerica Financial Services Corp	101000 · Operating - Checking Account	-1,390.05
Bill	31747536	05/30/2022		82300 · Rental Equipment - F & B	1,390.05
					1,390.05
Bill Pmt - Check	303011	06/02/2022	Acushnet	101000 · Operating - Checking Account	-60.46
Bill	912861788	03/30/2022		121100 · Merchandise - Pro Shop	60.46
					60.46
Bill Pmt - Check	303012	06/02/2022	Acushnet	101000 · Operating - Checking Account	-192.80
Bill	912862017	03/30/2022		121100 · Merchandise - Pro Shop	192.80
					192.80
Bill Pmt - Check	303013	06/02/2022	Acushnet	101000 · Operating - Checking Account	-306.61
Bill	912875427	03/30/2022		121100 · Merchandise - Pro Shop	306.61
					306.61
Bill Pmt - Check	303014	06/02/2022	Acushnet	101000 · Operating - Checking Account	-87.44
Bill	912898228	04/01/2022		121100 · Merchandise - Pro Shop	87.44
					87.44
Bill Pmt - Check	303015	06/02/2022	Acushnet	101000 · Operating - Checking Account	-164.50
Bill	912911120	04/01/2022		121100 · Merchandise - Pro Shop	164.50
					164.50
Bill Pmt - Check	303016	06/02/2022	Acushnet	101000 · Operating - Checking Account	-140.00
Bill	912911268	04/10/2022		121100 · Merchandise - Pro Shop	140.00
					140.00
Bill Pmt - Check	303017	06/02/2022	Acushnet	101000 · Operating - Checking Account	-982.64
Bill	912910831	04/01/2022		121100 · Merchandise - Pro Shop	982.64
					982.64
Bill Pmt - Check	303018	06/02/2022	Acushnet	101000 · Operating - Checking Account	-403.98

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill	912923560	04/10/2022		121100 · Merchandise - Pro Shop	403.98
					403.98
Bill Pmt - Check	303019	06/02/2022	Acushnet	101000 · Operating - Checking Account	-140.00
Bill	912961106	04/07/2022		121100 · Merchandise - Pro Shop	140.00
					140.00
Bill Pmt - Check	105404	06/03/2022	Club Car	101000 · Operating - Checking Account	-294.90
Bill	742311	05/11/2022		71460 · Repairs - Carts	294.90
					294.90
Bill Pmt - Check	105405	06/03/2022	Golf Ventures Inc	101000 · Operating - Checking Account	-977.45
Bill	PINV0118196	05/01/2022		78460 · Repairs - Maint. Equipment	977.45
					977.45
Bill Pmt - Check	105406	06/03/2022	Security Engineering and Designs, Inc.	101000 · Operating - Checking Account	-59.95
Bill	22-43621	06/01/2022		70660 · Security Alarm Monitoring	59.95
					59.95
Bill Pmt - Check	105407	06/03/2022	1-2-1 Marketing, Inc.	101000 · Operating - Checking Account	-119.20
Bill	147113	06/01/2022		703320 · Internet	119.20
					119.20
Bill Pmt - Check	105408	06/03/2022	Tri-State Pump & Control, Inc	101000 · Operating - Checking Account	-260.58
Bill	1136867	04/28/2022		70460 · Repairs - Equipment	260.58
					260.58
Bill Pmt - Check	105409	06/03/2022	Governmental Management Services, LLC	101000 · Operating - Checking Account	-455.11
Bill	525	05/01/2022		89130 · Management Fees - GMS	455.11
					455.11
Bill Pmt - Check	105410	06/03/2022	Pepsi	101000 · Operating - Checking Account	-1,072.77
Bill	81499109	05/03/2022		502210 · N/A Beverage - Restaurant	277.52
				502250 · N/A Beverage - Pro Shop	110.96
Bill	8654611	05/10/2022		70300 · Tournament & Events Expenses	444.29
				502210 · N/A Beverage - Restaurant	240.00
					1,072.77
Bill Pmt - Check	105411	06/03/2022	Bridgestone Hose Power, LLC	101000 · Operating - Checking Account	-11.18
Bill	1343616-00	05/05/2022		70460 · Repairs - Equipment	11.18
					11.18
Bill Pmt - Check	105412	06/03/2022	Martin Coffee	101000 · Operating - Checking Account	-203.00
Bill	70756	05/25/2022		502210 · N/A Beverage - Restaurant	105.00
				71510 · Supplies - Pro Shop	98.00

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

		June 2022			
Type	Num	Date	Name	Account	Original Amount
					203.00
Bill Pmt - Check	105413	06/03/2022	Sea Breeze Food Service	101000 · Operating - Checking Account	-2,341.81
Bill	1431660	05/12/2022		502110 · Food - Restaurant	469.38
Bill	1432652	05/18/2022		502110 · Food - Restaurant	254.50
Bill	1432651	05/18/2022		502110 · Food - Restaurant	265.65
Bill	1433352	05/20/2022		502110 · Food - Restaurant	458.25
Bill	1434031	05/25/2022		502110 · Food - Restaurant	57.60
Bill	1434099	05/26/2022		502110 · Food - Restaurant	117.11
Bill	1434098	05/26/2022		502110 · Food - Restaurant	572.43
				72550 · Supplies - F & B Misc.	32.05
Bill	1434572	05/27/2022		502110 · Food - Restaurant	114.84
					<u>2,341.81</u>
Bill Pmt - Check	105414	06/03/2022	Staples Advantage	101000 · Operating - Checking Account	-238.00
Bill	3507223309	05/05/2022		71560 · Office Supplies - Pro Shop	141.15
Bill	8066155591	05/06/2022		70560 · Office Supplies	25.89
Bill	8066203203	05/10/2022		71560 · Office Supplies - Pro Shop	70.96
					<u>238.00</u>
Bill Pmt - Check	105415	06/03/2022	Saxon Business Systems	101000 · Operating - Checking Account	-146.41
Bill	IN1707701	05/05/2022		89200 · Leases - Office Equipment	146.41
					<u>146.41</u>
Bill Pmt - Check	105416	06/03/2022	PureFit, Inc.	101000 · Operating - Checking Account	-100.00
Bill	816795	05/05/2022		502170 · Pro Shop Food	100.00
					<u>100.00</u>
Bill Pmt - Check	105417	06/03/2022	Cigar Wholesalers of N FL, LLC	101000 · Operating - Checking Account	-255.78
Bill	05052022	05/05/2022		121100 · Merchandise - Pro Shop	255.78
					<u>255.78</u>
Bill Pmt - Check	105418	06/03/2022	IBKUL Corp.	101000 · Operating - Checking Account	-772.29
Bill	5963	05/03/2022		121100 · Merchandise - Pro Shop	772.29
					<u>772.29</u>
Bill Pmt - Check	202739	06/03/2022	Alisco	101000 · Operating - Checking Account	-1,630.77
Bill	LJAC1106385	05/04/2022		72520 · Linen Service - F & B	381.34
Bill	LJAC1107295	05/06/2022		72520 · Linen Service - F & B	18.79
Bill	LJAc1107367	05/11/2022		70300 · Tournament & Events Expenses	441.40
Bill	LJAC1108299	05/18/2022		72520 · Linen Service - F & B	383.91
Bill	LJAC1109199	05/25/2022		72520 · Linen Service - F & B	405.33
					<u>1,630.77</u>
Bill Pmt - Check	202740	06/03/2022	Brennan Golf Sales	101000 · Operating - Checking Account	-323.00
Bill	46554	05/09/2022		704000 · Course and Grounds Maintenance	323.00
					<u>323.00</u>
Bill Pmt - Check	202741	06/03/2022	Bulloch Fertilizer Co., Inc.	101000 · Operating - Checking Account	-2,737.25

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill	00129772	05/05/2022		707040 · Chemicals - Course	1,384.00
				707100 · Fertilizer - Course	913.00
Bill	00129764	05/05/2022		704000 · Course and Grounds Maintenance	440.25
					<u>2,737.25</u>
Bill Pmt -Check	202742	06/03/2022	Cheney Brothers Inc.	101000 · Operating - Checking Account	-9,339.97
Bill	05-922881112	05/10/2022		70300 · Tournament & Events Expenses	2,937.42
Bill	05-922886201	05/11/2022		70300 · Tournament & Events Expenses	1,969.66
Bill	05-922886198	05/11/2022		70300 · Tournament & Events Expenses	1,051.18
Bill	05-922891842	05/12/2022		70300 · Tournament & Events Expenses	789.19
Bill	05-922900115	05/13/2022		70300 · Tournament & Events Expenses	609.86
Bill	05-922931801	05/20/2022		70270 · Janitorial Supplies	140.44
				72510 · Paper Supplies - F & B	50.00
Bill	05-922940307	05/23/2022		502110 · Food - Restaurant	1,792.22
					<u>9,339.97</u>
Bill Pmt -Check	202743	06/03/2022	Global Golf Sales	101000 · Operating - Checking Account	-2,443.52
Bill	375877	05/01/2022		121100 · Merchandise - Pro Shop	748.69
Bill	376475	05/02/2022		70300 · Tournament & Events Expenses	386.84
Bill	376721	05/03/2022		70300 · Tournament & Events Expenses	1,307.99
					<u>2,443.52</u>
Bill Pmt -Check	202744	06/03/2022	Golf Car Services Inc	101000 · Operating - Checking Account	-495.16
Bill	17383	05/09/2022		71461 · Repairs - Cart Services	495.16
					<u>495.16</u>
Bill Pmt -Check	202745	06/03/2022	Site One Landscape Supply	101000 · Operating - Checking Account	-30,577.72
Bill	113507740-001	10/22/2021		127300 · Inventory - Chemicals	11,368.00
Bill	113508159-001	10/22/2021		127300 · Inventory - Chemicals	18,106.30
Bill	117523089-001	04/04/2022		707100 · Fertilizer - Course	1,103.42
					<u>30,577.72</u>
Bill Pmt -Check	202746	06/03/2022	Share Corp.	101000 · Operating - Checking Account	-107.80
Bill	198033	04/11/2022		70460 · Repairs - Equipment	107.80
					<u>107.80</u>
Bill Pmt -Check	Fintech	06/06/2022	Champion Brands Inc.	101000 · Operating - Checking Account	-177.20
Bill	2815684	06/02/2022		502210 · N/A Beverage - Restaurant	34.90
				502410 · Beer - Restaurant	107.40
				502610 · Liquor - Restaurant	34.90
					<u>177.20</u>
Bill Pmt -Check	Fintech	06/06/2022	North Florida Sales	101000 · Operating - Checking Account	-1,493.58
Bill	3319861	06/02/2022		502410 · Beer - Restaurant	1,493.58
					<u>1,493.58</u>
Bill Pmt -Check	Fintech	06/06/2022	Champion Brands Inc.	101000 · Operating - Checking Account	-889.00
Bill	2815154	06/02/2022		502410 · Beer - Restaurant	889.00
					<u>889.00</u>

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
					889.00
Bill Pmt -Check	Fintech	06/06/2022	Southern Glazer's Of FL	101000 · Operating - Checking Account	-660.99
Bill	4364837	06/01/2022		502610 · Liquor - Restaurant	660.99
					660.99
Bill Pmt -Check	105403	06/03/2022	The Crossings at Fleming Island CDD	101000 · Operating - Checking Account	-5,771.06
Bill	May22 Payroll	05/27/2022		89130 · Management Fees - GMS	2,750.00
Bill	May22 LAKEMAI/LEGAL	05/27/2022		88260 · Lake Maintenance	2,500.00
				89150 · Legal Fees	521.06
					5,771.06
Bill Pmt -Check	105419	06/06/2022	Callaway Golf Company	101000 · Operating - Checking Account	-2,385.00
Bill	934193521	02/02/2022		121100 · Merchandise - Pro Shop	228.36
Bill	934195379	02/02/2022		121100 · Merchandise - Pro Shop	228.36
Bill	934195353	02/02/2022		121100 · Merchandise - Pro Shop	42.97
Bill	934181381	02/02/2022		121100 · Merchandise - Pro Shop	392.04
Bill	934192643	02/02/2022		121100 · Merchandise - Pro Shop	754.14
Bill	934204471	02/05/2022		121100 · Merchandise - Pro Shop	739.13
					2,385.00
Bill Pmt -Check	303030	06/30/2022	Clay County Utility Authority	101000 · Operating - Checking Account	-86.98
Bill	060922-2296	06/09/2022		70600 · Utilities	86.98
					86.98
Bill Pmt -Check	Fintech	06/13/2022	North Florida Sales	101000 · Operating - Checking Account	-750.76
Bill	3323975	06/09/2022		502410 · Beer - Restaurant	750.76
					750.76
Bill Pmt -Check	Fintech	06/13/2022	Champion Brands Inc.	101000 · Operating - Checking Account	-186.00
Bill	2820222	06/09/2022		502410 · Beer - Restaurant	186.00
					186.00
Bill Pmt -Check	303033	06/30/2022	Clay County Utility Authority	101000 · Operating - Checking Account	-692.55
Bill	060922-2217	06/09/2022		70600 · Utilities	692.55
					692.55
Bill Pmt -Check	303034	06/30/2022	Clay County Utility Authority	101000 · Operating - Checking Account	-580.53
Bill	060922-2233	06/09/2022		70600 · Utilities	580.53
					580.53
Check	ACH	06/09/2022	Fintech.net	101000 · Operating - Checking Account	-37.49
				79970 · Other Services - Admin	37.49
					37.49
Check	ACH	06/09/2022	AT&T	101000 · Operating - Checking Account	-84.20

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
				79670 · Muzak - Clubhouse	84.20
					84.20
Bill Pmt - Check	202747	06/10/2022	Premier Bride	101000 · Operating - Checking Account	-135.95
Bill	7971	06/04/2022		703220 · Magazine	135.95
					135.95
Bill Pmt - Check	105420	06/13/2022	PNC Equipment Finance	101000 · Operating - Checking Account	-7,945.74
Bill	1431087	05/16/2022		88200 · Leases - Maintenance	7,945.74
					7,945.74
Bill Pmt - Check	105421	06/13/2022	Security Engineering and Designs, Inc.	101000 · Operating - Checking Account	-100.00
Bill	22-43676	06/02/2022		70660 · Security Alarm Monitoring	100.00
					100.00
Bill Pmt - Check	105422	06/13/2022	Bronsons Turf & Horticulture Solutions	101000 · Operating - Checking Account	-1,272.03
Bill	838081	05/31/2022		707040 · Chemicals - Course	1,272.03
					1,272.03
Bill Pmt - Check	105423	06/13/2022	Sharp Energy	101000 · Operating - Checking Account	-1,037.75
Bill	060822-7002	06/08/2022		706200 · Fuel & Oil	1,037.75
					1,037.75
Bill Pmt - Check	105424	06/13/2022	BMI	101000 · Operating - Checking Account	-14.80
Bill	42910778	05/02/2022		70670 · Music & Cable Service	14.80
					14.80
Bill Pmt - Check	105425	06/13/2022	Massey Services, Inc.	101000 · Operating - Checking Account	-381.63
Bill	48777707B	06/02/2022		706900 · Pest Control	381.63
					381.63
Bill Pmt - Check	105426	06/13/2022	Sea Breeze Food Service	101000 · Operating - Checking Account	-1,409.81
Bill	1434849	05/31/2022		502110 · Food - Restaurant	1,285.66
Bill	1435005	05/31/2022		502110 · Food - Restaurant	124.15
					1,409.81
Bill Pmt - Check	202748	06/13/2022	Cheney Brothers Inc.	101000 · Operating - Checking Account	-14,191.86
Bill	05-922841284	05/02/2022		70270 · Janitorial Supplies	103.38
				72510 · Paper Supplies - F & B	51.53
Bill	05-922841302	05/02/2022		502610 · Liquor - Restaurant	70.56
				502110 · Food - Restaurant	3,168.04
Bill	05-922857872	05/06/2022		79270 · Janitorial Supllies - Admin.	71.42
Bill	05-922858705	05/06/2022		502110 · Food - Restaurant	3,176.72
Bill	05-922908620	05/16/2022		502110 · Food - Restaurant	2,187.71
Bill	05-922907641	05/16/2022		70270 · Janitorial Supplies	91.93
				72510 · Paper Supplies - F & B	363.93
Bill	05-922918458	05/18/2022		70270 · Janitorial Supplies	68.09
				502110 · Food - Restaurant	654.43

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill	05-922933197	05/20/2022		502110 · Food - Restaurant	2,687.33
Bill	05-922934266	05/21/2022		502110 · Food - Restaurant	559.33
				502610 · Liquor - Restaurant	132.86
Bill	05-922950569	05/25/2022		70270 · Janitorial Supplies	33.59
				72510 · Paper Supplies - F & B	109.26
				72550 · Supplies - F & B Misc.	661.75
					<hr/> 14,191.86
Bill Pmt -Check	202749	06/13/2022	Hampton Golf, Inc. - 1	101000 · Operating - Checking Account	-13,413.42
Bill	125493	06/01/2022		703600 · Centralized Accounting	3,000.00
				801100 · Management Fees	7,000.00
				703100 · Centralized Marketing	1,550.00
Bill	125530	06/01/2022		602820 · EPLI Insurance	560.33
				70650 · Telephone	56.17
				703290 · Member & Marketing Expenses	550.00
				603000 · Employee Benefits	100.00
				703290 · Member & Marketing Expenses	364.39
				804100 · Insurance - Liability	222.03
				602830 · Employee Recruiting & Screening	10.50
					<hr/> 13,413.42
Bill Pmt -Check	202750	06/13/2022	Site One Landscape Supply	101000 · Operating - Checking Account	-2.10
Bill	119803074-001	05/31/2022		70500 · Operating Supplies	2.10
					<hr/> 2.10
Bill Pmt -Check	202751	06/13/2022	GPS Industries, LLC	101000 · Operating - Checking Account	-1,161.00
Bill	1300019609	06/15/2022		81200 · Leases - Carts	1,161.00
					<hr/> 1,161.00
Bill Pmt -Check	Fintech	06/13/2022	Republic National	101000 · Operating - Checking Account	-254.20
Bill	2637447	06/03/2022		502610 · Liquor - Restaurant	254.20
					<hr/> 254.20
Bill Pmt -Check	Fintech	06/13/2022	Champion Brands Inc.	101000 · Operating - Checking Account	-358.23
Bill	2820765	06/09/2022		502410 · Beer - Restaurant	358.23
					<hr/> 358.23
Bill Pmt -Check	Fintech	06/15/2022	Monsieur Touton Selection LTD	101000 · Operating - Checking Account	-701.70
Bill	FL118660	06/01/2022		402510 · Wine - Restaurant	701.70
					<hr/> 701.70
Bill Pmt -Check	Fintech	06/22/2022	Monsieur Touton Selection LTD	101000 · Operating - Checking Account	-454.77
Bill	FL118961	06/07/2022		402510 · Wine - Restaurant	454.77
					<hr/> 454.77
Check	ACH	06/16/2022	Fobesoft	101000 · Operating - Checking Account	-329.00
				70662 · Contract Services - Other	329.00
					<hr/> 329.00

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

		June 2022			
Type	Num	Date	Name	Account	Original Amount
Bill Pmt -Check		06/21/2022	Southeastern Paper Group	101000 · Operating - Checking Account	0.00
Bill	05543343	03/13/2022	Southeastern Paper Group	200000 · Accounts Payable StrongRoom	-152.89
Bill	05564891	04/01/2022	Southeastern Paper Group	200000 · Accounts Payable StrongRoom	-76.08
					<hr/> -228.97
Bill Pmt -Check		06/21/2022	Bushnell Outdoor Products	101000 · Operating - Checking Account	0.00
Bill	525695	05/01/2022	Bushnell Outdoor Products	200000 · Accounts Payable StrongRoom	-1,744.68
					<hr/> -1,744.68
Bill Pmt -Check		06/21/2022	Taylor Made Golf Co	101000 · Operating - Checking Account	0.00
Bill	35729931	04/01/2022	Taylor Made Golf Co	200000 · Accounts Payable StrongRoom	-81.48
					<hr/> -81.48
Bill Pmt -Check	Online	06/21/2022	Acushnet	101000 · Operating - Checking Account	-5,105.63
Bill	912973951	04/08/2022	Acushnet	200000 · Accounts Payable StrongRoom	-207.00
Bill	913022340	04/13/2022		121100 · Merchandise - Pro Shop	1,176.74
Bill	913107590	04/22/2022		121100 · Merchandise - Pro Shop	62.95
Bill	913135385	05/01/2022		121100 · Merchandise - Pro Shop	134.05
Bill	913145926	05/01/2022		121100 · Merchandise - Pro Shop	797.04
Bill	913158480	05/01/2022		121100 · Merchandise - Pro Shop	1,716.97
Bill	913179510	05/01/2022		121100 · Merchandise - Pro Shop	194.01
Bill	913082945	05/01/2022		121100 · Merchandise - Pro Shop	240.31
Bill	912983863	05/11/2022		71300 · Patron Events - Pro Shop	1,259.70
					<hr/> 5,374.77
Bill Pmt -Check	Online	06/21/2022	Callaway Golf Company	101000 · Operating - Checking Account	-4,693.35
Bill	934209507	02/05/2022	Callaway Golf Company	200000 · Accounts Payable StrongRoom	-517.07
Bill	934219796	02/05/2022	Callaway Golf Company	200000 · Accounts Payable StrongRoom	-767.28
Bill	934227309	02/09/2022	Callaway Golf Company	200000 · Accounts Payable StrongRoom	-222.27
Bill	934262692	02/14/2022	Callaway Golf Company	200000 · Accounts Payable StrongRoom	-392.06
Bill	934249604	02/14/2022	Callaway Golf Company	200000 · Accounts Payable StrongRoom	-254.22
Bill	934321894	02/24/2022		121100 · Merchandise - Pro Shop	222.30
Bill	934285021	02/24/2022		121100 · Merchandise - Pro Shop	456.72
Bill	934321892	02/24/2022		121100 · Merchandise - Pro Shop	116.22
Bill	934283310	02/25/2022	Callaway Golf Company	200000 · Accounts Payable StrongRoom	-2,864.73
Bill	934290553	03/03/2022		121100 · Merchandise - Pro Shop	421.91
Bill	934355521	03/03/2022		121100 · Merchandise - Pro Shop	228.36
Bill	934367044	03/03/2022		121100 · Merchandise - Pro Shop	243.27
Bill	934387088	03/09/2022		121100 · Merchandise - Pro Shop	228.36
Bill	934391833	03/09/2022		121100 · Merchandise - Pro Shop	228.36
Bill	934497743	03/29/2022		71530 · Supplies - Driving Range	3,000.00
Bill	934300143	04/01/2022		121100 · Merchandise - Pro Shop	359.29
Bill	934746995	05/01/2022		121100 · Merchandise - Pro Shop	1,358.63
					<hr/> 1,845.79
Bill Pmt -Check	105430	06/21/2022	Pepsi	101000 · Operating - Checking Account	-678.38
Bill	84010458	05/17/2022		502210 · N/A Beverage - Restaurant	397.17
Bill	30778213	05/24/2022		502210 · N/A Beverage - Restaurant	58.32
					<hr/> 222.89
					678.38

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill Pmt -Check	303035	06/16/2022	Comcast	101000 · Operating - Checking Account	-309.42
Bill	060522-7464	06/05/2022		70670 · Music & Cable Service	309.42
					309.42
Bill Pmt -Check	105427	06/16/2022	David Plevin	101000 · Operating - Checking Account	-340.85
Bill	061022-	06/10/2022		607300 · Travel	340.85
					340.85
Bill Pmt -Check	105428	06/16/2022	Direct TV, LLC	101000 · Operating - Checking Account	-303.77
Bill	059441655X220605	06/05/2022		70670 · Music & Cable Service	303.77
					303.77
Bill Pmt -Check	105429	06/16/2022	DLL Finance LLC	101000 · Operating - Checking Account	-6,107.49
Bill	23759552	06/10/2022		81200 · Leases - Carts	19.32
Bill	23759551	06/10/2022		81200 · Leases - Carts	6,088.17
					6,107.49
Bill Pmt -Check	105430	06/16/2022	Nexbelt	101000 · Operating - Checking Account	-26.15
Bill	263494	06/01/2022		121100 · Merchandise - Pro Shop	26.15
					26.15
Bill Pmt -Check	105431	06/16/2022	Sprechman Law	101000 · Operating - Checking Account	-135.25
Bill	150019	06/14/2022		89150 · Legal Fees	135.25
					135.25
Bill Pmt -Check	Fintech	06/17/2022	North Florida Sales	101000 · Operating - Checking Account	-829.43
Bill	3328892	06/16/2022		504100 · Beer - COGS	829.43
					829.43
Bill Pmt -Check	Fintech	06/17/2022	Champion Brands Inc.	101000 · Operating - Checking Account	-551.00
Bill	2825175	06/16/2022		502410 · Beer - Restaurant	551.00
					551.00
Bill Pmt -Check	Fintech	06/17/2022	Champion Brands Inc.	101000 · Operating - Checking Account	-163.00
Bill	2825962	06/16/2022		502410 · Beer - Restaurant	163.00
					163.00
Bill Pmt -Check	Fintech	06/24/2022	Breakthru Beverage	101000 · Operating - Checking Account	-561.16
Bill	344522467	06/15/2022		502610 · Liquor - Restaurant	561.16
					561.16
Bill Pmt -Check	Fintech	06/24/2022	Southern Glazer's Of FL	101000 · Operating - Checking Account	-770.13
Bill	4410830	06/15/2022		502510 · Wine - Restaurant	162.00
				502610 · Liquor - Restaurant	608.13
					770.13

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill Pmt -Check	303041	06/21/2022	FI Department of Health in Clay County	101000 · Operating - Checking Account	-50.35
Bill	1/5928151	06/01/2022		70830 · License and Permits	50.35
					50.35
Bill Pmt -Check	303076	06/22/2022	Comcast	101000 · Operating - Checking Account	-154.00
Bill	148092321	06/01/2022		70650 · Telephone	154.00
					154.00
Bill Pmt -Check	303077	06/22/2022	Wells Fargo Financial Leasing, Inc.	101000 · Operating - Checking Account	-1,521.80
Bill	5020417883	06/02/2022		88200 · Leases - Maintenance	1,521.80
					1,521.80
Bill Pmt -Check	105432	06/22/2022	Sea Breeze Food Service	101000 · Operating - Checking Account	-2,411.42
Bill	1435022	05/31/2022		502110 · Food - Restaurant	99.87
Bill	1435309	06/02/2022		502110 · Food - Restaurant	765.37
Bill	1435310	06/02/2022		502110 · Food - Restaurant	106.59
Bill	1435459	06/02/2022		502110 · Food - Restaurant	88.60
Bill	1435739	06/03/2022		502110 · Food - Restaurant	60.77
Bill	1436546	06/09/2022		502110 · Food - Restaurant	645.88
Bill	1436547	06/09/2022		502110 · Food - Restaurant	112.75
Bill	1437252	06/14/2022		502110 · Food - Restaurant	531.59
					2,411.42
Bill Pmt -Check	105433	06/22/2022	Pukka, Inc.	101000 · Operating - Checking Account	-2,569.92
Bill	5104196-IN	05/17/2022		121100 · Merchandise - Pro Shop	1,554.24
Bill	5104197-IN	05/17/2022		121100 · Merchandise - Pro Shop	1,015.68
					2,569.92
Bill Pmt -Check	105434	06/22/2022	PGA of America	101000 · Operating - Checking Account	-572.00
Bill	060922-	06/09/2022		141300 · Prepaid Expenses - Other	572.00
					572.00
Bill Pmt -Check	105435	06/22/2022	PNC Equipment Finance	101000 · Operating - Checking Account	-1,960.15
Bill	1443924	06/01/2022		88200 · Leases - Maintenance	1,960.15
					1,960.15
Bill Pmt -Check	105436	06/22/2022	Sharp Energy	101000 · Operating - Checking Account	-58.44
Bill	060722-1566	06/07/2022		706200 · Fuel & Oil	58.44
					58.44
Bill Pmt -Check	105437	06/22/2022	Cobra Puma Golf	101000 · Operating - Checking Account	-632.00
Bill	G2826781	04/02/2022		121100 · Merchandise - Pro Shop	632.00
					632.00
Bill Pmt -Check	105438	06/22/2022	Taylor Made Golf Co	101000 · Operating - Checking Account	-2,992.48
Bill	35729931	04/01/2022		121100 · Merchandise - Pro Shop	81.48

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill	35738258	04/01/2022		121100 · Merchandise - Pro Shop	454.32
Bill	35799786	04/12/2022		121100 · Merchandise - Pro Shop	572.88
Bill	35826057	04/18/2022		121100 · Merchandise - Pro Shop	234.56
Bill	35854668	04/26/2022		121100 · Merchandise - Pro Shop	180.47
Bill	35855269	04/26/2022		121100 · Merchandise - Pro Shop	413.53
Bill	35854977	05/01/2022		121100 · Merchandise - Pro Shop	571.83
Bill	35854994	05/01/2022		121100 · Merchandise - Pro Shop	351.83
Bill	35866341	05/01/2022		121100 · Merchandise - Pro Shop	143.22
					<hr/> 3,004.12
Bill Pmt -Check	105439	06/22/2022	Vulcan Materials - Fla Rock Div	101000 · Operating - Checking Account	-865.33
Bill	14787142	05/31/2022		707300 · Sand, Seed and Dressing	865.33
					<hr/> 865.33
Bill Pmt -Check	105440	06/22/2022	Pepsi	101000 · Operating - Checking Account	-213.77
Bill	35233410	06/14/2022		502210 · N/A Beverage - Restaurant	213.77
					<hr/> 213.77
Bill Pmt -Check	105441	06/22/2022	Martin Coffee	101000 · Operating - Checking Account	-88.00
Bill	70871	06/01/2022		502210 · N/A Beverage - Restaurant	88.00
					<hr/> 88.00
Bill Pmt -Check	105442	06/22/2022	IBKUL Corp.	101000 · Operating - Checking Account	-567.12
Bill	73252	05/24/2022		121100 · Merchandise - Pro Shop	567.12
					<hr/> 567.12
Bill Pmt -Check	105443	06/22/2022	Bushnell Outdoor Products	101000 · Operating - Checking Account	-1,566.12
Bill	525695	05/01/2022		501100 · Golf Shop - Merchandise	1,744.68
					<hr/> 1,744.68
Bill Pmt -Check	105444	06/22/2022	Take A Free Ride, Inc	101000 · Operating - Checking Account	-225.00
Bill	T0522	06/09/2022		70661 · Other Contractual Services	225.00
					<hr/> 225.00
Bill Pmt -Check	105445	06/22/2022	NexAir, LLC	101000 · Operating - Checking Account	-105.07
Bill	0009936341	06/01/2022		70500 · Operating Supplies	105.07
					<hr/> 105.07
Bill Pmt -Check	105446	06/22/2022	Jani-King of Jacksonville	101000 · Operating - Checking Account	-1,962.79
Bill	JAK06220355	06/01/2022		70260 · Janitorial Expense	1,962.79
					<hr/> 1,962.79
Bill Pmt -Check	202752	06/22/2022	Bulloch Fertilizer Co., Inc.	101000 · Operating - Checking Account	-156.00
Bill	00130081	05/17/2022		707100 · Fertilizer - Course	156.00
					<hr/> 156.00
Bill Pmt -Check	202753	06/22/2022	Cheney Brothers Inc.	101000 · Operating - Checking Account	-5,322.26

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill	05-922934240	05/21/2022		400000 · Merchandise - Income	457.63
				71510 · Supplies - Pro Shop	238.52
Bill	05-922950962	05/25/2022		502110 · Food - Restaurant	1,768.61
				502610 · Liquor - Restaurant	168.52
Bill	05-922965711	05/27/2022		502110 · Food - Restaurant	644.22
Bill	05-922972840	05/30/2022		502110 · Food - Restaurant	2,044.76
					<u>5,322.26</u>
Bill Pmt -Check	202754	06/22/2022	Cutter & Buck	101000 · Operating - Checking Account	-295.56
Bill	00096169516	06/01/2022		121100 · Merchandise - Pro Shop	295.56
					<u>295.56</u>
Bill Pmt -Check	202755	06/22/2022	ECOLAB	101000 · Operating - Checking Account	-154.37
Bill	6269568345	06/01/2022		72460 · Repairs - F & B Equipment	154.37
					<u>154.37</u>
Bill Pmt -Check	202756	06/22/2022	Gate Fuel Services, Inc	101000 · Operating - Checking Account	-8,402.79
Bill	5490090	06/01/2022		706200 · Fuel & Oil	4,528.33
Bill	5514327	06/01/2022		706200 · Fuel & Oil	2,042.98
Bill	5514328	06/01/2022		706200 · Fuel & Oil	1,831.48
					<u>8,402.79</u>
Bill Pmt -Check	202757	06/22/2022	Global Golf Sales	101000 · Operating - Checking Account	-443.56
Bill	378556	05/26/2022		71510 · Supplies - Pro Shop	45.86
Bill	377603	06/01/2022		121100 · Merchandise - Pro Shop	184.50
				71500 · Supplies - Golf Operations	213.20
					<u>443.56</u>
Bill Pmt -Check	202758	06/22/2022	Golf Agronomics Supply and Handling	101000 · Operating - Checking Account	-1,025.32
Bill	0638887-IN	06/01/2022		707310 · Sand - Course	1,025.32
					<u>1,025.32</u>
Bill Pmt -Check	202759	06/22/2022	Site One Landscape Supply	101000 · Operating - Checking Account	-298.05
Bill	118278124-001	04/25/2022		707100 · Fertilizer - Course	298.05
					<u>298.05</u>
Bill Pmt -Check	202760	06/22/2022	GPS Industries, LLC	101000 · Operating - Checking Account	-690.15
Bill	REP0006408	06/01/2022		99910 · Prior Year Adjustments	690.15
					<u>690.15</u>
Bill Pmt -Check	202761	06/22/2022	Predictor Corp	101000 · Operating - Checking Account	-300.00
Bill	3F88FEAD-0009	06/02/2022		703360 · Dues & Subscriptions	300.00
					<u>300.00</u>
Bill Pmt -Check	105448	06/24/2022	Sharp Energy	101000 · Operating - Checking Account	-44.88
Bill	061022-1566	06/10/2022		706200 · Fuel & Oil	44.88
					<u>44.88</u>

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
					44.88
Bill Pmt - Check	105449	06/24/2022	Republic Services	101000 · Operating - Checking Account	-1,150.40
Bill	0687-001236847	06/16/2022		72630 · Waste Removal	509.23
				72630 · Waste Removal	641.17
					<u>1,150.40</u>
Bill Pmt - Check	105447	06/22/2022	BKS Partners	101000 · Operating - Checking Account	-3,359.34
Bill	32060	06/01/2022		804100 · Insurance - Liability	2,574.67
Bill	32640	06/01/2022		804100 · Insurance - Liability	784.67
					<u>3,359.34</u>
Bill Pmt - Check	Fintech	06/27/2022	Champion Brands Inc.	101000 · Operating - Checking Account	-368.00
Bill	2830311	06/23/2022		502410 · Beer - Restaurant	368.00
					<u>368.00</u>
Bill Pmt - Check	Fintech	06/28/2022	North Florida Sales	101000 · Operating - Checking Account	-770.65
Bill	3333877	06/23/2022		502410 · Beer - Restaurant	770.65
					<u>770.65</u>
Bill Pmt - Check	Fintech	06/28/2022	Champion Brands Inc.	101000 · Operating - Checking Account	-155.10
Bill	2831132	06/23/2022		502410 · Beer - Restaurant	155.10
					<u>155.10</u>
Bill Pmt - Check	105450	06/29/2022	Sharp Energy	101000 · Operating - Checking Account	-896.79
Bill	11194	06/24/2022		706200 · Fuel & Oil	896.79
					<u>896.79</u>
Bill Pmt - Check	105451	06/29/2022	Crystal Springs	101000 · Operating - Checking Account	-156.81
Bill	1638010 061122	06/11/2022		70500 · Operating Supplies	156.81
					<u>156.81</u>
Bill Pmt - Check	105452	06/29/2022	Direct TV, LLC	101000 · Operating - Checking Account	-96.14
Bill	037783601X220615	06/15/2022		70670 · Music & Cable Service	96.14
					<u>96.14</u>
Bill Pmt - Check	105453	06/29/2022	UPS	101000 · Operating - Checking Account	-142.71
Bill	061622-	06/16/2022		70570 · Postage and S & H	142.71
					<u>142.71</u>
Bill Pmt - Check	105454	06/30/2022	Acushnet	101000 · Operating - Checking Account	-191.95
Bill	913616707	06/25/2022		121100 · Merchandise - Pro Shop	191.95
					<u>191.95</u>
Bill Pmt - Check		06/01/2022	Callaway Golf Company	101000 · Operating - Checking Account	0.00

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Bill	934862399	05/16/2022	Callaway Golf Company	200000 · Accounts Payable StrongRoom	-0.01
					-0.01
Check	3003	06/01/2022	brian kilchenstein	101100 · In House Checking	-8.97
				502110 · Food - Restaurant	8.97
					8.97
Check	3006	06/03/2022	Ronald Cianciaruso	101100 · In House Checking	-200.00
				72300 · Patron Events - F & B	200.00
					200.00
Check	3007	06/08/2022	Trivia Guy	101100 · In House Checking	-350.00
				72300 · Patron Events - F & B	350.00
					350.00
Check	3008	06/15/2022	Trivia Guy	101100 · In House Checking	-350.00
				72300 · Patron Events - F & B	350.00
					350.00
Check	3010	06/22/2022	Trivia Guy	101100 · In House Checking	-350.00
				72300 · Patron Events - F & B	350.00
					350.00
Check	3009	06/17/2022	John E Citrone	101100 · In House Checking	-175.00
				72300 · Patron Events - F & B	175.00
					175.00
Check	3011	06/29/2022	Trivia Guy	101100 · In House Checking	-350.00
				72300 · Patron Events - F & B	350.00
					350.00
Check		06/02/2022	Sams Club	101300 · Debit Card	-59.52
				52230 · N/A Beverage - Beverage Cart	59.52
					59.52
Check		06/02/2022	Office Max	101300 · Debit Card	-232.19
				79480 · Repairs - Clubhouse	232.19
					232.19
Check		06/01/2022	USPS	101300 · Debit Card	-4.33
				71570 · Postage - Golf	4.33
					4.33
Check		06/07/2022	Amazon Business	101300 · Debit Card	-91.74
				72480 · Building Repairs - F & B	91.74
					91.74

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
					91.74
Check		06/07/2022	Amazon Business	101300 · Debit Card	-35.98
				79560 · Office Supplies - Admin.	35.98
					35.98
Check		06/09/2022	eagle landing golf club	101300 · Debit Card	-69.38
				607200 · Meals	69.38
					69.38
Check		06/09/2022	webstaurant	101300 · Debit Card	-489.91
				92700 · Capital Expenses - F&B	489.91
					489.91
Check		06/09/2022	Amazon Business	101300 · Debit Card	-10.02
				72480 · Building Repairs - F & B	10.02
					10.02
Check		06/10/2022	Walmart	101300 · Debit Card	-672.95
				52230 · N/A Beverage - Beverage Cart	672.95
					672.95
Check		06/10/2022	Publix	101300 · Debit Card	-23.36
				502210 · N/A Beverage - Restaurant	23.36
					23.36
Check		06/07/2022	magnolia golf club	101300 · Debit Card	-32.03
				607200 · Meals	32.03
					32.03
Check		06/11/2022	Walmart	101300 · Debit Card	-12.64
				72550 · Supplies - F & B Misc.	12.64
					12.64
Check		06/12/2022	Publix	101300 · Debit Card	-20.00
				502110 · Food - Restaurant	20.00
					20.00
Check		06/12/2022	Costco	101300 · Debit Card	-192.66
				502110 · Food - Restaurant	192.66
					192.66
Check		06/15/2022	Sams Club	101300 · Debit Card	-363.06
				502110 · Food - Restaurant	363.06
					363.06

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Type	Num	Date	June 2022 Name	Account	Original Amount
Check		06/21/2022	Walmart	101300 · Debit Card	-24.14
				79500 · Supplies - Clubhouse	24.14
					24.14
Check		06/21/2022	Best Buy	101300 · Debit Card	-109.99
				79560 · Office Supplies - Admin.	109.99
					109.99
Check		06/21/2022	Costco	101300 · Debit Card	-560.37
				79480 · Repairs - Clubhouse	560.37
					560.37
Check		06/23/2022	Amazon Business	101300 · Debit Card	-123.30
				704010 · Course - Repair & Maintenance	123.30
					123.30
Check		06/29/2022	Sams Club	101300 · Debit Card	-108.65
				502110 · Food - Restaurant	108.65
					108.65
Check		06/29/2022	Costco	101300 · Debit Card	-138.70
				52230 · N/A Beverage - Beverage Cart	138.70
					138.70
Check		06/29/2022	Walmart	101300 · Debit Card	-473.88
				502250 · N/A Beverage - Pro Shop	473.88
					473.88
TOTAL					212,199.56

SIXTH ORDER OF BUSINESS

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

FINANCIAL REPORT

Year Ended September 30, 2021

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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, 2021, 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, 2021, 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 30, 2022, 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.

McDiarmitt Davis

Orlando, Florida
June 30, 2022

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, 2021. 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 and deferred outflows at September 30, 2021 by \$12,562,447, an increase in net position of \$3,787,970 in comparison with the prior year.
- At September 30, 2021, the District's governmental funds reported a combined fund balance of \$7,055,182, an increase of \$391,051 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 \$(12,562,447) at September 30, 2021. The following analysis focuses on the net position of the District's governmental activities.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Assets						
Current and other assets	\$ 7,500,460	\$ 7,111,050	\$ 5,770,555	\$ 5,376,352	\$ 13,271,015	\$ 12,487,402
Capital assets, net	10,356,501	10,173,139	13,155,979	13,728,152	23,512,480	23,901,291
Total assets	17,856,961	17,284,189	18,926,534	19,104,504	36,783,495	36,388,693
Deferred Outflows	852,177	889,797	1,295,892	1,380,868	2,148,069	2,270,665
Liabilities						
Current liabilities	936,044	968,461	6,710,397	6,234,533	7,646,441	7,202,994
Long-term liabilities	21,502,196	24,214,115	22,345,374	23,592,666	43,847,570	47,806,781
Total liabilities	22,438,240	25,182,576	29,055,771	29,827,199	51,494,011	55,009,775
Net Position						
Net investment in capital assets	(10,293,518)	(13,151,179)	(10,703,503)	(10,923,646)	(20,997,021)	(24,074,825)
Restricted	2,164,980	2,154,147	1,483,298	1,025,439	3,648,278	3,179,586
Unrestricted	4,399,436	3,988,442	386,860	556,380	4,786,296	4,544,822
Total net position	\$ (3,729,102)	\$ (7,008,590)	\$ (8,833,345)	\$ (9,341,827)	\$ (12,562,447)	\$ (16,350,417)

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, 2021 and 2020.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2021	2020	2021	2020	2021	2020
Revenues						
Program revenues:						
Charges for services	\$ 8,215,917	\$ 7,173,525	\$ 9,490,111	\$ 9,234,362	\$ 17,706,028	\$ 16,407,887
Operating grants and Contributions	856	32,202	-	-	856	32,202
General revenues:						
Investment earnings	6,072	53,027	3,335	31,904	9,407	84,931
Other	5,360	-	-	-	5,360	-
Total revenues	8,228,205	7,258,754	9,493,446	9,266,266	17,721,651	16,525,020
Expenses						
Governmental activities:						
General government	249,851	253,074	-	-	249,851	253,074
Physical environment	1,791,690	1,666,054	-	-	1,791,690	1,666,054
Recreation	1,679,559	1,421,503	-	-	1,679,559	1,421,503
Interest	1,227,617	1,309,696	-	-	1,227,617	1,309,696
Business - type activities:						
Water and sewer	-	-	5,474,916	5,484,846	5,474,916	5,484,846
Golf and restaurant	-	-	3,510,048	3,247,006	3,510,048	3,247,006
Total expenses	4,948,717	4,650,327	8,984,964	8,731,852	13,933,681	13,382,179
Increase (Decrease) in Net Position Before Transfers	3,279,488	2,608,427	508,482	534,414	3,787,970	3,142,841
Transfers	-	(10,580)	-	10,580	-	-
Increase (Decrease) in Net Position	3,279,488	2,597,847	508,482	544,994	3,787,970	3,142,841
Net position, beginning	(7,008,590)	(9,606,437)	(9,341,827)	(9,886,821)	(16,350,417)	(19,493,258)
Net position, end	\$ (3,729,102)	\$ (7,008,590)	\$ (8,833,345)	\$ (9,341,827)	\$ (12,562,447)	\$ (16,350,417)

Governmental Activities

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2021 was \$4,948,717. The majority of these costs are comprised of physical environment and recreation expenditures.

Business-Type Activities

The cost of the business-type activities was \$8,984,964, a 2.9% 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 \$255,749 or 2.8% 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, 2021, the District's governmental funds reported combined ending fund balances of \$7,055,182. Of this total, \$293,120 is nonspendable, \$2,655,746 is restricted, \$51,436 is assigned and \$4,054,880 is unassigned.

The fund balance of the general fund increased \$416,887, primarily due to assessments and charges for services in excess of expenditures. The debt service fund balance decreased \$19,943 due to an increase in debt service payments more than the increase in assessment revenue. The capital projects fund balance decreased \$5,893 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 \$1,632,219, which is a decrease of \$43,508 from the previous year. Of the total net position in the amount of \$(6,663,484), \$1,483,298 is restricted for renewal, replacement, and debt service.

The Golf Course Fund reported an operating loss of \$96,154, which is an increase of \$575 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, 2021 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2021, the District had \$23,512,480 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	
	2021	2020	2021	2020	2021	2020
Land	\$ 2,298,612	\$ 2,298,612	\$ 3,599,131	\$ 3,599,131	\$ 5,897,743	\$ 5,897,743
Improvements and equipment	11,918,887	11,393,565	107,569	107,569	12,026,456	11,501,134
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	(3,860,998)	(3,519,038)	(13,853,837)	(13,281,664)	(17,714,835)	(16,800,702)
Total	\$10,356,501	\$10,173,139	\$ 13,155,979	\$13,728,152	\$ 23,512,480	\$ 23,901,291

Capital Debt

At September 30, 2021, the District had \$47,150,000 in bonds outstanding, including matured bonds payable of \$2,810,000. 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 2022.

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, 2021

	Governmental Activities	Business-type Activities	Total
Assets			
Cash	\$ 555,312	\$ 433,669	\$ 988,981
Investments	3,916,297	2,980,081	6,896,378
Internal balances	99,398	(99,398)	-
Accounts receivable	66,387	290,772	357,159
Inventories	37,868	103,221	141,089
Prepaid costs	133,307	-	133,307
Deposits	36,145	67,412	103,557
Restricted Assets:			
Temporarily restricted investments	2,655,746	1,994,798	4,650,544
Capital Assets:			
Capital assets not being depreciated	2,298,612	3,599,131	5,897,743
Capital assets being depreciated, net	8,057,889	9,556,848	17,614,737
Total assets	17,856,961	18,926,534	36,783,495
Deferred Outflows of Resources:			
Deferred amount on refunding	852,177	1,295,892	2,148,069
Total Assets and Deferred Outflows of Resources	18,709,138	20,222,426	38,931,564
Liabilities			
Accounts payable and accrued expenses	218,190	629,831	848,021
Accrued interest payable	490,766	475,634	966,400
Matured bonds payable	-	2,810,000	2,810,000
Matured interest payable	-	2,469,358	2,469,358
Unearned revenue	212,965	48,089	261,054
Customer deposits	14,123	277,485	291,608
Noncurrent liabilities:			
Due within one year	1,720,000	1,295,000	3,015,000
Due in more than one year	19,782,196	21,050,374	40,832,570
Total liabilities	22,438,240	29,055,771	51,494,011
Net Position			
Net investment in capital assets	(10,293,518)	(10,703,503)	(20,997,021)
Restricted for debt service	2,164,980	1,194,873	3,359,853
Restricted for renewal and replacement	-	288,425	288,425
Unrestricted	4,399,436	386,860	4,786,296
Total net position	\$ (3,729,102)	\$ (8,833,345)	\$ (12,562,447)

The Crossings at Fleming Island Community Development District
Statement of Activities
Year Ended September 30, 2021

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	\$ 249,851	\$ 257,384	\$ -	\$ 7,533	\$ -	\$ 7,533
Physical environment	1,791,690	1,791,356	-	(334)	-	(334)
Recreation	1,679,559	2,223,557	-	543,998	-	543,998
Interest on long-term debt	1,227,617	3,943,620	856	2,716,859	-	2,716,859
Total governmental activities	4,948,717	8,215,917	856	3,268,056	-	3,268,056
Business-type Activities:						
Water and sewer	5,474,916	6,179,012	-	-	704,096	704,096
Golf and restaurant	3,510,048	3,311,099	-	-	(198,949)	(198,949)
Total business-type activities	8,984,964	9,490,111	-	-	505,147	505,147
Total primary government	\$ 13,933,681	\$ 17,706,028	\$ 856	3,268,056	505,147	3,773,203
General Revenues:						
Investment and other income				11,432	3,335	14,767
Total general revenues and transfers				11,432	3,335	14,767
Change in net position				3,279,488	508,482	3,787,970
Net position, beginning				(7,008,590)	(9,341,827)	(16,350,417)
Net position, ending				\$ (3,729,102)	\$ (8,833,345)	\$ (12,562,447)

The Crossings at Fleming Island Community Development District
Balance Sheet - Governmental Funds
September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash	\$ 555,312	\$ -	\$ -	\$ 555,312
Investments	3,916,297	2,655,746	-	6,572,043
Accounts receivable	66,387	-	-	66,387
Inventory	37,868	-	-	37,868
Prepaid costs	133,307	-	-	133,307
Due from other funds	13,598	-	-	13,598
Advance to other fund	85,800	-	-	85,800
Deposits	36,145	-	-	36,145
Total assets	\$ 4,844,714	\$ 2,655,746	\$ -	\$ 7,500,460
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued expenses	\$ 218,190	\$ -	\$ -	\$ 218,190
Unearned revenue	212,965	-	-	212,965
Deposits	14,123	-	-	14,123
Due to other funds	-	-	-	-
Total liabilities	445,278	-	-	445,278
Fund Balances:				
Nonspendable	293,120	-	-	293,120
Restricted for debt service	-	2,655,746	-	2,655,746
Restricted for capital projects	-	-	-	-
Assigned for subsequent years' expenditures	51,436	-	-	51,436
Unassigned	4,054,880	-	-	4,054,880
Total fund balances	4,399,436	2,655,746	-	7,055,182
Total liabilities and fund balances	\$ 4,844,714	\$ 2,655,746	\$ -	

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.	10,356,501
Deferred amounts on refunding are not financial resources and therefore are not reported in the funds.	852,177
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	(490,766)
Bonds payable	(21,502,196)
Net position of governmental activities	\$ (3,729,102)

The Crossings at Fleming Island Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds
Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 3,720,406	\$ 3,943,620	\$ -	\$ 7,664,026
Charges for services	551,891	-	-	551,891
Investment and other income	11,432	855	1	12,288
Total revenues	<u>4,283,729</u>	<u>3,944,475</u>	<u>1</u>	<u>8,228,205</u>
Expenditures				
Current				
General government	212,231	-	-	212,231
Physical environment	1,449,730	-	-	1,449,730
Recreation	1,679,559	-	-	1,679,559
Debt Service:				
Interest	-	1,245,312	-	1,245,312
Principal	-	2,725,000	-	2,725,000
Capital outlay	525,322	-	-	525,322
Total expenditures	<u>3,866,842</u>	<u>3,970,312</u>	<u>-</u>	<u>7,837,154</u>
Excess (Deficit) of Revenues Over Expenditures	<u>416,887</u>	<u>(25,837)</u>	<u>1</u>	<u>391,051</u>
Other Financing Sources (Uses):				
Transfer in	-	5,894	-	5,894
Transfer out	-	-	(5,894)	(5,894)
Total other financing sources (uses)	<u>-</u>	<u>5,894</u>	<u>(5,894)</u>	<u>-</u>
Net change in fund balances	<u>416,887</u>	<u>(19,943)</u>	<u>(5,893)</u>	<u>391,051</u>
Fund balances, beginning of year	<u>3,982,549</u>	<u>2,675,689</u>	<u>5,893</u>	<u>6,664,131</u>
Fund balances, end of year	<u>\$ 4,399,436</u>	<u>\$ 2,655,746</u>	<u>\$ -</u>	<u>\$ 7,055,182</u>

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, 2021

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

Net change in fund balances - total governmental funds	\$	391,051
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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.		525,322
--	--	---------

Depreciation on capital assets is not recognized in the governmental fund statement; however, it is reported as an expense in the statement of activities.		(341,960)
--	--	-----------

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		2,725,000
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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	30,776	
Amortization of bond discount	(13,081)	
Amortization of deferred amount on refunding	(37,620)	(19,925)

Change in net position of governmental activities	\$	<u>3,279,488</u>
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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, 2021

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Special assessments	\$ 3,695,680	\$ 3,695,680	\$ 3,720,406	\$ 24,726
Charges for services	426,800	426,800	551,891	125,091
Investment and other income	59,200	59,200	11,432	(47,768)
Total revenues	4,181,680	4,181,680	4,283,729	102,049
Expenditures				
Current				
General government	254,700	254,700	212,231	42,469
Physical environment	1,372,956	1,372,956	1,449,730	(76,774)
Recreation	1,625,250	1,625,250	1,679,559	(54,309)
Capital outlay	768,774	768,774	525,322	243,452
Total expenditures	4,021,680	4,021,680	3,866,842	154,838
Excess (Deficit) of Revenues Over Expenditures	160,000	160,000	416,887	256,887
Other Financing Sources (Uses):				
Transfers out	(160,000)	(160,000)	-	160,000
Total other financing sources (uses)	(160,000)	(160,000)	-	160,000
Net change in fund balance	-	-	416,887	416,887
Fund balance, beginning	3,982,549	3,982,549	3,982,549	-
Fund balance, ending	\$ 3,982,549	\$ 3,982,549	\$ 4,399,436	\$ 416,887

The Crossings at Fleming Island Community Development District
Statement of Net Position - Proprietary Funds
September 30, 2021

	Enterprise Funds		
	Water and Sewer	Golf Course	Total
Assets			
Current Assets:			
Cash and cash equivalents	\$ 256,917	\$ 176,752	\$ 433,669
Investments	4,880,865	94,014	4,974,879
Accounts receivable, net	274,621	16,151	290,772
Inventories	-	103,221	103,221
Prepaid expenses and deposits	44,690	22,722	67,412
Total current assets	5,457,093	412,860	5,869,953
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	(11,861,261)	(1,992,576)	(13,853,837)
Total noncurrent assets	8,235,237	4,920,742	13,155,979
Total assets	13,692,330	5,333,602	19,025,932
Deferred Outflows of Resources			
Deferred amount on refunding	1,295,892	-	1,295,892
Total Assets and Deferred Outflow of Resources	14,988,222	5,333,602	20,321,824
Liabilities			
Current Liabilities:			
Accounts payable and accrued expenses	341,128	288,703	629,831
Accrued interest payable	417,719	57,915	475,634
Due to other funds	-	13,598	13,598
Customer deposits	277,485	-	277,485
Unearned revenue	-	48,089	48,089
Matured interest payable	-	2,469,358	2,469,358
Matured bonds payable	-	2,810,000	2,810,000
Bonds, notes and loans payable	905,000	390,000	1,295,000
Total current liabilities	1,941,332	6,077,663	8,018,995
Noncurrent Liabilities:			
Advance from other funds	-	85,800	85,800
Bonds, notes and loans payable	19,710,374	1,340,000	21,050,374
Total noncurrent liabilities	19,710,374	1,425,800	21,136,174
Total liabilities	21,651,706	7,503,463	29,155,169
Net Position			
Net investment in capital assets	(11,084,245)	380,742	(10,703,503)
Restricted for debt service	1,194,873	-	1,194,873
Restricted for other purposes	288,425	-	288,425
Unrestricted	2,937,463	(2,550,603)	386,860
Total net position	\$ (6,663,484)	\$ (2,169,861)	\$ (8,833,345)

The Crossings at Fleming Island Community Development District
Statement of Revenues, Expenses and Changes in Net Position - Proprietary Funds
Year Ended September 30, 2021

	Enterprise Funds		
	Water and Sewer	Golf Course	Total
Revenues			
Charges for services	\$ 6,179,012	\$ 3,311,099	\$ 9,490,111
Total operating revenues	<u>6,179,012</u>	<u>3,311,099</u>	<u>9,490,111</u>
Operating Expenses			
Water and sewer	4,051,612	-	4,051,612
Golf and restaurant	-	3,330,261	3,330,261
Depreciation	495,181	76,992	572,173
Total Operating Expenses	<u>4,546,793</u>	<u>3,407,253</u>	<u>7,954,046</u>
Operating income (loss)	<u>1,632,219</u>	<u>(96,154)</u>	<u>1,536,065</u>
Nonoperating Revenues (Expenses)			
Interest and investment revenue	3,328	7	3,335
Interest expense	(928,123)	(102,795)	(1,030,918)
Total nonoperating revenue (expenses)	<u>(924,795)</u>	<u>(102,788)</u>	<u>(1,027,583)</u>
Income (loss) before transfers	<u>707,424</u>	<u>(198,942)</u>	<u>508,482</u>
Change in net position	<u>707,424</u>	<u>(198,942)</u>	<u>508,482</u>
Total net position, beginning	<u>(7,370,908)</u>	<u>(1,970,919)</u>	<u>(9,341,827)</u>
Total net position, ending	<u><u>\$ (6,663,484)</u></u>	<u><u>\$ (2,169,861)</u></u>	<u><u>\$ (8,833,345)</u></u>

The Crossings at Fleming Island Community Development District
Statement of Cash Flows - Proprietary Funds
Year Ended September 30, 2021

	Water and Sewer	Golf Course	Total
Cash Flows from Operating Activities			
Receipts from customers and users	\$ 5,993,836	\$ 3,332,884	\$ 9,326,720
Payments to suppliers of goods and services	(4,068,373)	(3,343,984)	(7,412,357)
Net cash provided (used) by operating activities	1,925,463	(11,100)	1,914,363
Cash Flows from Non-Capital Financing Activities			
Transfers (to)/from other funds	-	-	-
Net cash provided (used) by non-capital financing activities	-	-	-
Cash Flows from Capital and Related Financing Activities			
Principal paid on debt	(885,000)	-	(885,000)
Interest paid on debt	(846,014)	-	(846,014)
Net cash used by capital and related financing activities	(1,731,014)	-	(1,731,014)
Cash Flows from Investing Activities			
Interest earnings	3,328	7	3,335
Sale (purchase) of investments	(535,123)	787	(534,336)
Net cash provided (used) by investing activities	(531,795)	794	(531,001)
Net increase (decrease) in cash and cash equivalents	(337,346)	(10,306)	(347,652)
Cash and cash equivalents, beginning	594,263	187,058	781,321
Cash and cash equivalents, ending	\$ 256,917	\$ 176,752	\$ 433,669
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) By Operating Activities			
Operating income (loss)	\$ 1,632,219	\$ (96,154)	\$ 1,536,065
Adjustments Not Affecting Cash			
Depreciation and amortization	495,181	76,992	572,173
Change in Assets and Liabilities			
(Increase) decrease in accounts receivable	(192,773)	25,622	(167,151)
(Increase) decrease in prepaids / inventory	(44,690)	4,322	(40,368)
Increase (decrease) in accounts payable	27,929	(18,045)	9,884
Increase (decrease) in customer deposits	7,597	-	7,597
Increase (decrease) in unearned revenue	-	(3,837)	(3,837)
Total adjustments	293,244	85,054	378,298
Net cash provided (used) by operating activities	\$ 1,925,463	\$ (11,100)	\$ 1,914,363

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, 2021.

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.

Other Disclosures

Use of 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

In fiscal year 2021, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

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 \$565,910 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, 2021:

- Money market mutual funds of \$5,170,611 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, 2021 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	\$ 3,128,589	AAAm	14 days
First American Government Obligation Fund-Class Z	2,042,022	AAAm	14 days
US Bank Money Market	93,779	n/a	n/a
Local Government Investment Pool:			
Florida Prime	6,282,532	AAAm	49 days
	<u>\$ 11,546,922</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, 2021, 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, 2021, 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, 2021 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, 2021, no payments were made to the General Fund.

During the year ended September 30, 2021, the capital projects transferred \$5,894 to the debt service fund.

NOTE 5 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021 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	<u>2,298,612</u>	<u>-</u>	<u>-</u>	<u>2,298,612</u>
Capital Assets Being Depreciated:				
Improvements and equipment	11,393,565	525,322	-	11,918,887
Total capital assets, being depreciated	<u>11,393,565</u>	<u>525,322</u>	<u>-</u>	<u>11,918,887</u>
Less Accumulated Depreciation for:				
Improvements and equipment	(3,519,038)	(341,960)	-	(3,860,998)
Total accumulated depreciation	<u>(3,519,038)</u>	<u>(341,960)</u>	<u>-</u>	<u>(3,860,998)</u>
Total capital assets being depreciated, net	<u>7,874,527</u>	<u>183,362</u>	<u>-</u>	<u>8,057,889</u>
Governmental activities capital assets, net	<u>\$ 10,173,139</u>	<u>\$ 183,362</u>	<u>\$ -</u>	<u>\$ 10,356,501</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	<u>3,599,131</u>	<u>-</u>	<u>-</u>	<u>3,599,131</u>
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	<u>23,410,685</u>	<u>-</u>	<u>-</u>	<u>23,410,685</u>
Less accumulated depreciation for:				
Water and sewer facilities	(11,366,080)	(495,181)	-	(11,861,261)
Golf course and improvements	(1,808,015)	(76,992)	-	(1,885,007)
Improvements and equipment	(107,569)	-	-	(107,569)
Total accumulated depreciation	<u>(13,281,664)</u>	<u>(572,173)</u>	<u>-</u>	<u>(13,853,837)</u>
Total capital assets being depreciated, net	<u>10,129,021</u>	<u>(572,173)</u>	<u>-</u>	<u>9,556,848</u>
Business-type activities capital assets, net	<u>\$ 13,728,152</u>	<u>\$ (572,173)</u>	<u>\$ -</u>	<u>\$ 13,155,979</u>

Depreciation of \$495,181 is charged to the water and sewer fund and \$76,992 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, 2021.

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, 2021 is \$29,830,450. For the year ended September 30, 2021, principal and interest of \$3,907,012 was paid. Special assessment revenue of \$3,876,150 was pledged for the year ended September 30, 2021.

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, 2021.

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, 2021 is \$1,510,688. For the year ended September 30, 2021, principal and interest of \$63,300 was paid. Special assessment revenue of \$67,470 was pledged for the year ended September 30, 2021.

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, 2021 is \$29,186,132. For the year ended September 30, 2021. For the year ended September 30, 2021, principal and interest of \$1,813,123 was paid. Revenue of \$2,127,400 was pledged for the year ended September 30, 2021.

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, 2021 is \$7,189,868, which includes matured bonds payable of \$2,810,000 and matured interest payable of \$2,469,358. For the year ended September 30, 2021, no principal and interest was paid (\$370,000 of principal was added to matured bonds payable and \$114,180 of interest was added to matured interest payable). Revenue of \$3,311,099 was pledged for the year ended September 30, 2021.

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Long-term debt activity for the year ended September 30, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental activities					
Bonds Payable:					
Series 2014	\$ 23,685,000	\$ -	\$ (2,710,000)	\$ 20,975,000	\$ 1,700,000
Discount	(310,885)	-	13,081	(297,804)	-
Series 2017	840,000	-	(15,000)	825,000	20,000
Governmental activity long-term liabilities	\$ 24,214,115	\$ -	\$ (2,711,919)	\$ 21,502,196	\$ 1,720,000
Business-Type Activities					
Bonds Payable:					
Water and sewer, series 2016	\$ 21,695,000	\$ -	\$ (885,000)	\$ 20,810,000	905,000
Discount	(202,334)	-	7,708	(194,626)	-
Golf course, series 1999	2,100,000	-	(370,000)	1,730,000	390,000
Business-type long-term liabilities	\$ 23,592,666	\$ -	\$ (1,247,292)	\$ 22,345,374	\$ 1,295,000

The \$370,000 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 \$2,440,000 which was also not paid, but accrued to matured bonds payable in prior years. At year end, total matured bonds payable is \$2,810,000.

At September 30, 2021, 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
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	2,075,000	834,637	1,020,000	701,565
2027 - 2031	8,475,000	2,512,701	5,715,000	2,874,603
2032 - 2036	1,140,000	1,110,702	7,030,000	1,527,640
2037 - 2041	1,560,000	696,849	3,265,000	146,822
2042 - 2046	1,170,000	157,449	-	-
	\$ 21,800,000	\$ 9,541,138	\$ 22,540,000	\$ 8,556,642

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 2021, 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 2021, 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 2021 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, 2021, which collectively comprise the District's financial statements and have issued our report thereon dated **June 30, 2022**.

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 30, 2022**. 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 30, 2022

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, 2021, and have issued our report thereon dated **June 30, 2022**.

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 #	2019-20 FY Finding #	2018-19 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.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 1.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 4.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$120,000.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$63,260.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as: Pickleball courts-\$211,294
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as \$675.73- \$94,046.42.
- b. The total amount of special assessments collected by or on behalf of the district as \$3,132,062.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as disclosed in the notes.

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.

McDiarmid Davis

Orlando, Florida
June 30, 2022

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, 2021, 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, 2021, 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, 2021, 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, 2021. 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, 2021.

McDermitt Davis

Orlando, Florida
June 30, 2022

SEVENTH ORDER OF BUSINESS

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

Prepared For:

Eagle Harbor Community Development District

District Manager
2105 Harbor Lake Dr
Fleming Island, FL 32003

Prepared By:



501 N. Highway A1a
Jupiter, FL 33477
(561) 744-6006

July 2022

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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's ("CDD" or "District") 18-hole Eagle Harbor Golf Club ("EHGC" or "Eagle Harbor GC"). This summary is based on institutional knowledge of EHGC gleaned from the NGF's annual reviews of the property from 2009 to 2021, as well as updated information and data supplied to NGF in spring 2022.

In addition to phone meetings with golf course and Hampton Golf staff and the District Manager, activities included competitive market research, an update of local demographics and golf supply/demand measures, and analysis of updated historical operating data for Eagle Harbor GC. We note that NGF did not undertake a comprehensive review of operations as part of this update, which focuses on changes to the operation and EHGC physical plant since spring 2021 and includes updates to the recommended 10-year capital plan and cash flow projections.

OVERALL SUMMARY

It has been just one year since our last study for the District. This year's update on Eagle Harbor Golf Club provides a situation analysis comprising a review of: facility conditions; improvement needs (update to 19-year capital plan); the macro market environment; competitive market; recent facility financial performance; and, key changes in operations (e.g., staffing, programming). The overview and recommendations also focus on current key issues, such as pricing strategies. Finally, we provide a 10-year financial pro forma based on currently available information, including facility performance trends. This section presents a summary of our 2022 review of EHGC. Supporting narrative and details are found in the body of the report and the Appendix.

Current Conditions

- NGF's interview with the EHGC Superintendent in June 2022 revealed the golf course to be in good condition, allowing the club to maintain a competitive advantage over nearby facilities such as Eagle Landing GC and Fleming Island GC.
- The golf course is generally holding up well, and temporary fixes in some areas should continue to work for a while, but the infrastructure is aging and components such as larger bunkers, lake banks, irrigation system (pipe, wires, heads), and even the relatively new TifDwarf greens (patches of the old grass type will continue to grow and ultimately connect), will ultimately require replacement. NGF recommends that the District work with Hampton Golf and a golf course architect to create a master plan for a significant facility renovation, perhaps as soon as 5-7 years down the road.

Daily Playing Fees

- One of key tenets of dynamic pricing – a strategy implemented by Hampton Golf at EHGC in October 2021 - is to take advantage of pricing power during high-demand times and, conversely, to minimize that amount of tee time inventory that "perishes" during traditionally slower demand periods. 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.
- As detailed in the report, the implementation of dynamic pricing has led to some discontent among customers and presented operational challenges at the club. With the strategy in its infancy, it is too soon to tell what the net impact on revenues and customer satisfaction will

be. For example, it remains to be seen what the effect on average daily rate will be over the course of the first 12 months (complicated by fact that cart fees were also increased).

- NGF has observed that dynamic pricing may be more suited to facilities that have a high percentage of ‘transient’ play, such as a resort course, than to community-based clubs with a lot of regular, long-time customers. That is not to say that it cannot be successful at a facility such as Eagle Harbor.
- Ultimately, Hampton Golf management and the District will have to weigh the positives and negatives to determine whether this pricing strategy is appropriate for EHGC. A potential ‘hybrid’ policy that could be considered and analyzed would be to provide published or rack pricing only for Eagle Harbor residents, which would require a verification system (many municipalities that offer resident golf discounts issue resident passes for a nominal charge).

Member Dues / Fees

- Moderate increase in dues and institution of an initiation fee that NGF recommended last year have been successful, as full golf membership and member revenues have continued to trend up. Eagle Harbor is the clear market leader among public and semi-private clubs west of the river; as such, there should be pricing power to raise dues modestly yearly or every other year to keep up with inflation and competitor pricing.
- A membership pricing issue that was recently brought to the District’s and NGF’s attention is that there are a number of full golf members that are paying well below both the current EHGC dues and market rate, likely because they were “grandfathered” in at some point, perhaps under membership categories that no longer exist. It would be an industry best practice to bring these memberships to parity with the existing pricing structure. Since it would likely be onerous to charge these members current rates immediately, we recommend they be “brought to parity” in step, over a predetermined period of time. Another option would be to study converting these memberships to a new “Weekday Only” category, good for unlimited play Monday through Thursday.

Food & Beverage Operations

- The steady revenue growth trend of the Food & Beverage operation was interrupted by Covid-related closures and restrictions in FY20, but rebounded in FY21. The F&B revenue center has become profitable after years of large-scale losses, including as high as **(\$400,000)** in FY16. For both FY19 and FY20, 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. In FY21, F&B sales rebounded to \$1.21 million, resulting in just under \$124,000 in net ordinary income.
- Facility improvements, expert management, aggressive direct sales efforts for banquets and other events, and greater awareness and engagement among Eagle Harbor residents have led to this success for Talons. However, this revenue center may be “range-bound” to ±\$1.4 million (2022 dollars), given limitations of the current facilities. The District is committed to improvement projects to expand efficiency and capacity, such as the kitchen reconfiguration plan to increase storage space and improve capacity, investing in new equipment (e.g., a pizza oven) that will provide more menu flexibility, and enhancing the outside wedding venue.
- Macro issues affecting Talons and other businesses in the hospitality and service industries, including significant challenges in attracting and retaining labor. Strong competition for workers has resulted in high wage inflation; additionally, inflation in prices for non-labor inputs (e.g., fertilizer) is another headwind. At least for the short term,

managing margins in the Talons' operation – as well as the golf facility in general - will require nimble navigation of current challenges so that rising labor and food costs can be passed on without pricing customers out.

Player Development and Programming

- Hampton Golf recently hired a new PGA Head Golf Professional who has decades of experience at top clubs in northeast Florida. The other key staffing change was the loss of the two contracted independent instructors, the Director of Player Development and an LPGA teaching professional, who were responsible for 95% of teaching and programming.
- For the short term, the new Head Golf Pro and Assistant Golf Pro will do some private lessons and manage some beginner “hit and giggle” camps for juniors, but otherwise the changes will necessitate a “reset” of instruction and programming. (Previous instruction and programming activities are detailed in the report). If management takes the direction of bringing all player development and programming “in house”, it could provide a longer-term revenue opportunity for EHGC.

Macro Environment

- The golf industry had many positives in the years leading up to the pandemic, and has also directly benefited from it in many ways. A continuation in the growth of beginning golfers, successful activation of the large cohort of non-golfers that have expressed interest in playing, and the ongoing golf course supply correction towards equilibrium should have a positive effect on golf courses such as EHGC.
- The pandemic manifested in fuller tee sheets across the U.S., but part of the Covid “dividend” may be wearing off, and operators will have to be proactive in keeping golfers engaged. Many facilities with large food & beverage/banquet operations – such as Eagle Harbor GC – have been seeing a return to normal demand.
- The biggest relevant change in the macro environment since our 2021 report has been the deepening of the labor shortage and inflation woes. At least for the short term, inflation in input prices (fertilizer, chemicals, food and beverage) and labor will be a significant obstacle to manage and may preclude EHGC from attaining an operating profit. In order to sustain its market position, EHGC will have to successfully attract and retain quality personnel to keep up the service standard that has led to facility financial improvement and elevated customer expectations.

Competitive Market

- The local competitive market is largely unchanged over last 12 months, though there appears to have been a moderate uptick in pricing as a result of the continued pandemic-related demand surge.
- Key competitors to EHGC remain Eagle Landing Golf Club, Fleming Island Golf Club, and Bent Creek Golf Course. The former two have been investing in facility improvements over the last several years, while the latter is currently renovating its greens and operating with temporary greens. Fleming Island’s “Top of the Tee” golf entertainment amenity and TeeHouse Bar are now established, popular venues.
- Secondary competitor Julington Creek Golf Club is closed until this fall for a capital project that includes renovations to greens, bunkers, and tees, minor irrigation upgrades, and rebuilding of the practice facility.

Financial Performance

- The consistent improvement of Eagle Harbor Golf Club continued to manifest itself over the 2020 to 2021 period, as finances continued to climb toward operational break-even, despite the Covid-19 pandemic. Total facility gross revenue in FY21 reached a new high of more than \$3.3 million, and negative net ordinary income averaged less than **(\$20,000)** over the two-year period, in contrast to several years in the mid-2010s with much higher losses. Rounds played took a moderate step back in FY21, falling by nearly 5% (rounds played through April 2022 are moderately ahead of last year's pace).
- As a result of inflationary pressures discussed earlier, EHGC's total expense budget is projected to be \$2.86 million at the end of FY22, a 6.6% increase over prior year. The FY23 budget shows an even larger increase of 11.8%, to a total of \$3.2 million. Labor expenses are projected to increase by nearly \$258,000, or 16.2%, from FY22 to FY23.
- EHGC stands out in the Fleming Island/Orange Park/west of river market, and was on the path to profitability prior to the exacerbation of recent macroeconomic trends. Retaining the recent gains in rounds and memberships, along with effective expense management, will be necessary to prevent a reversal towards higher operating losses.

10-Year Capital Plan Update

- In the body of the report, NGF provides an update to the 10-year capital plan for EHGC, along with cost estimates, based on priority needs as identified by NGF, Hampton Golf, and District staff. Improvements and costs are presented for the current (FY22, the short/intermediate-term (FY23 – FY26), and for the longer-term (FY27 through FY31).
- 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).

10-Year Financial Pro Forma

- The NGF Consulting preliminary cash flow projection shows that EHGC should produce ~ \$3.55 million in gross operational revenue (all sources) in FY22. Rounds played and the number of full members are projected to stabilize at 43,000 and 145, respectively, with total revenue growing to \$4.3 million by FY26, and to \$4.8 million by FY31, as result of moderate annual increases in revenue inputs, continued aggressive marketing, strong management, and a higher ceiling in F&B revenues resulting from planned facility improvements.
- Based on expense estimates prepared by NGF Consulting – influenced largely by Hampton Golf's FY23 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 **(\$53,000)** in FY22, growing to **(\$249,000)** and **(\$169,000)** over the next two years, as expenses escalate. After assumed normalization of expense growth rates, we project annual net ordinary income to stabilize at a loss of **± (\$100,000)** in the FY26 through FY31 period.
- EHGC was on a trend towards operational break-even before the current period of extremely high inflation. NGF ran a sensitivity scenario with all of the same inputs, with the exception that rounds throughout the 10-year period are 45,000 instead of 43,000. These additional rounds result in break-even or a small positive profit at stabilization. However, the club operations would still be unable to fund interest expenses, principal payments, and capital expenditures.

Eagle Harbor Golf Club – 2022 Review

In this section, we provide an updated overview of Eagle Harbor Golf Club, as well as the competitive market it operates, as of late spring 2022. 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, (3) Financial Performance Analysis.

EXISTING GOLF COURSE CONDITIONS REVIEW

NGF interviewed the EHGC Superintendent in June 2022 to obtain information on current maintenance conditions and to update our continuing "condition of property" report for the District. To emphasize, the update is not based on a formal inspection of facilities, but a cursory review completed by NGF in consultation with EHGC, Hampton Golf and District staff.

The Superintendent reports that the golf course is generally holding up well, and that "patches" (e.g., adding bunker sand) or temporary fixes in some areas should continue to work for a while, but the infrastructure is aging and components such as larger bunkers, lake banks, irrigation system (pipe, wires, heads), greens (patches of the old grass type will continue to grow and ultimately connect), and tees will ultimately require replacement. NGF recommends that the District work with Hampton Golf and perhaps a golf course architect to formulate a master plan for a significant facility renovation, perhaps as soon as 5-7 years down the road.

Review of Primary Golf Course Components

The golf course continues to be in good condition, allowing the club to maintain a competitive advantage over nearby facilities such as Eagle Landing GC and Fleming Island GC. Our interview with the superintendent revealed no urgent problems that would need to be addressed immediately to prevent the loss of revenue or that would entail large capital expense. Although the facility has benefitted from recent upgrades, ongoing capital investment will be required to maintain its superior market position. A review of key golf course components follows:

- **Greens** – The Tif Eagle greens installed in 2016 are generally holding up well, but the old grass variety continues to grow through in patches. While the superintendent is confident that they are manageable at the present time, these invasive patches will likely grow larger over time to the point where they begin connecting. The high quality of the greens is a differentiator for EHGC in this market, so consideration may have to be given in the relatively short-term future (i.e., 5-10 years) to rebuilding them.
- **Tee Boxes** – At the time of our spring 2021 visit, 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. The tee boxes have subsequently seen improving conditions due to more frequent application of fertilizer. Still, tee improvements to par-3 holes should be a priority in short-term capital planning.
- **Overall Turf Condition** – Despite a relative lack of rainfall, overall turf health remains good, with some trouble spots owing primarily to tree shading. The good conditions are attributable to the expertise of the maintenance crew and sufficient irrigation. The good turf conditions that help EHGC compete effectively for market share belie the

importance of the District continuing to set aside money for the 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), that have varying degrees of conditions related to quality of sand, drainage and eroding edges. Bunker improvements are ongoing as part of regular maintenance, and four more greenside bunkers have been upgraded since the 2021 report. However, staff and budget constraints limit the attention that can be paid to bunkers, and work on the larger fairway bunkers will require contracted work. 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 (2021) 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. Some tree trimming was done this past winter. In addition, biennial tree root pruning (especially of older Oaks) helps 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 – especially where tree roots have buckled paths - require attention as a yearly maintenance item. 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 (2021) of EHGC cart paths and bridges showing some areas of cracking and surface damage that should be addressed.

- **Irrigation** – The golf course irrigation system, despite exhibiting wear and tear due to its age, is reported to be functioning properly. The District has invested in replacing aging irrigation heads and improving the irrigation control system (above-ground components), and has recently sought bids on new pumps. Relative to the longer term (beyond five years), the District has begun setting aside money for the replacement of original system piping (below ground component) that dates back to 1992. This investment is inevitable and will help improve pressure and coverage.
- **Lake Banks** – The edges around lakes, especially close to greens complexes, remain a significant challenge for EHGC, with lake banks eroding at a rapid rate. Staff actively manages the edges, so large-scale capital investment can potentially be deferred as part of a longer-term facility renovation master plan as long as vigilant maintenance occurs 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 “mission-critical”).



Areas of lake banks near greens complexes that show erosion and should be addressed, mostly through ongoing maintenance (2021).

- **Driving Range** – The driving range has limited teeing space and, in past years, the result has been a range tee area that was in poor overall condition from overuse. However, the addition of a line of artificial turf mats has helped to improve conditions. 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. Improvements to the driving range “floor” are planned for the short term.

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.



Spring 2021 images of the small kitchen showing challenges in handling a large volume of restaurant / banquet) activity.

- **Back of Clubhouse** – Because of limited storage capacity, 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.
- **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 last 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 (2021) 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. In 2021, the club 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 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. An exception is that some large pieces of equipment, such as tractors, are stored outside unsheltered; NGF recommends that the District seek quotes on covered storage/ parking for these pieces. 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** – In 2021, NGF observed that the parking lot 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. We were told that no work has been done since our last visit.

OPERATIONS OVERVIEW

The management and oversight structure that existed during our last study remains in place. The facility is operated via full-service management agreement with Jacksonville-based Hampton Golf, which provides management and operations service for a monthly fee. Direct oversight of the Hampton Golf management contract is provided by the Eagle Harbor CDD. This structure offers centralized strategic oversight and direct on-site management from a leading industry company that has a centralized office, dedicated sales team, high quality technology platforms, 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. The General Manager has expertise in food & beverage operations, complementing the strong golf, sales, and maintenance staff. EHGC continues to be on a good trajectory in terms of both facility conditions and performance trends, though operational challenges have emerged over the last 12 to 18 months as a result of high inflation and labor market conditions.

Following are NGF summary observations regarding operations, with recommendations where applicable.

Fees and Charges

Daily Fee Golf Rates

As of October 2021, Eagle Harbor GC has switched to a dynamic pricing model (more below), with fees monitored and adjusted by Hampton Golf based on variations in demand. The basic fee parameters are now within the range of \$25 (offseason twilight) to \$85 (highest peak season rate)

Prior to the change, 18-hole published or 'rack' rates were as shown in the table below. Consistent with its increased quality, including excellent course conditions, EHGC had raised 'rack' rates in recent years, with a peak (non-resident / non-senior) green/cart fee reaching \$70 for prime weekend morning rounds. The top of the local daily fee market in terms of green fees has risen as high as the upper \$90s 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 2022).

2021 Eagle Harbor GC Daily Green Fees (Rack)					
Eagle Harbor 18-Hole Golf Rates					
	Before 11AM	11:00AM-1:00PM	1:00-2:00	2:00-3:00	After 3:00
Mon-Thur. Weekday	\$65	\$40	\$45	\$35	\$31
Fri-Sat-Sun-Holiday	\$70	\$67	\$40	\$37	\$31
Rates may be a few dollars lower for some weekday times. 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					

NGF Discussion and Recommendations – Daily Fees

One of key tenets of dynamic pricing is to take advantage of pricing power during high-demand times and, conversely, to minimize that amount of tee time inventory that “perishes” during traditionally slower demand periods. 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 ±150+ golf members and thus a limited supply of ‘prime’ daily fee tee times. 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.

During NGF interviews with EHGC, District, and Hampton Golf staff, it was revealed that the implementation of dynamic pricing has presented some operational challenges at the club. For example, shop staff frequently deals with the issue of explaining to golfers why they are paying a different rate than someone else (perhaps even a playing partner). Staff must also toggle between the POS system, tee sheet, and website to make sure they are quoting correct pricing to customer trying to make a tee time as a walk-in or over the phone. This pricing strategy also complicates the relationship between daily fee and membership pricing (commonly based on a multiple of the highest daily fee rate so potential members can “do the math” and estimate what their break-even number of rounds would be). Finally, for fees already discounted significantly (off-peak periods), it may not be practical to provide an additional \$5 discount to residents, military and seniors.

With the dynamic pricing strategy having been implemented only in October of 2021, it is too soon to tell what the net impact in revenues and customer satisfaction will be at EHGC. While the operational challenges have been noted, it remains to be seen what the effect on average daily rate will be over the course of the first 12 months (complicated by the fact that cart fees were also increased). In terms of rounds played, there are probably too many intervening variables to ascertain whether the strategy has had any effect, positive or negative. NGF has observed that dynamic pricing may be more suited to facilities that have a high percentage of ‘transient’ play, such as a resort course, than to community-based clubs with a lot of regular, long-time customers.

Ultimately, Hampton Golf management and the District will have to weigh the positives and negatives, on balance, to determine whether this pricing strategy is appropriate for Eagle Harbor. A potential ‘hybrid’ policy that could be considered and analyzed would be to provide published or rack pricing only for Eagle Harbor residents, which would require a verification system (many municipalities that offer resident golf discounts issue resident passes for a nominal charge).

Member Dues

Membership dues at Eagle Harbor had 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. Consistent with an NGF recommendation in last year’s report, member dues were again increased in 2021, to \$265 for Single and \$310 for Family.

An additional membership pricing issue that was recently brought to the District’s and NGF’s attention is that there are a number of full golf members that are paying well below the current dues, likely because they were “grandfathered” in at some point, perhaps under membership categories that no longer exist. (More discussion below).

In July 2021, management instituted a **one-time Initiation Fee** for new full golf members of Eagle Harbor GC. With membership close to perceived full capacity and in high demand, NGF concurs with implementing the initiation fee. Current fees observed east of the river include \$1,500 at Cimarrone, \$3,000 at South Hampton, and \$4,000 at St. Johns. NGF believes the current initiation fees at EHGC of \$1,000 for Single and \$1,500 for Family are appropriate.

Eagle Harbor GC Member Fees (FY 2022)				
Monthly Fees				
Category	Golden Eagle	Executive ¹	Active Military	Junior ²
Single	\$265	\$220	\$210	\$199
Family	\$310	\$270	\$260	+\$69 for each addtl.
Cart Fees (per Player)				
9-Hole Cart	\$15	18-Hole Cart	\$25	
Trail Fees				
Pers. Cart Single Ann.	\$1,500	Family Ann.	\$2,000	
EH Cart Single Annual	\$2,000	EH Single Ann.	\$2,750	
1. Executive: under age 40 2. Junior: 15 and under Note: Initiation Fees in 2022: Single - \$1,000, Family - \$1,500; Monthly Fees do not include tax.				

EHGC golf membership offerings attract a very local following, with zip code data provided several years ago 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.

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. Rounds played per member jumped to nearly 90 in FY21, a reflection of pandemic surge in participation as well as the higher proportion of full golf members than was experienced in prior years; the latter trend also resulted in a large increase in average revenue per member, from just under \$1,800 in FY19 to more than \$2,600 in FY21, a jump of 44%.

Eagle Harbor GC Membership Trends					
Memberships	FY2017	FY2018	FY2019	FY 2020	FY2021
Total Members	158	157	180	n/a	155
Member Rounds	10,823	10,172	10,998	13,488	13,743
Total Member Revenue	\$302,410	\$293,478	\$323,317	\$363,410	\$405,496
Avg. Rounds per Member	68.5	64.8	61.1	n/a	88.7
Avg. Revenue per Member	\$1,914	\$1,869	\$1,796	n/a	\$2,616
Revenue per Member Round	\$27.94	\$28.85	\$29.40	\$26.94	\$29.51
Source: Eagle Harbor GC.					

NGF Discussion – Membership Pricing

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 is close to its realistic capacity in terms of full golf members. With increased demand due to a number of factors, including the pandemic, the number of *full golf* members rose to 138 as of April 2021 and has held steady since.

Based on Eagle Harbor's strong leadership position in the local competitive marketplace, as well as the current inflationary atmosphere, NGF recommended in our 2021 report that the District and Hampton Golf consider dues increases of $\pm 10\%$, bringing the Golden Eagle Single dues to about \$265 per month and the Family dues to about \$310. NGF views Eagle Harbor as the clear market leader among public and semi-private clubs west of the river; as such, there should be pricing power to raise dues modestly yearly or every other year to keep up with inflation and competitive pricing. *(NGF defers, of course, to the on-the-ground manager, Hampton Golf, to determine optimal pricing).*

Finally, the grandfathered dues for some members are well below both EHGC current rates and below market rates. *Though NGF is not privy to any agreement in writing that exists between the parties, it would be an industry best practice to bring these memberships to parity with the existing pricing structure. Since it would likely be onerous to charge these members current rates immediately, we recommend they be "brought to parity" in step, over a predetermined period of time. Another option would be to study converting these memberships to a new "Weekday Only" category, good for unlimited play Monday through Thursday.*

Food and Beverage Operations

The steady revenue growth trend of the Food & Beverage operation slowed in FY20, interrupted by Covid-related closures and restrictions, but rebounded somewhat in FY21. As detailed later in the report, F&B has now established itself as a profit center at EHGC, though the current macro environment presents strong headwinds on the expense side of the business (more below).

Hampton Golf's commitment to direct selling and marketing continues for Talons. The percentage of total 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. Talons is now a popular venue for wedding ceremonies and receptions, sports banquets, baby showers, wedding showers, birthday parties, and other events. These outcomes reflect the expertise of the management team in place, as well as the sizable "fall-out-of-bed" market (7,000+) from which Talons has to draw.

There are some inherent limitations that will constrain organic revenue growth. Small kitchen size, inefficient layout, and smaller seating capacity (150-person wedding is maximum; 125 is more comfortable) are factors that preclude hosting 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.

NGF Discussion

Facility improvements, expert management, and aggressive direct sales efforts for banquets and other events have been key to the impressive turnaround for the F&B operation at Eagle Harbor Golf Club. However, the revenue may be "range-bound" to $\pm \$1.4$ million (2022 dollars) given limitations of the current facilities. The District is committed to improvement projects to expand efficiency and capacity, such as the kitchen reconfiguration plan to increase storage space and improve capacity, investing in new equipment (e.g., a pizza oven) that will provide more menu flexibility, and enhancing the outside wedding venue.

Other key macro issues are affecting businesses in the hospitality and service industries, including significant challenges in attracting and retaining labor. Strong competition for workers has resulted in wage inflation; additionally, strong inflation in prices for non-labor inputs (fertilizer is but one example) has also taken hold. At least for the short term, managing margins in the Talons' operation – as well as the golf facility in general - will require nimble navigation of current challenges so that rising labor and food costs can be passed on without pricing customers out.

Staffing Changes

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 elevated image and market position that the District and Hampton Golf have achieved. The primary staffing change since NGF's study in 2021 was the hiring of a new PGA Head Golf Professional who has been a PGA Professional for 28 years at clubs in northeast Florida. Key positions held prior to joining the Eagle Harbor team include 1st Assistant at Timuquana Country Club, Head Golf Pro at The Ravines Golf Club, and – for the 20 years - Director of Golf at The Amelia Island Club at Long Point, overseeing one of the largest private memberships in Florida.

The other key structural change from a staffing standpoint was losing the two contracted independent instructors, the Director of Player Development and an LPGA teaching professional. This has resulted in a temporary halt to most programming at EHGC, but also offers the potential opportunity to take instruction and programming “in-house”, thus creating a revenue opportunity.

Marketing, Direct Selling, and Programming

NGF observed that Hampton Golf continues to enact best practices with respect to marketing and direct selling, organized activities, and events. However, due to turnover with respect to the former contracted instructors, lessons and other player development programming has been temporarily paused. Following is a summary of key strategies, programs and activities at Eagle Harbor.

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. Key marketing and selling activities include:

- **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:** Including events already booked, EHGC is expected to generate more than \$150,000 in playing fee revenue in FY22 outside tournaments and outings; these events also generated food & beverage and merchandise revenue. The largest outings include ASHE (148 players), Junior Tour (144), NFJG Jax City Championship (140), the Faldo Hurricane Series (140), and Sam Houston (140). Many of the outings recur annually. Hosting large events must be carefully managed 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 tourneys, 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 from recent years include:

- The weekly 9-hole Thursday Scramble, which kicked off with a 9-hole Night Golf event in spring 2016, was 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 has been 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.

As noted in the introduction to this section, EHGC lost two independent contractors – the Director of Player Development and an LPGA Teaching Professional - that together were responsible for 95% of teaching and programming at the club. For now, the new Head Golf Professional and Assistant Golf Professional will do some private lessons and manage some beginner "hit and giggle" camps for juniors, but otherwise the changes will necessitate a "reset" of instruction and programming. If management takes the direction of bringing all player development and programming "in house", it could provide a longer-term revenue opportunity for EHGC.

Key elements (not exhaustive) of EHGC instruction, programming and player development that will have to be rebuilt are:

- **Women's Programming:** 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 has been very active with junior instruction and programming, including:
 - Hosting four (4) PGA Junior League Golf teams, totaling 48 kids.
 - 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. Summer Golf Camps were typically 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.
 - 'Operation 36', a program introduced in 2021 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 also practices and plays at the club during this period.

Potential Longer-Term Revenue Opportunity

An idea under consideration by the CDD and Hampton Golf is to introduce a “golf entertainment” 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).

FINANCIAL PERFORMANCE ANALYSIS

NGF has reviewed the rounds activity, membership, revenues and facility expense performance of EHGC. 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 ‘Covid lift’. Rounds took a moderate step back in FY21, falling by nearly 5%. Rounds played through April 2022 are moderately ahead of last year's pace.

The number of members, including ‘Range 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 (FY2017 - FY2021)						
	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022*
Member Rounds	10,823	10,172	10,998	13,488	13,743	7,798
Guest/Daily Fee Rounds	23,710	24,648	28,337	31,489	29,049	17,545
Total Rounds	34,533	34,820	39,335	44,977	42,792	25,539
Total Members	158	157	180	n/a	155	--
Rounds per Member	68.7	64.8	61.1	n/a	88.7	--
Member Rounds % of Total	31.3%	29.2%	28.0%	30.0%	32.1%	30.5%
Source: Eagle Harbor GC.						
*October 2020 – April 2022 (7 months).						

EHGC Rounds Played - First 7 Months (FY2018 – FY2022)								
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	7-Month Total
FY2018	2,609	3,000	3,000	1,843	3,050	3,493	3,238	20,233
FY2019	3,147	2,840	2,803	3,001	3,190	4,421	4,043	23,445
FY2020	3,109	3,274	3,095	3,372	3,491	4,658	3,994	24,993
FY2021	3,524	3,196	3,515	3,696	2,832	4,292	4,072	25,127
FY2022	3,343	2,804	3,622	3,280	3,812	4,089	4,409	25,359
Difference '18 – '19	538	-160	-197	1,158	140	928	805	3,212
Difference '19 – '20	-38	434	292	371	301	237	-49	1,548
Difference '20 - '21	415	-78	420	324	-659	-366	78	134
Difference '21 - '22	-181	-392	107	-416	980	-203	337	232
Source: Eagle Harbor GC.								

Revenues

Revenue center performance was strong in FY21, with total revenues reaching \$3.315 million, a 9.6% increase over FY20, when food & beverage sales were down sharply due to the pandemic. Leading the way for the overall increase were food & beverage sales, up by 14%, merchandise sales, up by 35.6%. and member dues, up by 11.6%. The food & beverage revenue center, though recovering from the pandemic, still produced revenue that was 12.6% below the record high of \$1.38 million achieved in FY19. Overall, total revenues increased by about \$618,000, or 22.9%, between FY17 and FY21, owing largely to an increase in golf playing fee revenues (daily fees/carts plus member dues).

Eagle Harbor Golf Club Total Revenue (FY 2017 – FY 2021)					
Income	2017	2018	2019	2020	2021
Member Fees / Dues	\$300,406	\$289,873	\$323,317	\$363,410	\$405,496
Green/Cart Fees	876,682	917,168	1,045,552	1,248,937	1,275,052
Merchandise Sales	163,499	163,951	215,016	215,713	292,540
Total F & B Sales*	1,239,749	1,250,218	1,383,033	1,060,923	1,209,087
Merchandise + F&B			1,598,050	1,276,636	1,501,627
Rental Income	22,874	30,683	46,308	54,460	57,846
Membership (Other)	2,004	3,605	3,917	4,989	4,269
Misc. Income*	92,759	66,008	70,394	75,864	71,676
Total Revenue	\$2,697,972	\$2,721,505	\$3,087,538	\$3,024,295	\$3,315,965
Annual Change in Revenue	11.81%	0.87%	13.45%	-2.05%	9.64%
Source: Eagle Harbor GC.					
* Excludes rental revenue and miscellaneous income.					

Average Revenue per Round

With the exception of FY20, total facility average revenue per round was remarkably consistent over the last five years, at ± \$78.00 during that period. Revenue per round quickly rebounded to \$77.49 in FY21, after dropping to \$67.24 during the pandemic year of 2020, when food & beverage and merchandise sales were down sharply. In addition to some recovery in F&B during FY21, average golf playing fee revenue (green fees / carts / member dues) rose from an average of \$35.11 for the FY18 to FY20 period to \$39.27 in FY21, an increase of about 12% that can be mainly attributed to strong tee sheet management, increases in member dues, and “pricing power” resulting from the pandemic.

Eagle Harbor Golf Club Average Revenue per Round FY2017 – FY2021					
	2017	2018	2019	2020	2021
Total Members	158	157	180	n/a	155
Member Rounds	10,786	10,823	10,998	13,488	13,743
Guest/Daily Fee Rounds	25,231	23,710	28,337	31,489	29,049
Total Rounds	34,533	34,820	39,335	44,977	42,792
Average per Round					
Memb. Fees/Dues per Member	\$1,901	\$1,846	\$1,796	n/a	\$2,616
Average per Total Round					
Green/Cart/Member Fees	\$34.09	\$34.67	\$34.80	\$35.85	\$39.27
Merchandise Sales	\$4.73	\$4.71	\$5.47	\$4.80	\$6.84
Total F & B Sales	\$35.90	\$35.91	\$35.16	\$23.59	\$28.25
Rental Income	\$0.66	\$0.88	\$1.18	\$1.21	\$1.35
Membership (Other)	\$0.06	\$0.10	\$0.10	\$0.11	\$0.10
Misc. Income	\$2.69	\$1.90	\$1.79	\$1.69	\$1.67
Total Revenue per Round	\$78.13	\$78.16	\$78.49	\$67.24	\$77.49
Source: Eagle Harbor GC					

Food and Beverage Operation

The food & beverage operation at Eagle Harbor has grown impressively since 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. For both FY19 and FY20, 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. In FY21, F&B sales rebounded to \$1.21 million, resulting in just under \$124,000 in net ordinary income.

Physical space improvements, expert management, and aggressive direct sales efforts for banquets and other events have been key to the impressive turnaround for this now-established profit center at Eagle Harbor Golf Club. At this writing, nearly all 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. As we noted in last year’s report, managing margins in the Talons operation will require nimble navigation of current challenges.

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 had been growing moderately at a compound annual growth rate of about 2% between FY17 and FY20, before increasing aggressively by nearly 10% for FY21. 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, before increasing to 50% in FY21 due to wage inflation. Even at this level, the labor cost as a percentage of total expense is within industry standards, especially considering the large-scale F&B operation.

We note that the very high inflation rate and the competition for labor being experienced in the U.S. in 2021 and 2022 will continue to be a strong headwind for golf operators and will negatively affect the bottom line at Eagle Harbor, at least for the short term. EHGC’s total expense budget is projected to be \$2.86 million at the end of FY22, a 6.6% increase over prior year. The FY23 budget shows an even larger increase of 11.8%, to a total of \$3.2 million. Overall, labor expenses are projected to increase by nearly \$258,000, or 16.2%, from FY22 to FY23.

Finally, Hampton Golf and the CDD continue 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 Goods Sold

Cost of goods sold at EHGC has been in line with accepted industry averages in its food and beverage and merchandise revenue centers in prior studies. Pro shop merchandise COGS has risen from about 75% to $\pm 80\%$ over the last few years, including the 81% figure in FY21. F&B COGS, which had been in the $\pm 33\%$ range for the prior two years, rose to 39% in FY20 but moderated to and 35% in FY21, despite rapidly rising food costs.

Economic Performance Summary

The CDD's continued investment in EHGC resulted in a large increase in overall facility revenues over the last 7 years or so, including the period shown in the table below. While the 2020 pandemic temporarily slowed revenue growth due to largely to a decrease in F&B and merchandise sales, growth quickly returned in FY21. Most important, the total net loss on operations (net ordinary income) has been much lower over the last three fiscal years, at **(\$53,000)**, **(\$8,900)**, and **(\$29,734)**, respectively.

NGF pro forma modeling shows that 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 played stabilize at close to 45,000, full golf members stay level at about 140, and the facility continues to show growth in the food & beverage revenue center (assuming fee / dues / price increases are able to keep up generally with inflation).

Eagle Harbor Golf Club Summary of Golf Facility Performance: FY2017 – FY2021					
	2017	2018	2019	2020	2021
Total Operating Rev.	\$2,697,972	\$2,721,505	\$3,087,839	\$3,024,295	\$3,315,965
Less:					
Cost of Sales	\$588,262	\$579,217	\$704,764	\$586,156	\$661,129
Total Operating Exp.	\$2,301,271	\$2,335,826	\$2,436,526	\$2,447,056	\$2,684,570
Net Ordinary Income	(\$191,561)	(\$193,538)	(\$53,451)	(\$8,917)	(\$29,734)
Less:					
Depreciation	\$0 ¹	\$0 ¹	\$76,353	\$76,354	\$76,354
Net After Depreciation	(\$191,561)	(\$193,538)	(\$129,804)	(\$85,271)	(\$106,088)
Other Income:					
Club Subsidy/IFT	\$229,660	\$218,000	\$0	\$10,580	\$10,580
Total Other Income	\$229,660	\$218,000	\$0	\$10,580	\$10,580
Other Expense:					
Interest Expense	\$202,950	\$182,820	\$131,175	\$138,600	\$114,180
Bond Principal	\$285,000	\$325,000	\$339,167	\$370,000	\$390,000
Non-Recurring Cap.	\$0	\$54,541	\$0	\$0	\$0
Other	\$36,128	\$33,415	\$0	\$0	\$0
Total Other Expense	\$524,078	\$595,776	\$470,342	\$508,600	\$504,180
Net Other Inc./Exp.	(\$294,418)	(\$377,776)	(\$470,342)	(\$498,020)	(\$493,600)
Net Income	(\$485,979)	(\$571,314)	(\$600,146)	(\$583,291)	(\$599,688)
Source: Eagle Harbor GC.					
¹ Depreciation for FY17-18 not available.					

Market Analysis

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

Prior to the pandemic year of 2020, the golf industry was healthy and was continuing a macro trend toward stabilization in terms of participation and demand, though golf course closures continued to greatly outpace openings. Ultimately, total spending on golf and club memberships will always be vulnerable to outside forces such as the economy, but the game remains popular and is fortunate to have a deep well of interested prospects. The chief challenge is ***getting more non-golfers who express interest in playing (“latent demand”) to give golf a try, and converting more beginners into committed participants.***

Since spring 2020, golf has received a strong boost in interest and demand resulting from the Covid-19 pandemic. This has been due to many factors, not the least of which is the fact that golf is an outdoor activity that is conducive to social distancing. There are indications that part of this pandemic “dividend” may be slipping away. Golf Datatech’s latest National Rounds Played Report (see [Appendix B](#)) shows a significant decline year-to-date (more below). Running behind prior year rounds is the continuation of a trend that began nine months ago – the second half of 2021 trailed the boom year of 2020 by about 7%. Still, it is important to consider the following:

1. So far in 2022, weather appears to have had a significant impact. Pellucid reports golf playable hours (computed using detailed weather data from across the country) were down 14% over the first four months of the year, compared to same period last year.
2. The first third of the golf year (Jan-Apr), which you can loosely call golf’s ‘winter,’ may be high season in places like Florida and Arizona, when a large percentage of annual rounds are played by migratory ‘snowbirds,’ but it’s low season in most other places, as golf courses are either closed for extended periods or open sporadically as weather permits. Golf’s winter generally accounts for 20% of total annual rounds, so while we’d of course like to start the year up, being down 10% equates to only a 2% annual impact.
3. Other metrics and parts of the golf business continue to show strength. Club and ball sales are up 14% in wholesale dollars year-to-date, golf’s online search popularity remains elevated and stable, and though rounds played are down, golf revenue per round is up compared to last year.

Ultimately, it will be up to golf’s stakeholders (major associations, course operators, golf professionals, instructors, and other staff) to make sure that a strong percentage of new and reactivated golfers stick with the game now that other leisure, recreation and entertainment activities are widely accessible.

Key Trends in Demand

Participation - The national golfer number (people age 6+ that had played at least one round of golf the prior 12 months) showed net attrition since 2012, but has been on the rise over the last

several years, increasing from 23.8 million people in 2017 to 25.1 million in 2021. Overall, the number of golfers has declined by about 5.5 million since peaking at 30.6 million in 2003.

Rounds Played 2019-2022 – 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% (about 60 million rounds) over 2019, with Florida up by 6.9%, despite Covid-related shutdowns for much of March and April. For 2021, national rounds were up by another 5.5%, while Florida saw an increase of 6%. Through May 2022, national rounds were down by 8.7% over 2021, and play in the South-Atlantic region decreased by 3.8%. However, both Florida and the Jacksonville market saw modest YOY *increases*. (see [Appendix B](#))

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 57 to 76 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. Generation G includes younger Boomers and older members of Gen X.

Golf Course Supply

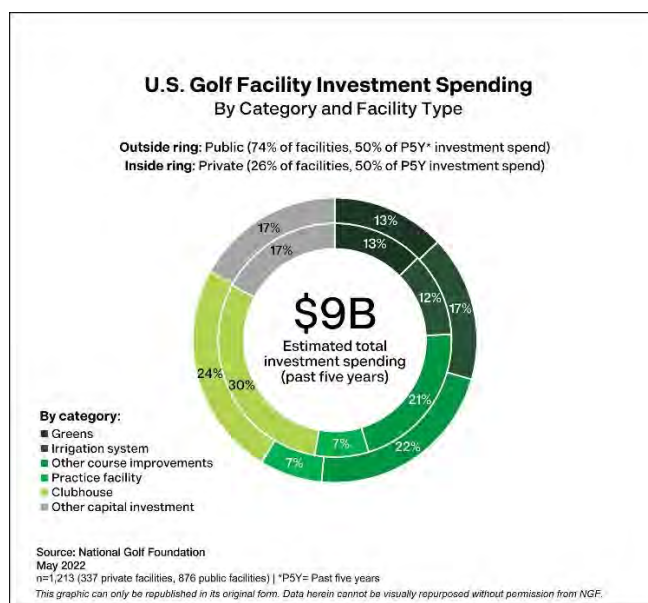
The number of course closures has outweighed new openings for 14 consecutive years during the ongoing balancing of supply and demand. According to NGF data, since the market correction in golf course supply began in 2006, there has been a 10% cumulative reduction of U.S. golf courses in terms of 18-hole equivalents (18HEQ). In 2019 there were 279.5 permanent closures, about 40% higher than the level experienced in the prior two years. (For perspective, golf supply grew by 44% from 1986-2005). The rate of permanent closures slowed over the last two years, despite the pandemic, with 193 18HEQ shutting their doors in 2020 and 130.5 in 2021, down 53% from its peak two years ago, prior to the pandemic.

The demand for land to develop residential and commercial real estate is influencing the supply correction in golf. Closures tend to be more value-oriented, public facilities in the best-supplied areas: Florida, Texas, Ohio, California, and New York had the most closures in 2019 and all rank among the top six states with the most golf courses.

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. A recent NGF study with more than 1,200 responding facilities indicated total investment of more than \$9 billion over the prior 5 years.



Increasing Diversity: A closer look at on-course participants (golfers) in 2021 shows a continuing trend towards diversification – spurred in some respect by the heightened interest and engagement being generated by off-course forms of golf. Women now comprise 25% of golfers, and people of color 21%, both groups having increased meaningfully. Overall, the number of non-White golfers has increased by about 900,000 since 2017, while the number of women golfers grew by about 400,000 over that time.



Beginners: The number of beginners rose to a record 3.2 million in 2021, surpassing the record of 3 million set the prior year set in 2016 and representing an increase of about 1 million since 2014). 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. According to NGF's Graffis Report: "In addition to the largest-ever recorded increase in beginners (+23%), 2020 saw the most significant gain for youth golfers (+25%) since 1997." Nearly 37% of beginning golfers are women, and the percentage of non-Caucasian beginners is significantly higher than the percentage of non-Caucasians in the 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 $\pm 15\%$), has continued to steadily rise to about 17 million in 2022.

Dedicated: Several years ago, NGF developed a scale to gauge participant engagement with golf. NGF annual golfer survey research indicates that the number of dedicated golfers has remained steady at 20 million for the past 8 years. These dedicated golfers are responsible for $\pm 95\%$ of rounds played and spending. Those who are more engaged are significantly more likely to continue playing.

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 the lasting effects on golf participation and demand will be. The pandemic resulted in a significant rise in new and returning golfers, manifesting in fuller tee sheets across the U.S. Still, as we documented above, part of the Covid “dividend” may be wearing off, and operators will have to be proactive in keeping golfers engaged. Many facilities with large food & beverage/banquet operations – such as Eagle Harbor GC – have been seeing a return to normal demand, even as lingering labor and inflation issues continue to make operations challenging.

Local Market Golf Supply and Demand Summary

To assess potential market opportunities to increase rounds and and/or fees at EHGC, 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. 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 C](#) for demographic trends data.

Demographics & Golf Demand

- There are an estimated 371,000 people residing within 10 miles of EHGC in 2021. The 10-mile market is expected to add nearly 31,000 new residents between 2021 and 2026. *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 about \$108,000, or about 49% higher than the corresponding national figure of \$72,506. At 44.7 years, the **median age** is also considerably higher than the national media of 39.4 years. Both income and age correlate positively with golf participation/frequency, except among the very elderly.

- **Golf participation rate:** Household golf participation rates in the 2-mile and 10-mile submarkets are 49% and 18% higher, respectively, than the national household participation rate of 14%, attributable largely to factors such as high relative income and age profiles that are predictive of strong golf participation. NGF proprietary golf demand indices indicate about 22,000 **golfing households** within 10 miles of EHGC, and just under 90,000 in greater Jacksonville.
- The tourism industry in the Jacksonville/Duval County area has recovered fully from the pandemic and is projected to set records in 2022. Total visitation topped 23 million in 2021, with about 25% of those overnight visitors. These visitors contribute significantly to golf course activity in the overall region. Based on current golf participation rates and NGF golf travel research, 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 about 1,200 “**very interested**” **non-golfers** in the 2-mile market (including many within EH). 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 in 2022. 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 D](#) 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:

- Though some of the competitive courses did not share actual rounds played data for FY21, NGF research indicates that most local and regional golf facilities continued to benefit from the pandemic-related surge, with play either steady or up over 2020, when rounds had surged by 10% to 15% year-over-year compared to 2019.
- Based on online rates during the late spring of 2022, the top of the local daily fee market has increased moderately from the prior year range of \$75 to \$85 for a peak

season prime time round of golf at facilities such as Golf Club at South Hampton and St. Johns G&CC, the latter of which showed a prime-time rate as high as \$98. Area clubs, including Eagle Harbor, continue to exhibit pricing power, with some clubs extending the prime golfing season into the late spring.

- South Village CDD's **Eagle Landing Golf Club**, the City of Jacksonville's **Bent Creek Golf Course**, and **Fleming Island Golf Club** 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 G&CC - remain secondary competitors.
- **St Johns, South Hampton**, and **Eagle Landing** remain the most active clubs in the market, with estimated annual rounds in the range of 50,000 to 55,000. Each, like Eagle Harbor, has a significant membership component. **Bent Creek**, formerly one of the most active, has suffered due to losing its greens and operating on temporary greens.
- **Eagle Landing Golf Club**, managed by Troon Golf, has been improved in recent years as the SVCDD has invested in rebuilding all bunkers, extensive cart path and curbing work, enhancements to the driving range, landscaping and general cleaning up of brush, secondary rough, etc. The clubhouse has also had a refreshing. (Sources of capital available include mandatory \$500 social membership for new residents that provides ~ \$40K - \$50K per year, as well as yearly capital assessments for HOA members). ELGC has a large-scale food & beverage operation that generated \$1.2 million in 2021.
- **Fleming Island Golf Club**, the most proximate public golf course to EHGC, last year introduced "Top of the Tee" golf entertainment amenity at its driving range". 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. Hourly bay rentals for parties of up to 4 are \$40. For singles just looking to hit balls, the bay cost is free (balls not included) from 8 am to noon, \$5 from noon to 5 pm, and \$10 from 5 pm to 10 pm. Programming includes contests such as Closest to the Pin, Longest Drive, Points Games, Virtual Golf, Approach Games, Weekly & Monthly Challenges.
- **Bent Creek GC**, managed by Indigo Golf, is renovating its greens and operating with temporary greens, reportedly after "losing" them. The work is intended to "restore the greens to their prime conditions and size, increasing playability and consistency". **St. Johns G&CC** recently completed a \$2.5 million clubhouse renovation couple of years 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 allows the club to facilitate large non-golf events such as weddings at the same time that golf events are being held.
- **Julington Creek Golf Club**, owned and managed by Brown Golf, is currently closed for renovation. Brown Golf, which took over in 2015, has increased the maintenance budget in recent years and has completed a first round of improvements prior to the current renovation. The 2022 capital project includes renovations to greens, bunkers, and tees, minor irrigation upgrades, rebuilding of the driving range, addition of a new larger practice green, and enhancement to aesthetics throughout the course. Future projects are expected to include cart path improvements and more extensive irrigation system upgrade.

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 recent improvements 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).

As we've stated in the past, NGF believes the District's commitment to continually improving Eagle Harbor GC is critical to retaining the club's market position as the premier public access golf facility on the west side of the St. John's River. Also, the presence of a high-quality golf club also enhances quality of life and bolsters home values for community residents.

Below we provide updated cost estimates for the EHGC capital plan prepared for this report in 2022, which was based on priority needs as identified by NGF, Hampton Golf, and District staff. Costs are presented for the current fiscal year (FY22), the short/intermediate-term (FY23 – FY26), and for the longer-term (FY27 through FY31).

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 costs are based on estimates provided by the District or Hampton Golf, while others are solely from NGF expertise and that of its industry sources. Finally, all costs are in 2022 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. **For purposes of this study, we have increased cost estimates by ±10% for items that are repeated from 2021's capital plan.**

MAINTENANCE AND REPAIR PROJECTS

Remainder FY 2022

1. **Cart Path Repairs:** Continual work to stay ahead on cart path repairs and fixes at an annual cost of **\$6,600**.
2. **Tree Root Pruning:** Fixing large tree root intrusions. **NGF estimated cost = \$5,500 (Lump sum)**.

FY 2023 – FY 2026 or Annual Recurring

1. **Cart Paths:** Continual work to stay ahead on cart path repairs and fixes at an annual cost of **\$6,600**.
2. **Irrigation Repairs:** Annual cost of **\$6,600** 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 = \$5,500 (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 = \$13,200 (2 bridges @ \$6,600/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 2022

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 **\$110,000 for new equipment and reorganization**.

FY 2023 – FY 2026

1. **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 = \$22,000 (work done in house)**.
2. **Driving Range Repair:** Repair tee area, drainage; extensive work to landing area, including leveling/removal of current target “greens”. **EHGC estimated cost = \$192,500 for range improvements and drainage fixes**.
3. **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 = \$82,500 (lump sum)**.

4. **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 = \$16,500.***
5. **Tree Trimming/Thinning:** Trimming large trees and removing dead and dying trees is a priority for EHGC. ***EHGC estimated cost = \$33,000 total.***
6. **Clubhouse Enhancements:** Replacement of one additional A/C unit. ***NGF/District estimated cost = \$11,000.***
7. **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 = \$78,650 (13 @ \$6,050/ bunker).***
8. **Cart Barn Improvements:** Complete basic repairs and upgrades to the 5,500-sf cart storage barn. ***NGF estimated cost = \$36,300 (5,500sf @ \$6.60/sf).***
9. **Parking Lot:** Repair of parking lot (e.g., new asphalt surface) and addition of new lighting. ***EHGC estimated cost = \$83,600 (38,000sf @ \$2.20/sf) for new surface and striping + \$26,400 for lighting.***
10. **Lake Bank Rebuild (holes #11, #14, and #16):** Repair damage done by Nutria and general erosion. ***Estimated cost = \$16,500 (3 @ \$5,500 per hole).***

Long-Term (Beyond FY 2026)

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 = \$50,000.***
3. **Irrigation System Renovation:** The addition of a new piping and other below-ground fixes. ***EHGC estimated cost = \$825,000 (lump sum in 2022 dollars).*** Assumed to be funded through a capital reserve savings plan of \$165,000 per year through FY2026.
4. **Lake Bank Improvements (Optional):** Bulkhead inside and outside pond at the putting greens. ***EHGC estimated cost = \$192,500 (Lump sum).***

NGF SUMMARY 10-YEAR MAINTENANCE, REPAIR & CIP

The tables below summarize the recommended improvements as presented above.

Maintenance and Repair Projects – FY 2022 – FY 2031

10-Year Maintenance and Repair Plan for Eagle Harbor Golf Club						
	Remainder FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY27-FY31
FY 2022 Maintenance Projects						
Cart Path Repairs	\$6,600					
Tree Root Pruning	\$5,500					
FY2023 - FY2026 or Recurring						
Cart Path Repairs		\$6,600	\$6,600	\$6,600	\$6,600	\$6,600
Irrigation Repairs		\$6,600	\$6,600	\$6,600	\$6,600	\$6,600
Tree Root Pruning		\$5,500	\$5,500	\$5,500	\$5,500	\$5,500
Bridge Repairs			\$13,200			
Environmental Area Maintenance		\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
Annual Total	\$12,200	\$32,700	\$45,900	\$32,700	\$32,700	\$32,700
Source: NGF Consulting and Eagle Harbor GC						

Capital Projects – FY 2022 – FY 2031

10-Year Capital Improvement Plan for Eagle Harbor Golf Club						
	Remainder FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY27-FY31
FY 2022 Capital Projects						
Kitchen Equip. & Improvements	\$110,000					
FY23 - FY26 Capital Projects						
Driving Range Repair		\$192,500				
Tee Renovation		\$82,500				
Irrigation and Drainage Projects		\$16,500				
Tree Trimming/Thinning		\$33,000				
Clubhouse A/C Unit Replace		\$11,000				
New Water/Ice Station		\$22,000				
Bunker Renovation		\$36,300	\$42,350			
Cart Barn Improvements			\$36,300			
Parking Lot Improvements			\$110,000			
Lake Bank Rebuild					\$16,500	
FY27 - FY31 Capital Projects						
Outside storage unit for kitchen						TBD
New Kitchen Cooking Equip.						\$49,500
Reserve for Irrigation Reno	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	Irrigation Proj.
Base Annual Total	\$275,000	\$559,800	\$353,650	\$165,000	\$181,500	
Bulkhead – Putting Greens (Optional)						\$192,500
Source: NGF Consulting and Eagle Harbor GC						

Projected Financial Performance (FY22–FY31)

NGF Consulting has created a cash flow model for EHGC, in consideration of actual recent facility performance, FY23 expense budget, and current and expected market conditions. Key assumptions are shown below.

BASIC ASSUMPTIONS

- The regional and national economic condition continues to stabilize from the pandemic, but high input cost inflation and labor challenges continue at least through FY23.
- EHGC will continue to operate in similar fashion to today, with Hampton Golf retained via management agreement, and active marketing, direct selling and programming remaining in place (despite temporary pause in some programming activities due to change in structure). The golf course will continue to be maintained in a top-rate manner, complemented by a proactive capital improvement plan.
- **Rounds played** are held steady at 43,000 through FY31, reflecting recent activity levels.
- The **number of “full-golf” members** is projected to stabilize at 145 - a moderate decrease from the 155 reported to for 2021 – for the 10-year period. Based on actual recent results and the membership fee increases in 2022, we have assumed total member revenue to average \$3,075 per full golf member in FY22, with a 2.5% annual increase through FY31.
- 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 in FY21, with modest increase reflecting expectation of a higher average rate due to dynamic pricing. The average fee is \$31.00 in FY22 and is projected to grow annually at 2.5% through 2031.
- **Food & beverage** revenue projections (expressed as per-round average) for FY22, at \$32 per round, reflect an improvement over FY20 and FY21, but not quite achieving results seen in FY19. The effects of the pandemic are waning rapidly and there is some pent-up demand for weddings, meetings, banquets, dining out, etc. We project recovery to \$35 per round by FY23. In subsequent years, we have assumed aggressive growth: 7.5% for FY24 and FY25; 5% for FY26; and, 2.5% for FY27 through FY31. 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 \$6.25 per round in FY22, growing at 2.5% annually through FY31. **Miscellaneous** Income (incl. driving range, “other membership income”, and rentals) is assumed to be \$3.00 per round in FY22 based on actual recent results, and is projected to increase by 2.5% per year through FY31.

- **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 FY22 and FY23, falling to 35% for FY24 through FY31, to reflect moderation of the current inflationary pressures.
- **Operating Expenses:**
 - Based on FY22 projection and FY23 budget data shared by Hampton Golf, estimated FY22 **Labor Expense** (all departments) is \$1.6 million and reflects addition of new positions and significant inflation in costs. FY23 labor costs are assumed to be \$1.85 million. Annual growth is projected at 2.5% annually FY24 through FY31.
 - **Other Operating & Administrative Expenses** (all departments), including management fees, is projected at \$1.275 million in FY22. FY23 other operating costs are assumed to be \$1.35 million, as per the FY23 budget. We project 2.5% annual growth FY24 through FY31.

ESTIMATED FUTURE PERFORMANCE (FY 2022 – FY 2031)

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 2022 – FY 2031)

Projected Revenue - Eagle Harbor Golf Club (FY 2022 – FY 2031)										
	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Total Rounds Played	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000	43,000
Total Full Members	145	145	145	145	145	145	145	145	145	145
Revenue per Round/Member										
DF/Guest Green + Cart Fees	\$31.00	\$31.78	\$32.57	\$33.38	\$34.22	\$35.07	\$35.95	\$36.85	\$37.77	\$38.71
Member Revenue per Full Member	\$3,075	\$3,152	\$3,231	\$3,311	\$3,394	\$3,479	\$3,566	\$3,655	\$3,747	\$3,840
F & B Sales	\$32.00	\$35.00	\$37.63	\$40.45	\$42.47	\$43.53	\$44.62	\$45.73	\$46.88	\$48.05
Merchandise Sales	\$6.25	\$6.41	\$6.57	\$6.73	\$6.90	\$7.07	\$7.25	\$7.43	\$7.62	\$7.81
Misc. Inc. (incl. Range, Rental, Misc. Member Revenue)	\$3.00	\$3.08	\$3.15	\$3.23	\$3.31	\$3.39	\$3.48	\$3.57	\$3.66	\$3.75
Revenues										
DF/Guest Green + Cart Fees	\$1,333,000	\$1,366,300	\$1,400,500	\$1,435,500	\$1,471,400	\$1,508,200	\$1,545,900	\$1,584,500	\$1,624,100	\$1,664,700
Member Dues (per Member)	445,900	457,000	468,400	480,200	492,200	504,500	517,100	530,000	543,300	556,800
F & B Sales	1,376,000	1,505,000	1,617,900	1,739,200	1,826,200	1,871,800	1,918,600	1,966,600	2,015,800	2,066,200
Merchandise Sales	268,800	275,500	282,400	289,400	296,600	304,100	311,700	319,500	327,400	335,600
Misc. Income (incl. Range)	129,000	132,200	135,500	138,900	142,400	146,000	149,600	153,300	157,200	161,100
Total Revenue	\$3,552,700	\$3,736,000	\$3,904,700	\$4,083,200	\$4,228,800	\$4,334,600	\$4,442,900	\$4,553,900	\$4,667,800	\$4,784,400
Food & Beverage COGS	\$516,000	\$564,400	\$566,300	\$608,700	\$639,200	\$655,100	\$671,500	\$688,300	\$705,500	\$723,200
Merchandise COGS	\$215,000	\$220,400	\$225,900	\$231,500	\$237,300	\$243,300	\$249,400	\$255,600	\$261,900	\$268,500
Total COGS	\$731,000	\$784,800	\$792,200	\$840,200	\$876,500	\$898,400	\$920,900	\$943,900	\$967,400	\$991,700
Adjusted Gross Income	\$2,821,700	\$2,951,200	\$3,112,500	\$3,243,000	\$3,352,300	\$3,436,200	\$3,522,000	\$3,610,000	\$3,700,400	\$3,792,700
Expenses										
Labor	\$1,600,000	\$1,850,000	\$1,896,300	\$1,943,700	\$1,992,300	\$2,042,100	\$2,093,200	\$2,145,500	\$2,199,100	\$2,254,100
Other Operating & Admin.	\$1,275,000	\$1,350,000	\$1,383,800	\$1,418,400	\$1,453,900	\$1,490,200	\$1,527,500	\$1,565,700	\$1,604,800	\$1,644,900
Total Expenses	\$2,875,000	\$3,200,000	\$3,280,100	\$3,362,100	\$3,446,200	\$3,532,300	\$3,620,700	\$3,711,200	\$3,803,900	\$3,899,000
Net Ordinary Income	(\$53,300)	(\$248,800)	(\$167,600)	(\$119,100)	(\$93,900)	(\$96,100)	(\$98,700)	(\$101,200)	(\$103,500)	(\$106,300)

Cash Flow Results – EHGC (FY 2022 – FY 2031)

The NGF Consulting preliminary cash flow projection shows that EHGC should produce about \$3.55 million in total gross operational revenue (all sources) in FY22. Though rounds played and the number of full members are projected to stabilize at 43,000 and 145, respectively, the pro forma model shows total revenue growing to \$4.3 million by FY26, and to \$4.8 million by FY31, as result of moderate annual increases in revenue inputs, continued aggressive marketing, strong management, and a higher ceiling in F&B revenues resulting from planned facility improvements (e.g., more kitchen space, enhanced wedding venue).

Based on expense estimates prepared by NGF Consulting – influenced largely by Hampton Golf's FY23 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 **(\$53,000)** in FY22, growing to **(\$249,000)** and **(\$169,000)** over the next two years, as expenses escalate. After assumed normalization of expense growth rates, we project annual net ordinary income to stabilize at a loss of **± (\$100,000)** in the FY26 through FY31 period.

We note that EHGC was on a trend towards operational break-even (excluding depreciation) before the current period of extremely high inflation. In addition to the base pro forma model, NGF ran a sensitivity scenario with all of the same inputs, with the exception that rounds throughout the period are 45,000 instead of 43,000. (Food & beverage per round revenue is multiplied by only 43,500 rounds rather than 45,000 rounds to adjust for the fact that such a large percentage of F&B revenue is non-golf related). These additional rounds result in break-even or a small positive profit at stabilization. However, the club operations would still be unable to fund interest expenses, principal payments, and capital expenditures.

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](#) – GOLF COURSE LIFE CYCLE

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

[APPENDIX C](#) – DEMOGRAPHIC TREND DATA

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

APPENDIX A – GOLF COURSE LIFE CYCLE

GOLF COURSE ITEMS EXPECTED LIFE CYCLE

HOW LONG SHOULD PARTS OF THE GOLF COURSE LAST?

No two golf courses are alike except for one thing: deferring replacement of key items can lead to greater expense in the future, as well as a drop in conditioning and player enjoyment. The following information represents a realistic timeline for each item's longevity.

Component life spans can vary depending upon location of the golf course, quality of materials, original installation and past maintenance practices. The American Society of Golf Course Architects (ASGCA) encourages golf course leaders to work with an ASGCA member, superintendents and others to assess their course's components.

ITEM	YEARS
Greens (1)	15 – 30 years
Bunker Sand	5 – 7 years
Irrigation System	10 – 30 years
Irrigation Control System	10 – 15 years
Pump Station	15 – 20 years
Cart Paths – asphalt (2)	5 – 10 years (or longer)
Cart Paths – concrete	15 – 30 years (or longer)
Practice Range Tees	5 – 10 years
Tees	15 – 20 years
Corrugated Metal Pipes	15 – 30 years
Bunker Drainage Pipes (3)	5 – 10 years
Mulch	1 – 3 years
Grass (4)	Varies

NOTES: (1) Several factors can weigh into the decision to replace greens: accumulation of layers on the surface of the original construction, the desire to convert to new grasses and response to changes in the game from an architectural standpoint (like the interaction between green speed and hole locations). (2) Assumes on-going maintenance beginning 1 - 2 years after installation. (3) Typically replaced because the sand is being changed – while the machinery is there to change sand, it's often a good time to replace the drainage pipes as well. (4) As new grasses enter the marketplace – for example, those that are more drought and disease tolerant — replanting may be appropriate, depending upon the site.

ASGCA thanks those at the USGA Green Section, Golf Course Builders Association of America, Golf Course Superintendents Association of America and various suppliers for their assistance in compiling this information.

The materials presented on this chart have been reviewed by the following Allied Associations of Golf:



For more information, contact ASGCA at (262) 786-5960 or visit www.ASGCA.org

DATA COMPILED BY ASGCA, 125 NORTH EXECUTIVE DRIVE, SUITE 302, BROOKFIELD, WI 53005

APPENDIX B – NATIONAL ROUNDS PLAYED REPORTS



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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December 2021

	DEC.	YTD
PACIFIC	-21.1%	13.9%
CA	-17.7%	13.6%
Los Angeles	*	*
Orange County	*	*
Palm Springs	*	*
Sacramento	*	*
San Diego	*	*
San Francisco/Oakland	*	*
HI	-10.3%	25.9%
OR	-41.2%	6.3%
Portland	*	*
WA	-42.8%	16.6%
Seattle	*	*
MOUNTAIN	-2.9%	2.5%
AZ	-3.9%	3.2%
Phoenix	*	*
CO	139.4%	-2.1%
Denver	*	*
ID, WY, MT, UT	-59.1%	1.9%
NM	23.2%	4.3%
NV	-16.9%	14.0%
Las Vegas	*	*
WEST NORTH CENTRAL	22.2%	3.5%
KS, NE	14.2%	-1.2%
ND, SD	-34.9%	4.4%
MN	-84.6%	0.3%
Minneapolis/St. Paul	*	*
IA, MO	35.7%	9.1%
St. Louis	*	*
Kansas City	*	*

	DEC.	YTD
UNITED STATES	1.9%	5.5%
Public Access	1.9%	6.7%
Private	2.0%	1.1%

EAST NORTH CENTRAL	9.6%	5.7%
IL	-7.3%	5.1%
Chicago	*	*
IN	5.5%	-8.6%
MI	-2.6%	9.9%
Detroit	*	*
OH	32.0%	6.0%
Cincinnati	*	*
Cleveland	*	*
WI	48.8%	12.6%
SOUTH CENTRAL	4.3%	1.3%
AL	2.2%	8.9%
AR, LA, MS	14.8%	-3.6%
OK	22.9%	-16.6%
KY, TN	0.2%	3.4%
TX	9.7%	4.2%
Dallas/Ft. Worth	*	*
Houston	*	*
San Antonio	*	*

SOUTH ATLANTIC	13.0%	5.8%
DE, DC, MD	34.6%	1.3%
Washington/Baltimore	*	*
FL	8.2%	6.0%
Jacksonville	*	*
Orlando	*	*
Tampa	*	*
Palm Beach	*	*
Naples/Ft. Myers	*	*
Miami/Ft. Lauderdale	*	*
GA	-4.4%	-0.4%
Atlanta	*	*
NC	14.0%	12.9%
Greensboro/Raleigh	*	*
SC	32.9%	13.6%
Charleston	*	*
Hilton Head	*	*
Myrtle Beach	*	*
VA, WV	31.4%	-1.7%
MID ATLANTIC	30.9%	6.7%
NJ	41.0%	8.2%
NY	-5.1%	3.5%
New York City	*	*
PA	61.1%	9.3%
Philadelphia	*	*
Pittsburgh	*	*
NEW ENGLAND	-0.9%	2.3%
CT, MA, RI	3.5%	-2.6%
Boston	*	*
ME, NH, VT	*	15.6%

The percentages represent the differences in number of rounds played comparing December 2021 to December 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 shops/courses were closed in March-May of 2020, the level of granular data we normally provide is not available.



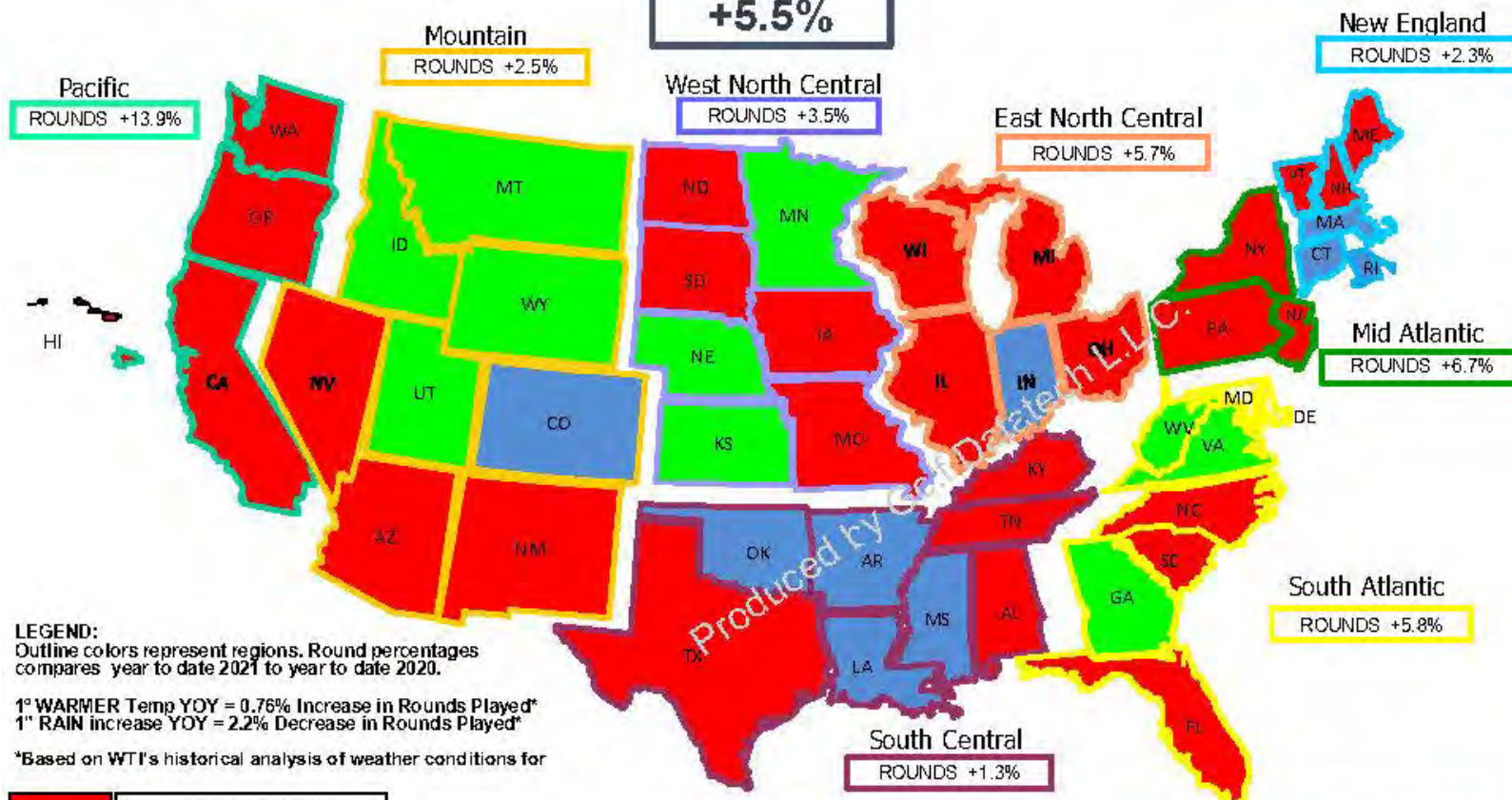
Datatech
L.L.C.

National Golf Rounds Played Report

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US 2021 vs. 2020 YTD THROUGH DECEMBER

+5.5%



LEGEND:

Outline colors represent regions. Round percentages compares year to date 2021 to year to date 2020.

1° WARMER Temp YOY = 0.76% Increase in Rounds Played*

1" RAIN increase YOY = 2.2% Decrease in Rounds Played*

*Based on WTI's historical analysis of weather conditions for

	+ 2.0% and higher
	between -1.9% and + 1.9%
	- 2.0% and lower
	Off Season

weather trends 360

NGF

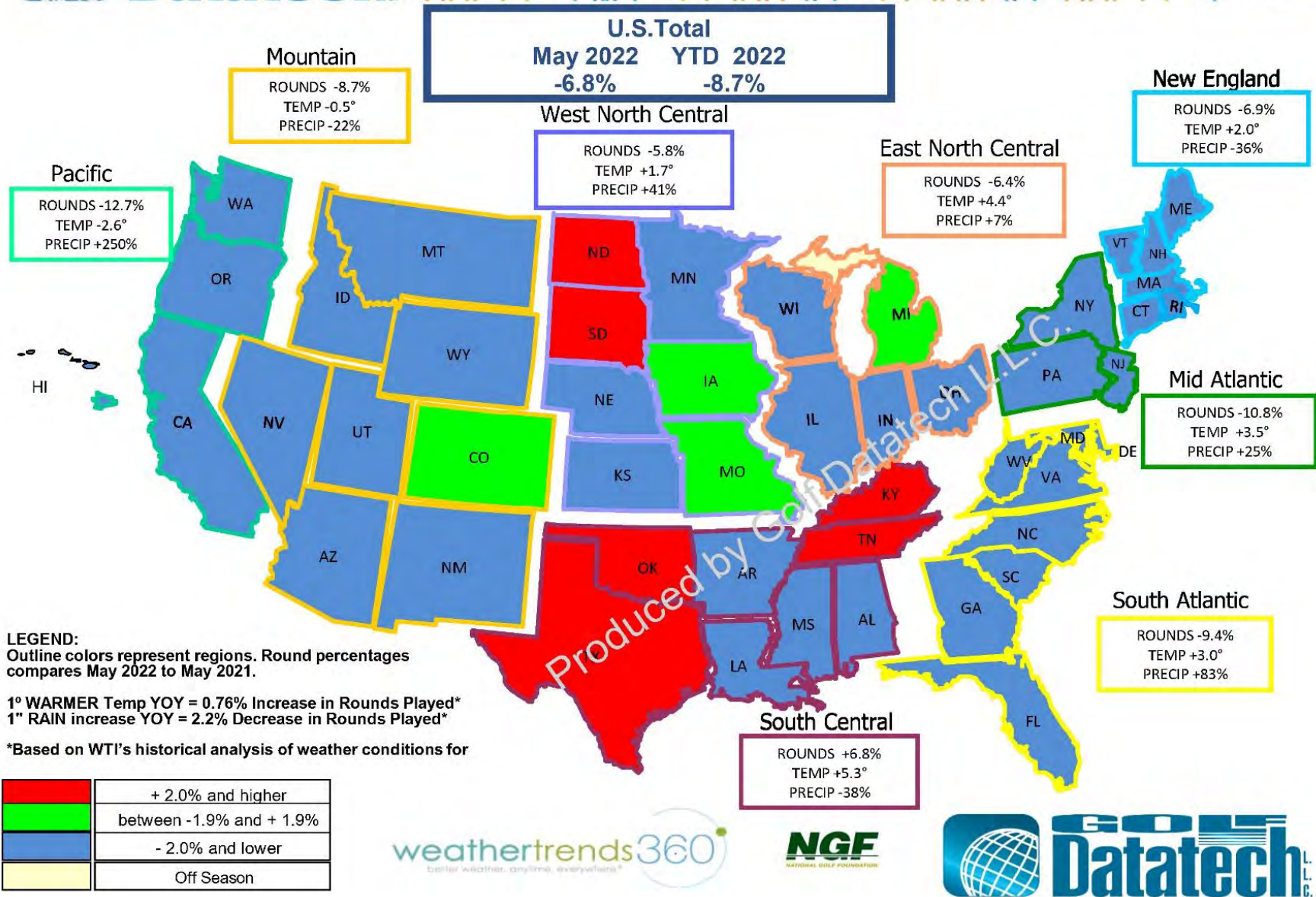
Datatech
L.L.C.

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 golf 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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National Golf Rounds Played Report

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MAY 2022

	MAY.	YTD
PACIFIC	-12.7%	-8.6%
CA	-7.9%	-5.3%
Los Angeles	-2.4%	-14.0%
Orange County	-3.6%	13.4%
Palm Springs	-8.0%	15.7%
Sacramento	-14.8%	-10.0%
San Diego	-10.3%	-10.7%
San Francisco/Oakland	-9.7%	-10.0%
HI	-10.5%	-5.3%
OR	-13.5%	-13.8%
Portland	-32.4%	-25.7%
WA	-26.8%	-22.0%
Seattle	-34.9%	-24.9%
MOUNTAIN	-8.7%	-4.7%
AZ	-10.7%	1.0%
Phoenix	-4.1%	5.2%
CO	1.9%	-1.3%
Denver	-6.3%	-8.2%
ID, WY, MT, UT	-11.4%	-14.7%
NM	-21.4%	-14.5%
NV	-4.8%	1.9%
Las Vegas	-5.2%	-0.2%
WEST NORTH CENTRAL	-5.8%	-19.0%
KS, NE	-11.5%	-16.8%
ND, SD	4.9%	-14.1%
MN	-12.0%	-34.7%
Minneapolis/St. Paul	-1.5%	-30.6%
IA, MO	-0.1%	-12.3%
St Louis	2.4%	-10.6%
Kansas City	-18.0%	-16.8%

	MAY.	YTD
UNITED STATES	-6.8%	-8.7%
Public Access	-6.4%	-9.0%
Private	-8.6%	-7.7%

EAST NORTH CENTRAL	-6.4%	-20.8%
IL	-16.4%	-26.8%
Chicago	-15.4%	-26.1%
IN	-4.8%	-21.6%
MI	1.3%	-6.4%
Detroit	-3.9%	-17.9%
OH	-2.8%	-25.5%
Cincinnati	-5.7%	-23.6%
Cleveland	6.7%	-21.6%
WI	-11.0%	-24.3%

SOUTH CENTRAL	6.8%	-0.6%
AL	-2.2%	0.8%
AR, LA, MS	-2.2%	-0.8%
OK	10.2%	-2.7%
KY, TN	9.4%	-2.2%
TX	10.1%	0.3%
Dallas/Ft. Worth	11.6%	4.7%
Houston	20.5%	1.0%
San Antonio	6.2%	0.5%

SOUTH ATLANTIC	MAY.	YTD
DE, DC, MD	-9.4%	-3.8%
Washington/Baltimore	-11.9%	-13.1%
FL	-6.9%	0.5%
Jacksonville	-5.5%	1.4%
Orlando	-4.2%	-6.8%
Tampa	-17.4%	-4.7%
Palm Beach	-11.0%	0.9%
Naples/Ft Myers	-9.7%	-0.4%
Miami/Ft. Lauderdale	-16.0%	11.8%
GA	-2.3%	-0.9%
Atlanta	0.2%	-1.7%
NC	-11.1%	-11.9%
Greensboro/Raleigh	-6.8%	-7.9%
SC	-7.5%	2.2%
Charleston	4.0%	1.1%
Hilton Head	-13.1%	-3.1%
Myrtle Beach	4.8%	18.9%
VA, WV	-15.1%	-18.0%
MID ATLANTIC	-10.8%	-14.4%
NJ	-14.5%	-13.9%
NY	-12.2%	-11.3%
New York City	-19.8%	-17.1%
PA	-7.4%	-17.5%
Philadelphia	3.9%	-9.9%
Pittsburgh	-14.8%	-24.6%
NEW ENGLAND	-6.9%	-7.3%
CT, MA, RI	-4.1%	-10.4%
Boston	-8.1%	-9.5%
ME, NH, VT	-12.7%	0.6%

The percentages represent the differences in number of rounds played comparing May 2022 to May 2021.

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

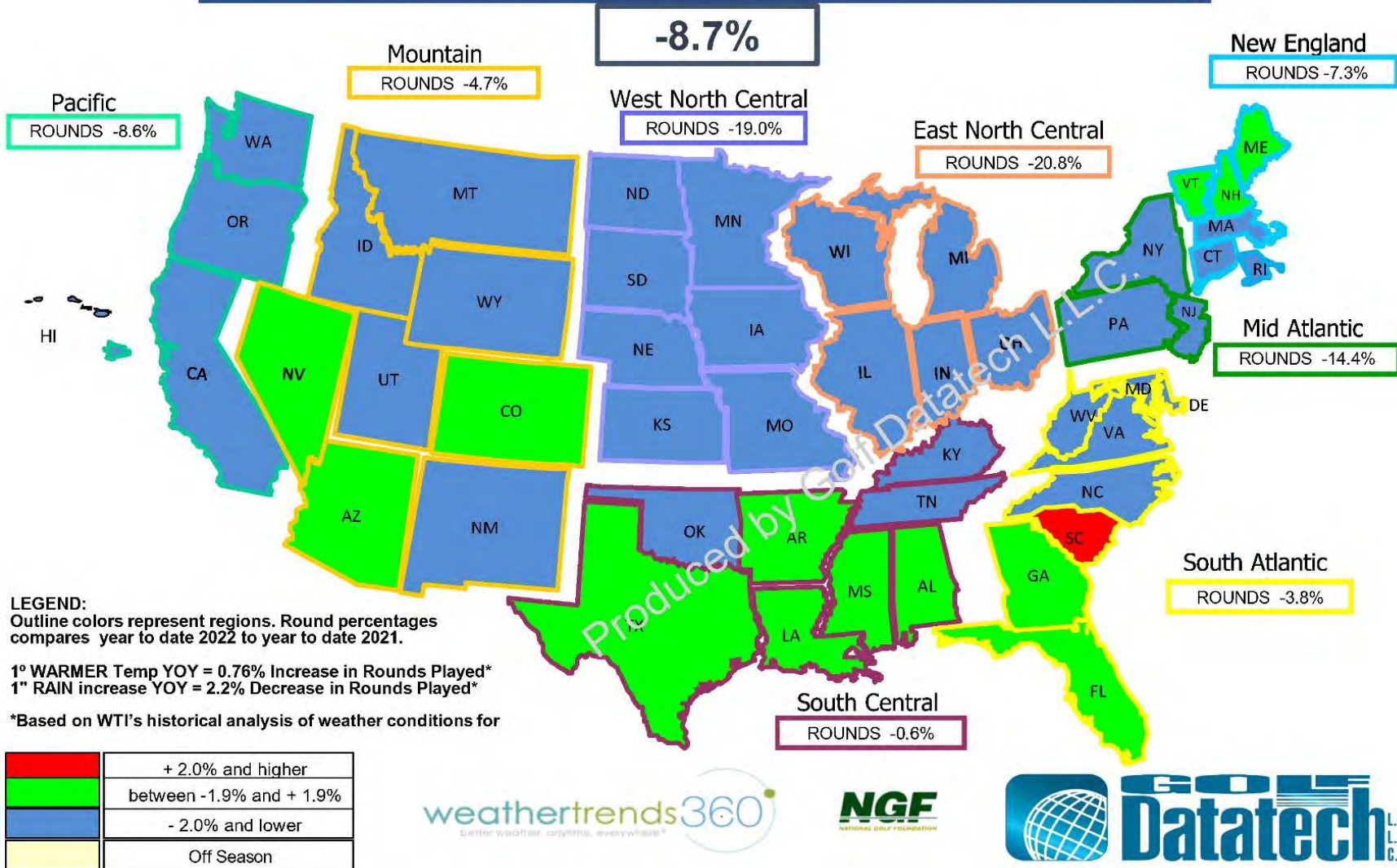


Datatech L.L.C.

National Golf Rounds Played Report

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US 2022 vs. 2021 YTD THROUGH MAY



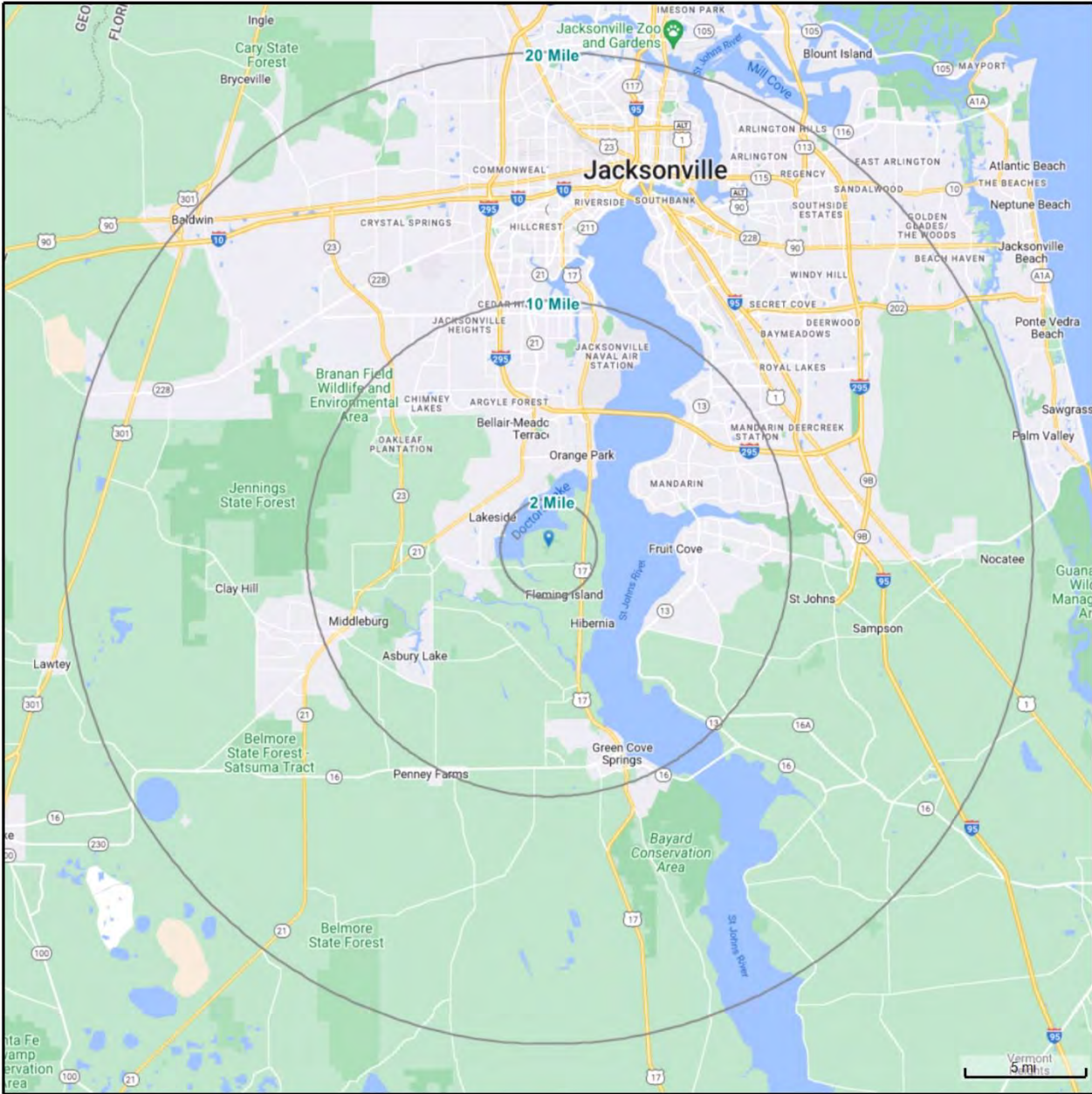
APPENDIX C – DEMOGRAPHIC TRENDS DATA

20/20 mySite- Demographic Trends Report



2211 Eagle Harbor Clb H Eh Glf Pkwy
Fleming Island, FL 32003

Report Map Overview



Legend

Date: 7/8/2022

Trade Areas: 2 Mile Radius
10 Mile Radius
20 Mile Radius



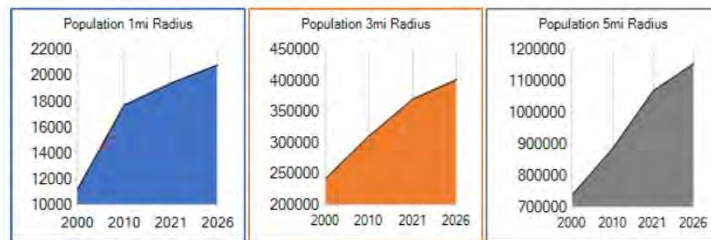


2211 Eagle Harbor Clb H Eh Gif Pkwy
Fleming Island, FL 32003

Latitude: 30.1113
Longitude: -81.7292

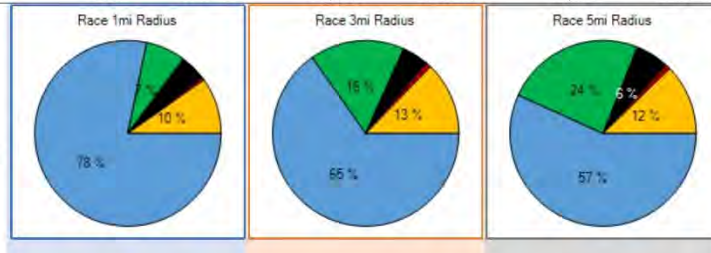
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POPULATION	2 mi radius		10 mi radius		20 mi radius	
2021 Population	19,445		371,319		1,071,293	
2026 Population Projection	20,851		402,658		1,157,965	
2010 Census Population	17,752		311,503		888,138	
2000 Census Population	11,235		242,397		740,566	
Projected Annual Growth 2021 to 2026	1,406	6.74 %	31,339	7.78 %	86,673	7.48 %
Historical Annual Growth 2000 to 2021	8,210	42.22 %	128,922	34.72 %	330,727	30.87 %
Historical Annual Growth 2000 to 2010	6,517	36.71 %	69,106	22.18 %	147,572	16.62 %
Estimated Population Density	2,163 psm		1,438 psm		937 psm	
Trade Area Size	9.0 mi2		258.3 mi2		1142.9 mi2	



2021 RACE & ETHNICITY	2 mi radius		10 mi radius		20 mi radius	
Not Hispanic or Latino Population	17,643	90.7 %	326,518	87.9 %	946,178	88.3 %
White	14,440	81.8 %	229,520	70.3 %	579,374	61.2 %
Black or African American	1,276	7.2 %	57,857	17.7 %	247,652	26.2 %
Asian or Pacific Islander	800	4.5 %	15,608	4.8 %	57,675	6.1 %
American Indian or Native	46	0.3 %	882	0.3 %	2,441	0.3 %
Other	86	0.5 %	3,022	0.9 %	8,282	0.9 %
Multiple	997	5.6 %	19,626	6.0 %	50,776	5.4 %
Hispanic or Latino Population	1,802	9.3 %	44,802	12.1 %	125,114	11.7 %
White	468	26.0 %	11,303	25.2 %	28,162	22.5 %
Black or African American	49	2.7 %	2,076	4.6 %	7,098	5.7 %
Asian or Pacific Islander	25	1.4 %	390	0.9 %	1,605	1.3 %
American Indian or Native	6	0.3 %	475	1.1 %	1,349	1.1 %
Other	394	21.8 %	12,871	28.7 %	37,742	30.2 %
Multiple	861	47.7 %	17,688	39.5 %	49,138	39.3 %

- WHITE
- BLACK
- ASIAN
- AMERICAN INDIAN
- OTHER
- HISPANIC





2211 Eagle Harbor Clb H Eh Glf Pkwy
Fleming Island, FL 32003

Latitude: 30.1113
Longitude: -81.7292

Pg 2 of 3

2021 AGE DISTRIBUTION	2 mi radius		10 mi radius		20 mi radius	
Age Under 5	909	4.7 %	21,777	5.9 %	65,969	6.2 %
Age 5 - 9	1,298	6.7 %	24,773	6.7 %	69,097	6.4 %
Age 10 - 14	1,673	8.6 %	26,568	7.2 %	69,004	6.4 %
Age 15 - 19	1,527	7.9 %	23,846	6.4 %	65,426	6.1 %
Age 20 - 24	964	5.0 %	20,837	5.6 %	65,915	6.2 %
Age 25 - 29	789	4.1 %	23,666	6.4 %	78,469	7.3 %
Age 30 - 34	866	0.0 %	25,455	0.0 %	82,100	0.0 %
Age 35 - 39	1,154	5.9 %	25,267	6.8 %	75,517	7.0 %
Age 40 - 44	1,408	7.2 %	24,468	6.6 %	68,565	6.4 %
Age 45 - 49	1,490	7.7 %	23,504	6.3 %	64,495	6.0 %
Age 50 - 54	1,486	7.6 %	23,995	6.5 %	65,872	6.1 %
Age 55 - 59	1,380	7.1 %	25,263	6.8 %	68,841	6.4 %
Age 60 - 64	1,324	6.8 %	24,018	6.5 %	65,717	6.1 %
Age 65 - 69	1,110	5.7 %	19,758	5.3 %	55,167	5.1 %
Age 70 - 74	818	4.2 %	15,823	4.3 %	45,055	4.2 %
Age 75 - 79	607	3.1 %	9,964	2.7 %	29,253	2.7 %
Age 80 - 84	344	1.8 %	6,219	1.7 %	18,328	1.7 %
Age 85 or Older	298	1.5 %	6,118	1.6 %	18,503	1.7 %
Median Age	42.3		40.2		38.9	
2021 GENERATIONS	2 mi radius		10 mi radius		20 mi radius	
iGENERATION / GEN Z	3,880	20.0 %	73,119	19.7 %	204,069	19.0 %
Age 14 Years and Under						
MILLENNIALS / GEN Y	4,147	21.3 %	93,804	25.3 %	291,910	27.2 %
Age 15 - 33						
GEN X	5,538	28.5 %	97,233	26.2 %	274,449	25.6 %
Age 34 - 53						
BABY BOOMERS	4,632	23.8 %	84,862	22.9 %	234,780	21.9 %
Age 54 - 72						
SILENT/GREATEST GEN	1,249	6.4 %	22,301	6.0 %	66,085	6.2 %
Age 73 or Older						

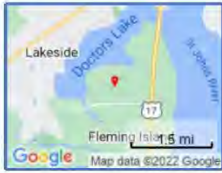
- iGENERATION / GEN Z
- MILLENNIALS / GEN Y
- GEN X
- BABY BOOMERS
- SILENT / GREATEST GENERATION

Generations 1mi Radius

Generations 3mi Radius

Generations 5mi Radius

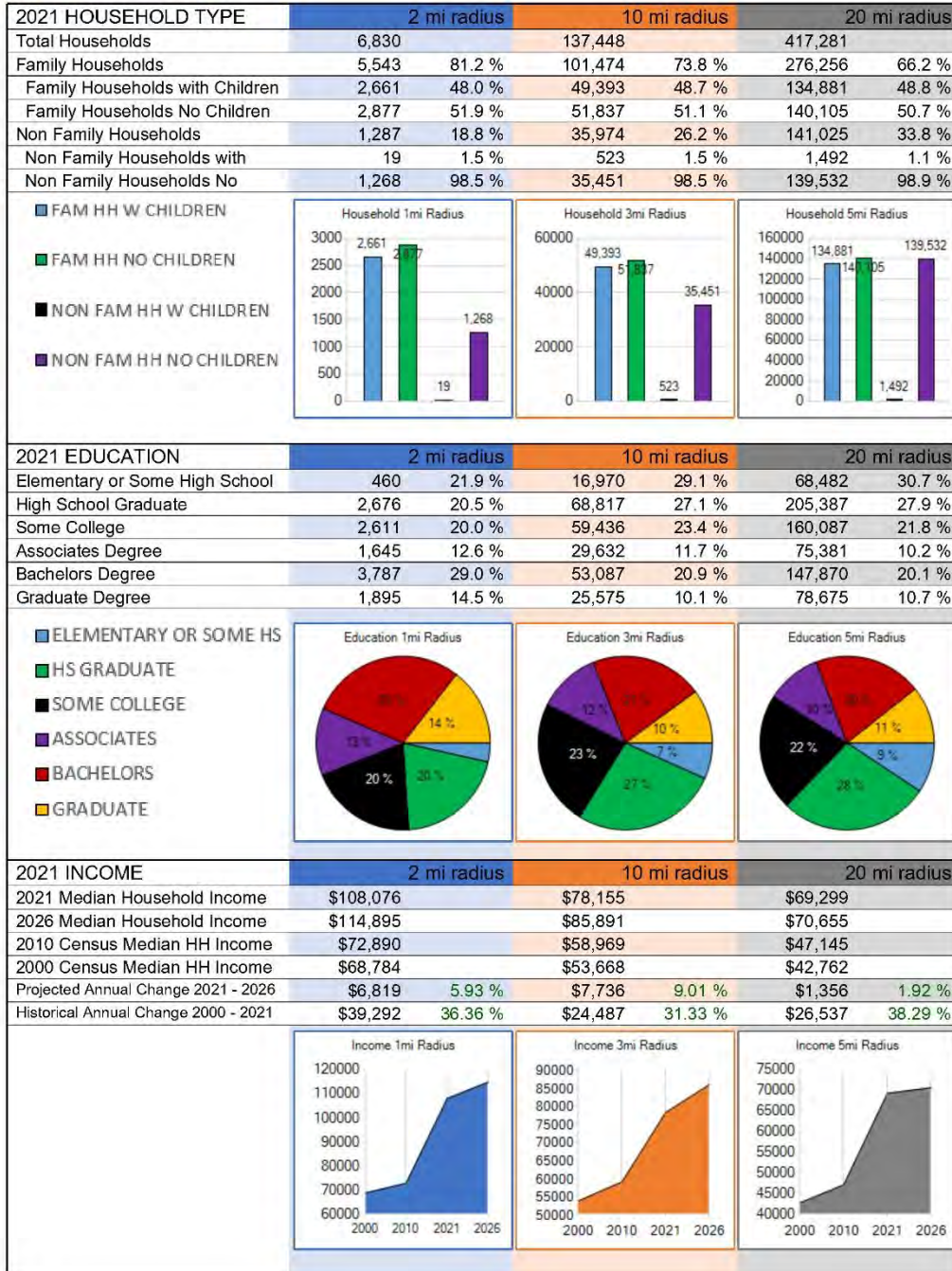
Eagle Harbor Pkwy



2211 Eagle Harbor Club Highway
Fleming Island, FL 32003

Latitude: 30.1113
Longitude: -81.7292

Pg 3 of 3



APPENDIX D – 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 / 136	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. Note that, for comparison purposes, we show EHGC rates as of May 2021, prior to the club switching to dynamic pricing (fee parameters range from as low as \$25 for offseason twilight to \$85 for peak season, prime time tee times).

Daily Fee Pricing (as of April 2022)					
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)	Fee Information Source
Eagle Harbor Golf Club ¹	M-TH \$53 F-SU \$59	M-TH \$50 11-1pm; \$41 -1-5pm F-SU \$54 11-1pm; \$35 1-5pm	\$37 after 2pm / \$31 after 5pm	M-TH \$25 ² ; 1pm+ \$22.50 ² F-SU \$30 before 11am; 11am-1pm+ \$25 ² 1pm+ \$22.50 ²	Online Pricing
The Golf Club at Fleming Island	7am- 9am \$54/\$54 9am - 11am \$48/\$48	11am - 1pm \$42/\$42 1pm-3pm \$38/\$38	3pm-5pm \$34/\$34 after 5pm \$30/\$30	DNA	Published online rates (effective May 16, 2022)
Champions at Julington Creek	Course will be undergoing a renovation from June 1, 2022 thru Oct. 2022				Dynamic pricing
Magnolia Point Golf and C.C.	\$40/\$45	\$40/\$40	\$25/\$30	\$20/\$25	Online pricing
Eagle Landing Golf Club	Residents \$45/\$62 Non-Residents \$55/\$70	Residents \$40/\$52 Non-Residents \$55/\$60	M-Thu after 3pm \$32 Fri-Su after 4pm \$39	\$24/\$30	Online pricing
Cimarrone Golf Club	\$49/\$61 ³	\$36/\$48 ³ \$36/\$41 ³	\$25/\$28 ³ \$23/\$25 ³	N/A	Dynamic pricing
The Golf Club at South Hampton	M-Th \$62/ Fri \$75; WE \$79 - Before 10am	M-Th \$55/ Fri-Su \$59 10am-noon M-Th \$52/Fri-Su \$55 Noon-1pm M-Th \$47/Fri-Su \$47 1pm-3pm	Everyday 3pm-4pm \$37 Everyday after 4pm \$25	N/A	Online pricing
Bent Creek Golf Course	\$25/\$30 current pricing while play is using temporary greens - actual putting greens are recovering from a herbicide reaction				Online pricing
St. Johns Golf & Country Club	\$75-\$81/ \$68-\$98 ³	\$68/\$66 ³	\$59/\$35 after 5pm ³	\$35/N/A	Dynamic pricing
1. Residents, military & seniors receive save \$5 per 18-hole rate from 7am-1pm 2. Rates include tax 3. Current online booking rates. Dynamic Pricing in effect.				N/A – Information not available DNA – Does not apply WD - Weekday WE – Weekend	

Rounds Played and Membership Fees

Golf Facility	Estimated 2021 Rounds	Initiation Fee (Full Golf)	Monthly Dues Single	Monthly Dues Family	Member 18H Cart Fee
Eagle Harbor Golf Club ¹	42,792	Single \$1,000 Family \$1,500	Golden Eagle \$265 Executive \$220	Golden Eagle \$310 Executive \$270	\$15/\$25
The Golf Club at Fleming Island	40,000	DNA	\$208 Unlimited Full Golf \$458	\$292 Unlimited Full Golf \$542	\$20 (no charge for UFG)
Julington Creek Golf Club	35,000	Course will be undergoing a renovation from June 1, 2022 thru Oct. 2022			
Magnolia Point G&CC	32,000	DNA	\$185	\$250	N/A
Eagle Landing Golf Club	52,000	DNA	Residents \$199 Non-Residents \$215	Residents \$229 Non-Residents \$245	\$12/\$22
Cimarrone Golf Club ²	36,000	\$1,500	\$200 ²	\$230 ²	\$20
The Golf Club at South Hampton ¹	53,000	\$3,000 \$1,500 for new junior and legacy memberships	Ages 42-59: \$250 Ages 25-41: \$185 Ages 60-74: \$230 Ages 75+: \$210 Additional Golf Fee per person, per round 18H: \$20.66 9H: \$13.15	Ages 42-59: \$305 Ages 25-41: \$235 Ages 60-74: \$285 Ages 75+: \$280 Additional Golf Fee per person, per round 18H: \$20.66 9H: \$13.15	9H - \$14 18H - \$21
Bent Creek Golf Course	N/A	DNA	Bent Creek membership card all-inclusive	DNA	DNA
St. Johns Golf & Country Club	55,000	\$4,000	\$265	\$315	\$21
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				Key: DNA – Does not apply N/A – Information not available	

EIGHTH ORDER OF BUSINESS

From: Jillian Smothers <JSmothers@hampton.golf>

Subject: Eagle Harbor Cart Fleet

Date: July 8, 2022 at 11:02:49 AM EDT

To: Steve Andersen <sandersen@eagleharborcdd.com>, David Plevin <dplevin@hampton.golf>, Dean Grunewald <dgrunewald@hampton.golf>

Good morning Gentlemen,

Please see the attached lease proposals from EZGO and Club Car. The CLUB CAR quote includes the HG discount. The build and delivery times for new fleets are much longer than they have been in the past. We need to make our fleet decision soon.

- The EZGO lease does not include any relief for the 12 month early buyout of the current fleet. EZGO's visage comp product would be \$36 per car per month
- CLUB CAR: Based on today's estimated delivery date of late August 2023 the fleet lease at **Eagle Harbor** would, at that time, be 40 months into a 52 month term. The remaining balance of your lease obligation after August 2023 should be approximately equal to the value of those fleet cars at the time, so no value (\$s) to pass through to the new fleet helping reduce the lease payment. Also, the Eagle Harbor fleet payment contains a new 5G Android Visage Screen in which the "Golfer Experience Module" (graphics and yardages) is included. You will have an additional monthly charge of \$15 per car for the "Tracking Module" as a part of your GPSI Service Agreement.

CLUB CAR: please be aware that we are basing these lease payments on today's interest rates. Interest rates are beyond our control so both lease payments may be affected by a change in the interest rate between now and delivery. Once we get to 60 days prior to delivery, the lender will allow us to lock in the rate. We will then re-evaluate that interest rate at the time and make any necessary adjustments in your monthly lease payment to account for any fluctuations in that rate from today.

Respectfully,
Jillian Smothers

Jillian Smothers
General Manager
The Palencia Club
Hampton Golf
600 Palencia Club Drive
St. Augustine, FL 32095
(904) 599-9040 ext 9

Begin forwarded message:

From: Jillian Smothers <JSmothers@hampton.golf>
Subject: RE: Eagle Harbor Cart Fleet
Date: July 20, 2022 at 5:39:29 PM EDT
To: Steve Andersen <sandersen@eagleharborcdd.com>

Good evening Steve,

1. The new price will be \$9181.51 per month for 72 carts, beverage cart and range cart. Plus \$1080.00 per month for the 72 carts visage car control module for an annual total of \$123,138.12. This is an annual increase of \$36,148.08.
2. Hampton does recommend the 2 visage modules Player Experience and Car Control (GEO Fencing). Hampton does not recommend the Car Tracking module (+\$15 per car per month).
3. Hampton does not recommend the monthly maintenance program as the lithium fleet requires considerably less servicing. This would be an annual savings of \$21,600.00.
4. Hampton does recommend the Li2 Battery fleet. The decrease in vehicle weight, the sealed system, the elimination of kilowatt hour warranty are all points in favor of the Li2 fleet.
5. Hampton does recommend the 60 month lease. The reduction in vehicle weight, the elimination of battery replacement promises improved cost savings over the LA fleet.
6. Hampton recommends adjusting the cart rental fee from \$25 per 18 holes to \$26, a step we are taking at neighboring properties.
7. Hampton recommends the board consider the proposal and make a decision in the next 2 to 4 weeks

Respectfully,
Jillian Smothers

Jillian Smothers
General Manager
The Palencia Club
Hampton Golf
600 Palencia Club Drive
St. Augustine, FL 32095
(904) 599-9040 ext 9

From: Steve Andersen <sandersen@eagleharborcdd.com>
Sent: Tuesday, July 12, 2022 9:32 AM
To: Jillian Smothers <JSmothers@hampton.golf>
Cc: David Plevin <dplevin@hampton.golf>; Dean Grunewald <dgrunewald@hampton.golf>
Subject: Re: Eagle Harbor Cart Fleet

Good morning

Good morning,

A few questions.

1. We currently pay \$86,990.04/year for 72 carts, beverage cart and driving range cart. You stated that the club car proposal is a \$30,240 increase so the new total would be \$117,230.04?
2. Does Hampton recommend both levels of Visage?
3. Does Hampton recommend a monthly maintenance plan for the new carts?
4. Does Hampton recommend lithium vs lead acid batteries?
5. Does Hampton recommend a 60 month lease? If so what are long term maintenance costs for wear and tear items?
6. What steps will be taken to cover the additional expense of these new carts?
7. What is the deadline for a decision by the CDD Board?

Thank you,

Steven Andersen, District Manager

2105 Harbor Lake Dr

Fleming Island, FL. 32003

904-509-6445

Sandersen@EagleHarborCDD.com





Eagle Harbor Golf Club
Orange Park, FL
June 14th, 2022
Presented by: Dan Walker





Company Profile

Club Car combines a quality-driven philosophy, an innovative spirit, and a solutions-oriented approach to business. Club Car has established itself as a leading global manufacturer of vehicles that serve the golf, rough terrain, private owner, and commercial markets.

With over 60 years of experience of innovation and design in producing small-wheel vehicles, Club Car is a leading manufacturer of gas and electric golf, utility and personal transportation vehicles.

Founded in 1958, the Club Car product portfolio has grown to include much more than golf cars, now encompassing vehicles for commercial and consumer markets, built with an uncompromised desire for superior performance.

As an industry leader in electrification and sustainability, Club Car is proud to be on the forefront of environmentally responsible Zero Emission Vehicle (ZEV) technologies.



Personal Transport



Fleet Golf



Turf



Transport



Street Legal (LSV)



Utility 4x2



Mobile Merchandising



Tempo Walk



Utility 4x4



Fit-to-Task



Club Car Connect

This proposal shall expire 15 days from its date, unless Club Car, LLC. agrees to extend the time frame. In consideration of receipt of this proposal, The County Club of Buffalo agrees that it will hold its contents in confidence and will not disclose, use or copy the same in whole or in part for any purpose other than to evaluate this proposal.



Golf Partnerships

Club Car honors the game in its service to customers and support of the golf industry



How Do These Partnerships Benefit You?

- Club Car sponsors PGA section events, educational seminars and local chapters to grow the game of golf.
- If you are a member of VGM, ask about rebates on golf car fleets.
- If you involved with US Kids, Club Car funds the coaches to educate the future of golf.



Club Car Tempo Lithium Ion Recognized as 2021 Best Electric Golf Car by Golf Digest

Built with proven engineering, durability, and reliable comfort, Tempo vehicles showcase the best Club Car has to offer.

When equipped with web-based connected technology designed to entertain golfers and support course management, a Tempo fleet offers a key competitive edge.



The Club Car Tempo Lithium Ion Difference

SAFETY

BRAKING (DBR)



**1,000W
RESISTOR**

- Dynamic Brake Resistor is 2x larger than other fleet cars to provide improved safety and speed control in downhill conditions
- Maintains safe speeds for occupants and protects battery system

SUSPENSION



- Optimized suspension for a lighter vehicle maintains stability performance
- Enhanced comfort with maximum safety benefits

AUTOMOTIVE GRADE DESIGN COMPONENTS



**3 LAYERS
OF PROTECTION**

Aluminum Enclosure
Mounting Plate
Battery Bucket

- Total battery protection from top to bottom for improved safety and reliability
- Die cast aluminum enclosure meets IP67 standards for protection against dust and water intrusion.

QUALITY

REDUCED TURF COMPACTION



- 200 LBS lighter than lead acid vehicle
- Less turf damage means reduced course maintenance

BEST IN CLASS HILL CLIMBING POWER



**4.7 HP
AC MOTOR**

- Powerful and consistent acceleration
- Better hill climbing
- 235 amp and 375 amp controller options to fit all course types

LITHIUM ION BATTERY PACK PERFORMANCE



- Li-Ion Batteries charge two times faster than FLA batteries, keeping your cars on course during peak hours

Lithium Ion Battery Details

No battery maintenance!

(60 cars) (6 minutes/month)(12 months) = 72 hours saved per year

Range:

Our AC/Lithium Ion solution is more consistent and has much greater long term performance.

*Warranty

5 Year Unlimited Warranty

One time transferrable up to 5 years

Longer battery life expected (8 years vs 4 years for FLA)

For Li-ion, end of life is defined by when battery pack has 80% of capacity left

2 Programmable Acceleration Modes

Allows customer to optimize performance, efficiency and customer experience

Econo – slower acceleration to top speed

Normal – matches today's normal acceleration mode

AC Drive System

4.7hp motor with a 375 Amp controller provides faster hill climbing than DC Drive

Increased torque = constant maintained speed while climbing hills.

AC motor control allows smoother control of the vehicle down to near zero speeds.

Factory programmable drive profiles enable vehicle tuning for maximum performance or efficiency

Speed, Acceleration, Pedal Up

Dynamic Stability

Lower center of gravity with consistently proven chassis ride and handling that customers are familiar with

*Suspension uses the Gas Leaf Springs for better ride quality

Reduced vehicle weight = Less turf damage

*VCM – Vehicle Control Module

VCM acts as the “brains” of the electronic system

VCM has intelligent CAN bus control/communication system

VCM controls inputs and outputs such as speed and acceleration.

Advanced Power Management

*Software Logic vs. Wired Logic

*Over the Air updates for Visage customers or updates via handheld device for non-Visage customers



WEIGHTS	Club Car Tempo	E-Z-GO RXV (with lithium Battery)	E-Z-GO TXT (with lithium Battery)
FLA	903 lbs.	961 lbs.	956 lbs.
Li-Ion	699 lbs.	733 lbs.	755 lbs.

Weight found on company's brochures for vehicle weight with lithium battery installed in unit*

This proposal shall expire thirty days from its date, unless Club Car, LLC. agrees to extend the time frame. In consideration of receipt of this proposal, The County Club of Buffalo agrees that it will hold its contents in confidence and will not disclose, use or copy the same in whole or in part for any purpose other than to evaluate this proposal.



Date: **June 14th, 2022** Quantity of Golf Cars: **72**

Type of Golf Car: **2023 Tempo Lithium 2**

Description:

- High efficiency solid state E.R.I.C charger system - 9 feet DC cord, 6 ft. AC cord
Lithium 2 Power Pack with L.E.D. Display
- Self-compensating double reduction helical rack and pinion steering
- Self-adjusting rear wheel mechanical drum brakes
- Foot operated, multi-lock park brake
- Ladder style, aluminum box beam frame
- Kendra style H-N-1 tires and silver wheel covers
- **Gold** Domed number decals (both sides of car)
- **Gold** Club Car name plate
- Choice of standard body color
- Choice of canopy color
- Choice of seat color
- USB Ports

Additional Accessories Included:

- **New Visage Screen Including Golfer Experience Module**
- Club protector bag cover – **Choice of standard color**
- Hinged fold down windshield
- Sand Bucket - Driver Side
- Dual Sand Bottles – Passenger Side
- Sand Bottle – Strut Mounted Driver Side
- Custom Logo. Front Cowl
- Comfort Grip Steering Wheel
- Freight and Prepping included



Eagle Harbor Golf Club/Hampton Golf Special Lease Pricing

Number of Cars	Type of Car	Lease Term	Total Monthly Payment
74	(72)2023 Tempo Lithium 2 (1)2023 Carryall 300G Driving Range (1)2023 Carryall 300G	60 MO FMV	\$9,181.51**

Per Vehicle Lease Pricing

72	Tempo Lithium 2	60 MO FMV	\$118.00**
1	Carryall 300G Driving Range	60 MO FMV	\$422.87**
1	CA300G Free Use Of With Above	60 MO FMV	\$262.64**

All monthly lease prices are based on 12 payments annually. There are no skip months built into these lease prices annually. Customer is responsible for applicable taxes associated with various lease terms / structure. Delivery date subject to quote acceptance and credit approval timing.

* Plus Any Applicable Taxes

***Any fluctuation in interest rates will be evaluated approximately 60 days prior to delivery and if necessary the lease payment will adjusted to account for that interest rate change.**



Special Considerations

Upon Acceptance of the proposed agreement and delivery of the new equipment in August 2023 Eagle Harbor Golf Club will be solely responsible for paying their current **August 2023** lease payment. All payments must be current including payment of any outstanding late fees and outstanding taxes. New fleet lease payment will be due at delivery for **September 2023** for this Golf Car fleet.

Club Car, LLC will pick up the existing fleet of (72) 2020 Club Car Tempo Electric golf cars (1) 2020 Café Express and (1) CA300G Driving Range Vehicle. Club Car, LLC will payoff the leases associate with the vehicles currently under lease at Eagle Harbor. Based on delivery in August 2023, the last payment to be made under lease numbers noted above will be your **August 2023**. All payments must be current including payment of any outstanding late fees and outstanding taxes. Note; All prices quoted herein are inclusive of all trade in allowances.

All trade in vehicles must be running and free of any major body or structural damage at the time of pickup.

All chargers for each car must be present and in working condition at the time of pick up.

Any non running, structural damaged vehicles and or missing chargers will be subject to further review of trade credit allowed and adjusted thereafter upon delivery and pick up.

It will be the sole responsibility of Eagle Harbor Golf Club to pay all State, local and or property taxes associated with this transaction.

This quotation is valid for 25 days from proposal date.



Summary and Acceptance of Proposal

Please circle preferences and return to National Account Manager below.

Delivery in 2022:

A) Select Golf Car Color Options

- **Body Color** Beige ___ White ___ Green ___ Black ___ Cashmere ___ Sapphire ___
- **Canopy Top Color** Beige ___ White ___ Black ___
- **Seat Color** Beige ___ White ___ Gray ___ Black ___
- **Premium Color** Light Beige ___ Camello ___ Off White ___ Gray ___ Two Toned ___

- **Club Protector Bag Cover (if applicable)** Beige ___ Black ___ Green ___

Customer: _____

Signature: _____

Title: _____

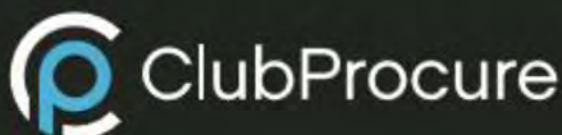
Date: _____

Club Car: _____

Signature: _____

Title: _____

Date: _____



GET ROLLING WITH A CASH REBATE FROM CLUBPROCURE

Club Car purchases and leases qualify for rebates from ClubProcure



New to Club Car?

Conversion accounts are eligible for \$40 per car rebate.



Already a Club Car customer?

Current Club Car customers are eligible for \$20 per car enhanced rebate when you finance with Wells Fargo. ClubProcure members will receive an additional \$250 loyalty rebate.

*For all rebates to apply, customer must be a current client of VGM Insurance & Financial Solutions and ClubProcure at date of equipment delivery. Cars must be purchased from a qualified Club Car distributor or Club Car Direct. "Enhanced rebate" is only available to customers financing through Wells Fargo. Eligible customers must be new customers to Wells Fargo at the time of funding. To qualify for the enhanced rebate all schedules need to fund within 90 days of the initial funding date. Promotion to run through Dec 31st, 2020.

INSURANCE AND FINANCIAL SOLUTIONS FOR THE CLUB INDUSTRY

VGM Insurance & Financial Solutions has partnered with the nation's leading insurance and financial companies to offer the most specialized and competitive solutions in the club industry. With decades of real-life experience, we understand our customers and their unique needs. That's why we pride ourselves on providing personalized service and customized products that work for you.



POWERED BY OUR FINANCIAL
& INSURANCE PARTNERS



Ready to start saving? Contact us today!

800-363-5480 | www.clubprocure.com

Kyle Phillips

Vice President
VGM Insurance & Financial Solutions
kyle.phillips@vgm.com
Phone: 319-269-7465

Steve Freese

ClubProcure Sales Representative
sfreese@clubprocure.com
Office: 319-274-6619
Mobile: 319-610-2626



PROPOSAL

Club Car Tempo Li-Ion Warranty Information

LIMITED WARRANTY

WARRANTY

Club Car, LLC ("Club Car") hereby warrants to the original purchaser or lessee, as those terms are defined herein, and subject to the provisions, limitations and exclusions in this limited warranty, that its new vehicle or new component purchased from Club Car or an Authorized Dealer or Distributor shall be free from defects in material and workmanship under normal use and service for the periods stated below, subject to the provisions, limitations and exclusions in this limited warranty.

This limited warranty covers material, workmanship and repair labor cost as to those items specifically listed below for the periods specified. Such repair labor shall be performed only by Club Car, its Authorized Dealers or Distributors, or a service agency approved by Club Car. For repairs made by qualified technicians other than Club Car's factory technicians or an Authorized Dealer or Distributor, Club Car will provide only the replacement parts or components.

If the warranty registration form is not completed and returned to Club Car at the time of the original retail sale, the Purchaser must provide proof of date of purchase with any warranty claim.

WARRANTY TIMEFRAME

ITEM	SUB-ITEMS	COVERAGE
VEHICLE MAINFRAME	Not applicable	Limited Lifetime
SUSPENSION	Steering gearbox, steering column, shocks, and leaf springs	4 years
ELECTRIC POWERTRAIN	Electric motor, transaxle, and MCOR	3 years
LITHIUM-ION BATTERY	Lithium-ion battery	5 years / Unlimited hours
MAJOR ELECTRONICS	Solid state speed controller and battery charger	4 years
OTHER ELECTRONICS	VCM and DBR	VCM 5 years DBR 4 years
PEDAL GROUP	Pedal group mechanical assembly, brake cluster assemblies, and brake cables	4 years
SEATS	Seat bottom, seat back, and armrests	4 years
CANOPY SYSTEM	Canopy, rear canopy supports, drainage system, and structural accessory module (SAM)	4 years
BODY GROUP	Beauty panels and front/rear underbody Body and dash panels	3 years
ALL REMAINING COMPONENTS	Solenoid, limit switches, voltage regulator, F&R switch, and options and accessories supplied by Club Car, including components not specified otherwise	2 years



THE BEST WILL ALWAYS
HAVE OUR NAME ON IT



PREPARED FOR:

Eagle Harbor



PARTNER WITH THE INDUSTRY LEADER



ELITE
LITHIUM



ADVANCED
INTELLIBRAKE™
TECHNOLOGY

72V
AC ELECTRIC

July 6, 2022

Ashley Larson
Eagle Harbor
2217 Eagle Harbor Parkway
Orange Park, 32073

Dear Ashley Larson,

E-Z-GO® is honored to prepare this exclusive proposal for Eagle Harbor and its members. Since 1954, E-Z-GO has been at the forefront of innovation, reliability and service for the last 70 years. We are committed to providing our customers with vehicle solutions that exceed expectations and perform to the demands of your facilities.

E-Z-GO and Cushman® vehicles are manufactured with purpose in mind. We have taken the golf car industry by storm with technologies such as the Samsung Powered ELiTE Lithium batteries, a first-of-its-kind EX1 gas engine, and our Textron Fleet Management systems. These technologies, paired with our reliable fleet and utility vehicle options, provide an experience refined to elevate and improve any course to a premium caliber.

The E-Z-GO and Cushman advantage goes far beyond our products. You'll gain access to a level of service and support unsurpassed in the industry, through the largest fleet of factory direct service technicians, our strong network of factory-owned branch locations and authorized distributors.

Through highly reputable regional sponsorships, professional golfers and industry partners, we are dedicated to advancing the game of golf and the industry that fuels it.

Our constant pursuit for innovation, performance and customer service elevated our name to the premium provider in the industry. We're committed to the game and will never stop looking for what's next. Never settling has put our products on the most prestigious courses and facilities in the world so if you're looking for the best, E-Z-GO and Cushman have you covered.

As you review the enclosed materials, please do not hesitate to contact me with additional questions. I look forward to hearing from you soon, and to serving you at Eagle Harbor.

With sincere appreciation,

Kevin Blanton
Senior Manager, Strategic Partnerships
kblanton@textron.com



Proposal

Eagle Harbor

July 6, 2022



CUSHMAN

RXV ELITE

STANDARD FEATURES

5-YEAR BATTERY WARRANTY	ZERO MAINTENANCE BATTERIES	ADVANCED INTELLIBRAKE TECHNOLOGY
SAMSUNG SDI LITHIUM BATTERIES	UNBEATABLE ENERGY EFFICIENCY	LOWEST COST OF OPERATIONS

ACCESSORIES

Body Color Forest Green	72
Standard Seat Stone Beige	72
Hole-in-One 18 x 8.50 - 8 (4 Ply Rated) - (Set of 4)	72
Spoke, Metallic Gold (Set of 4)	72
Frame - E-Shield E-Coat Enhanced Coating	72
USB Port	72
Light World Charger, ELiTE (3 m [10 ft] Cord)	72
Cooler & Bracket	72
Sand Bottle (Single)	144
Windshield Mounted Message Holder	72
Bag Cover Kit (Stone Beige)	72
Sun Canopy, 54" Stone Beige	72
Windshield, Fold Down	72
Custom Logo/Decals	72
Parts Package	1
Freight	72

Proposal

Eagle Harbor

July 6, 2022



CUSHMAN

PACE 10EX (60 MONTHS)

STANDARD FEATURES

REAL-TIME VEHICLE DATA	AUTOMATIC SOFTWARE UPDATES	10" ULTRA-BRIGHT TOUCHSCREEN DISPLAY
ACCURATE HOLE AND YARDAGE GPS	ENHANCED HD HOLE GRAPHICS	GEOFENCING & VEHICLE ALERTS

ACCESSORIES

Proposal

Eagle Harbor

July 6, 2022



CUSHMAN

HAULER 800X GAS

STANDARD FEATURES

13.5-HP EFI GAS ENGINE	800-LB VEHICLE LOAD CAPACITY	FUNCTIONAL DASHBOARD WITH STORAGE
8.4-CU-FT CARGO BED	HEADLIGHTS & BRUSHGUARD	LIFTED SUSPENSION

ACCESSORIES

Body Color Forest Green	2
Side Decals Matte Black (no decal)	2
Contoured Seat Stone Beige	2
K500 20 x 8-10, 6 Ply Rated, Black Wheel	2
Two Wheel Mechanical Brakes	2
Brush Guard	2
Comfort Grip Steering Wheel with Scorecard Holder	2
Halogen Headlights	2
Fuel/Oil Gauge	2
Hour Meter	2
Plastic Bed Box (Manual Lift)	2
2 in (5 cm) Receiver (Rear)	2
Sun Canopy Top, Plastic, Tan	2
Windshield, Fold Down	2
Freight	2

Proposal

Eagle Harbor

July 6, 2022



CUSHMAN

HAULER 800X GAS

STANDARD FEATURES

13.5-HP EFI GAS ENGINE	800-LB VEHICLE LOAD CAPACITY	FUNCTIONAL DASHBOARD WITH STORAGE
8.4-CU-FT CARGO BED	HEADLIGHTS & BRUSHGUARD	LIFTED SUSPENSION

ACCESSORIES

Body Color Forest Green	1
Side Decals Matte Black (no decal)	1
Contoured Seat Grey	1
K500 20 x 8-10, 6 Ply Rated, Black Wheel	1
Two Wheel Mechanical Brakes	1
Brush Guard	1
Halogen Headlights	1
Fuel/Oil Gauge	1
Hour Meter	1
Plastic Bed Box (Manual Lift)	1
2 in (5 cm) Receiver (Rear)	1
Ball Cage - ROPS Certified	1
Easv Picker Range Picker Adapter (* Brushguard not included when adapter or ball cage is picked)	1
Freight	1

Proposal

Eagle Harbor

July 6, 2022



CUSHMAN

FAIR MARKET VALUE LEASE

✓	YEAR	MODEL	QTY	TERM	CAR/MONTH	TOTAL MONTHLY PRICE
	2023	RXV ELITE	72	60 Month	\$115.11	\$8,287.92
	2023	Pace 10EX (60 months)	72	60 Month	\$35.97	\$2,589.84
	2023	Hauler 800X Gas	2	60 Month	\$142.28	\$284.56
	2023	Hauler 800X Gas Driving Range	1	60 Month	\$180.71	\$180.71
MONTHLY AMOUNT						\$11,343.03

PROGRAM DETAILS

NUMBER OF PAYMENTS PER YEAR	PAYMENT MONTHS	DELIVERY	FIRST PAYMENT
12	January-December	April 2023	May 2023

SPECIAL CONSIDERATIONS

E-Z-GO at its discretion reserves the right to offer an early fleet roll option. To receive an early roll, **Eagle Harbor** must enter into a new lease or purchase agreement with E-Z-GO and the existing lease must be current and in good standing. E-Z-GO and the existing lease must be current and in good standing

NOTE: All goods ordered in error by the Customer or goods the Customer wishes to return are subject to a restock fee. The restock fee is 3% of the original invoice value of the goods. Prices quoted above are those currently in effect and are guaranteed subject to acceptance within 45 days of the date of this proposal. Applicable state taxes, local taxes, and insurance are not included. Lease rates may change if alternate financing is required. Payment schedule(s) does not include any finance, documentation, or initiation fees that may be included with the first payment. All lease cars and trades must be in running condition and a fleet inspection will be performed prior to pick up. It is the club's responsibility to either repair damages noted or pay for the repairs to be completed. All electric cars must have a working charger. All pricing and trade values are contingent upon management approval. Any change to the accessory list must be obtained in writing at least 45 days prior to production date.

Eagle Harbor

Accepted by: _____

Title: _____

Date: _____

E-Z-GO

Accepted by: Kevin Blanton

Title: Senior Manager, Strategic Partnerships

Date: 7-6-2023

Eagle Harbor

Accepted by _____

Limited Warranty Terms and Conditions – RXV and TXT ELITE Fleet Vehicles

Textron Specialized Vehicles Inc. ("Company") provides that any new Model Year 2021 E-Z-GO RXV Fleet and TXT Fleet Elite electric vehicle (Vehicles factory equipped with a lithium battery pack) (the "Vehicles") and/or the battery charger for the Vehicle's lithium battery pack purchased from the Company, a Company affiliate, or an authorized Company dealer or distributor, or leased from a leasing company approved by the Company, shall be free from defects in material or workmanship under normal use and service (the "Limited Warranty"). This Limited Warranty with respect only to parts and labor is extended to the Original Retail Purchaser or the Original Retail Lessee ("Purchaser") for defects reported to the Company no later than the following warranty periods for the Vehicle parts and components set forth below (the "Warranty Period"):

Part or Component	Warranty Period
FRAME - WORKMANSHIP	LIFETIME
SUSPENSION - Steering Gearbox, steering column, shocks and leaf springs	4 Years
MAJOR ELECTRONICS – Electric motor, solid state speed controller	4 Years
LITHIUM BATTERY SYSTEM – Battery pack, battery management system, battery charger, and charger receptacle	5 Years
PEDAL GROUP - Pedal assemblies, and motor brake	4 Years
SEATS - Seat bottom, seat back and hip restraints	3 Years
CANOPY SYSTEM - Canopy and canopy struts	4 Years
POWERTRAIN – Electric axle	3 Years
BODY GROUP – Front and rear cowls, side panels and instrument panel	3 Years
OTHER ELECTRICAL COMPONENTS – Solenoid, limit switches, DC/DC converter, F&R switch, charger cord, wiring harness	3 Years
ALL REMAINING COMPONENTS - All options and accessories supplied by E-Z-GO at time of delivery, and all components not specified elsewhere	2 Years
INITIAL ADJUSTMENTS – Initial alignment, adjustments, fastener tightening	90 days

The Warranty Period for all parts and components of the Vehicle other than Lithium Batteries shall commence on the date of delivery to the Purchaser's location or the date on which the Vehicle is placed in Purchaser-requested storage. The Warranty Period for Lithium Batteries shall commence on the earliest of the following dates:

- of Vehicle delivery to the Purchaser's location,
- on which the Vehicle is placed in Purchaser-requested storage or
- that is sixty (60) days from the date of sale or lease of the Vehicle by the Company to an authorized Company dealer or distributor.

Parts repaired or replaced under this Limited Warranty are warranted for the remainder of the length of the original Warranty Period. This Limited Warranty applies only to the Purchaser and not to any subsequent purchaser or lessee without the prior written approval from the Director of the Company's Customer Care / Warranty Department.

EXCLUSIONS: Specifically **EXCLUDED** from this Limited Warranty are:

- routine maintenance items, normal wear and tear, cosmetic deterioration or electrical components damaged as a result of fluctuations in electric current;
- damage to or deterioration of a Vehicle, part or battery charger resulting from an accident or collision, or from the neglect, abuse, or inadequate maintenance of the Vehicles;
- damage resulting from installation or use of parts or accessories not approved by Company, including but not limited to subsequent failures of the Vehicle, other parts or the battery charger due to the installation and/or use of parts and accessories not approved by Company;
- warranty repairs performed by someone other than a Company branch or an authorized and qualified Dealer designee. Warranty repairs performed by someone other than a Company branch or an authorized and qualified Dealer or designee shall void the Limited Warranty;
- damage or loss resulting from acts of nature, vandalism, theft, war or other events over which Company has no control;
- any and all expenses incurred in transporting the Vehicle to and from the Company or an authorized and qualified Dealer, distributor or designee for warranty service or in performing field warranty service; and
- any and all expenses, fees or duties incurred relative to inbound freight, importation, or customs.

THIS LIMITED WARRANTY MAY BE VOIDED OR LIMITED AT THE SOLE DISCRETION OF COMPANY IF THE VEHICLE AND/OR BATTERY CHARGER:

- – shows indications that routine maintenance was not performed in accordance with the Owner's Manual provided with the Vehicle, including but not limited to rotation of fleet, proper tire inflation, and lack of charging.
- shows indications that non-recommended lubricants were applied to the Vehicle and any part thereof;
- shows indications that the speed governor was adjusted or modified to permit the Vehicle to operate beyond Company specifications;
- shows indications that it has been altered or modified in any way from Company specifications, including but not limited to alterations to the speed braking system, electrical system, passenger capacity or seating;
- has been altered to be used or operated outside of Company approved applications, specified environments or performance conditions;
- is equipped with tires not expressly approved by Company for use with the Vehicles;
- lacks an adequate number of operating battery chargers, or uses unapproved battery chargers for the Vehicle or uses extension cords with battery chargers;
- shows indication that the battery charger has been modified to charged vehicles not approved for the charger;
- has electrical accessories that are not manufactured or sold by the Company for use with the Vehicle or any electrical energy consuming devices installed directly to the battery pack;
- shows indications that the battery pack was disassembled, opened, or tampered with in any way;
- shows indications that attempts may have been made to intentionally reduce the battery pack life;
- contain lithium battery packs that are not paired with the battery management system as supplied by the Company;



Storage and Operation Limitations Condition	Time Allowed
STORAGE BETWEEN CHARGE CYCLES	3 months
STORAGE BETWEEN -22°F (-30°C) AND -4°F (-20°C) STORAGE ONLY – NO CHARGING OR DISCHARGING OF BATTERY PACK	1 month
OPERATION OF VEHICLE BELOW -4°F (-20°C) OR ABOVE 140°F (60°C)	NOT ALLOWED

USE OF NON-APPROVED PARTS AND ACCESSORIES: THIS LIMITED WARRANTY SHALL NOT APPLY TO ANY PROPERTY DAMAGE OR ADDITIONAL ENERGY CONSUMPTION ARISING FROM OR RELATED TO PARTS OR ACCESSORIES NOT MANUFACTURED OR EXPRESSLY AUTHORIZED BY THE COMPANY, OR WHICH WERE NOT INSTALLED BY THE COMPANY, ITS DEALERS OR DISTRIBUTORS, INCLUDING BUT NOT LIMITED TO GPS SYSTEMS, COOLING AND HEATING SYSTEMS, COMMUNICATION SYSTEMS, INFORMATION SYSTEMS, OR OTHER FORMS OF ENERGY CONSUMING DEVICES WIRED DIRECTLY OR INDIRECTLY TO THE VEHICLE BATTERIES.

REMEDY: Purchaser's sole and exclusive remedy under this Limited Warranty in the event of a defect in material or workmanship in the Vehicle, any part or component, or battery charger during the applicable Warranty Period is that Company will, at its sole option, repair or replace any defective parts. For such warranty repairs or replacements, the Company may, at its discretion, provide factory reconditioned parts or new components from alternate suppliers. All replaced parts become the sole property of the Company. This exclusive remedy will not be deemed to have failed of its essential purpose so long as the Company has made reasonable efforts to repair or replace the defective parts.

DISCLAIMER: THIS LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY PROVIDED FOR THE VEHICLES AND BATTERY CHARGER AND IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL SUCH OTHER WARRANTIES BEING EXPLICITLY DISCLAIMED.

LIABILITY LIMITATIONS: IN NO CASE SHALL THE COMPANY BE LIABLE FOR INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DEATH, PERSONAL INJURY OR PROPERTY DAMAGE ARISING FROM OR RELATED TO ANY ALLEGED FAILURE IN A VEHICLE OR BATTERY CHARGER, OR ANY DAMAGE OR LOSS TO THE PURCHASER OR ANY THIRD PARTY FOR LOST TIME, INCONVENIENCE OR ANY ECONOMIC LOSS, WHETHER OR NOT THE COMPANY WAS APPRISED OF THE FORSEEABILITY OF SUCH DAMAGES OR LOSSES. ANY LEGAL CLAIM OR ACTION ARISING THAT ALLEGES BREACH OF WARRANTY MUST BE BROUGHT WITHIN THREE (3) MONTHS FROM THE DATE THE WARRANTY CLAIM ARISES. THIS LIMITED WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS AND YOU MAY HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE. SOME STATES DO NOT ALLOW THE EXCLUSION OF INCIDENTAL DAMAGES OR LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY MAY LAST, SO THE ABOVE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU

WARNING: ANY MODIFICATION OR CHANGE TO THE VEHICLE OR BATTERY CHARGER WHICH ALTERS THE WEIGHT DISTRIBUTION OR STABILITY OF THE VEHICLE, INCREASES THE VEHICLE'S SPEED, OR ALTERS THE OUTPUT OF THE BATTERY CHARGER BEYOND FACTORY SPECIFICATIONS, CAN RESULT IN PROPERTY DAMAGE, PERSONAL INJURY OR DEATH. **DONOTMAKEANYSUCHMODIFICATIONSORCHANGES.** SUCH MODIFICATIONS OR CHANGES WILL VOID THIS LIMITED WARRANTY. THE COMPANY DISCLAIMS RESPONSIBILITY FOR ANY SUCH MODIFICATIONS, CHANGES OR ALTERATIONS WHICH WOULD ADVERSELY IMPACT THE SAFE OPERATION OF THE VEHICLE OR BATTERY CHARGER.

LITHIUM BATTERY WARRANTY LIMITATIONS, CONDITIONS AND EXCEPTIONS:

- Claims for battery replacement require specific testing, as specified by Company's Customer Care / Warranty Department. The Company, or an authorized Company dealer or distributor, should be contacted to obtain a copy of the required tests.
- **IF IT IS DETERMINED THAT PARTS OR ACCESSORIES WERE INSTALLED DIRECTLY TO THE VEHICLE'S BATTERY PACK WITHOUT THE COMPANY'S EXPRESS WRITTEN APPROVAL, THEN THE WARRANTY FOR THE BATTERY PACK AND THE BATTERY MANAGEMENT SYSTEM SHALL BE VOID.**
- **ALL NON-FACTORY INSTALLED ACCESSORIES REQUIRE THE INSTALLATION AND USE OF A COMPANY APPROVED DC TO DC CONVERTER THAT USES ENERGY FROM ALL BATTERIES.**
- **Electric Vehicle storage facilities must provide the following:**
 - ample electrical power to charge all Vehicles and allow the charger to shut off automatically;
 - battery chargers must each have an independent dedicated 15 amp circuit;
 - each battery charger must be connected to its circuit with at minimum a NEMA 15-5R three-pin receptacle;
 - one (1) functional charger for each Vehicle in the fleet with a proper electrical supply as specified above; and
 - BATTERY CHARGERS MUST BE THE COMPANY APPROVED CHARGERS FOR LITHIUM BATTERY PACK VEHICLES.

OTHER COMPANY RIGHTS:

- Company may perform semi-annual vehicle inspections (directly or through assigned Company representatives) through the term of any fleet lease.
- Company may improve, modify or change the design of any Company vehicle, part or battery charger without being responsible to modify previously manufactured vehicles, parts or battery chargers.
- Company may audit and inspect the Purchaser's facility, maintenance records and its Vehicles prior to approving any warranty claim; furthermore, Company may use a third party to perform such audit or inspection of the Purchaser's storage facilities, and/or batteries.
- THE WARRANTY FOR ALL VEHICLES IN A FLEET SHALL BE VOIDED IF DATA SUBMITTED FOR AN INDIVIDUAL VEHICLE WARRANTY CLAIM CONTAINS FALSE OR MISLEADING INFORMATION.

AUTHORITY: No Company employee, dealer, distributor or representative, or any other person, has any authority to bind Company to any modifications of the terms and conditions of this Limited Warranty without the express written approval from the Director of the Company's Customer Care / Warranty Department

FOR FURTHER INFORMATION, CALL 1-800-774-3946, GO TO EZGO.TXTSV.COM, OR WRITE TO TSV DIVISION OF TEXTRON INC., ATTENTION: TSV CUSTOMER CARE / WARRANTY DEPARTMENT, 1451 MARVIN GRIFFIN ROAD, AUGUSTA, GEORGIA 30906 USA.

TSV P/N 646534G21

Limited Warranty Terms and Conditions – TSV Commercial / Turf Vehicles

The Textron Specialized Vehicles (TSV) Division of Textron Inc. ("Company") provides that any new Model Year 2021 Commercial / Turf vehicle (the "Vehicle") and/or battery charger purchased from Company, a Company affiliate, or an authorized Company dealer or distributor, or leased from a leasing company approved by Company, shall be free from defects in material or workmanship under normal use and service (the "Limited Warranty"). This Limited Warranty with respect only to parts and labor is extended to the Original Retail Purchaser or the Original Retail Lessee ("Purchaser") for defects reported to the Company no later than the following warranty



periods for the Vehicle parts and components set forth below (the "Warranty Period"):

Vehicle	Warranty Period
Cushman Commercial/Turf Vehicles (Refresher, Shuttle, Hauler, Truckster LS, LX, MS, MX, MS-E, MX-E): <ul style="list-style-type: none"> • Frame - workmanship • All other parts and components unless otherwise noted 	Lifetime2 years
<ul style="list-style-type: none"> • INITIAL ADJUSTMENTS – Initial alignment, adjustments, fastener retightening • Lead Acid Deep Cycle Batteries 	90 days
<i>* Added electrical components not part of original Vehicle drive system equipment that consume equal to or more than .4 amps shall reduce the amp hour battery warranty by fifteen percent (15%). Added electrical components not part of original Vehicle drive system equipment that consume less than .4 amps shall reduce the amp hour battery warranty by ten percent (10%). See reverse for other battery warranty limitations, conditions and exceptions.</i>	Earlier of 2 years or 23,000 amp hours*

The Warranty Period for all parts and components of the Vehicle other than Lead Acid Deep Cycle Batteries shall commence on the date of delivery to the Purchaser's location or the date on which the Vehicle is placed in Purchaser-requested storage.

The Warranty Period for Lead Acid Deep Cycle Batteries shall commence on the earliest of the date:

- of Vehicle delivery to the Purchaser's location,
- on which the Vehicle is placed in Purchaser-requested storage or
- that is one (1) year from the date of sale or lease of the Vehicle by the Company to an authorized company dealer or distributor.

Parts repaired or replaced under this Limited Warranty are warranted for the remainder of the length of the Warranty Period. This Limited Warranty applies only to the Purchaser and not to any subsequent purchaser or lessee without the prior written approval of the Customer Care / Warranty Department.

EXCLUSIONS: Specifically **EXCLUDED** from this Limited Warranty are:

- routine maintenance items, normal wear and tear, cosmetic deterioration or electrical components damaged as a result of fluctuations in electric current;
- damage to or deterioration of a Vehicle, part or battery charger resulting from inadequate maintenance, neglect, abuse, accident or collision;
- damage resulting from installation or use of parts or accessories not approved by Company, including but not limited to subsequent failures of the Vehicle, other parts or the battery charger due to the installation and/or use of parts and accessories not approved by Company;
- warranty repairs made by other than a Company branch or an authorized and qualified Dealer designee. Warranty repairs by other than a Company branch or an authorized and qualified Dealer or designee shall void the Limited Warranty;
- damage or loss resulting from acts of nature, vandalism, theft, war or other events over which Company has no control;
- any and all expenses incurred in transporting the Vehicle to and from the Company or an authorized and qualified Dealer, distributor or designee for warranty service or in performing field warranty service; and
- any and all expenses, fees or duties incurred relative to inbound freight, importation, or customs.

THIS LIMITED WARRANTY MAY BE VOIDED OR LIMITED AT THE SOLE DISCRETION OF COMPANY IF THE VEHICLE AND/OR BATTERY CHARGER:

- shows indications that routine maintenance was not performed per the Owner's Manual, including but not limited to proper tire inflation, lack of charging, inadequate Lead Acid battery watering, use of contaminated water, loose battery hold downs, corroded battery cables and loose battery terminals;
 - lacks an adequate number of operating battery chargers, uses unapproved battery chargers for the vehicle or uses extension cords with battery chargers;
 - gasoline powered Vehicles fueled with unleaded gasoline containing more than 10% ethanol, E85 ethanol fuel or other non-recommended fuels, contaminated gasoline or other non-recommended lubricants;
 - shows indications that the speed governor was adjusted or modified to permit the Vehicle to operate beyond Company specifications;
 - shows indications it has been altered or modified in any way from Company specifications, including but not limited to alterations to the speed braking system, electrical system, passenger capacity or seating;
 - has non-Company approved electrical accessories or electrical energy consuming devices installed on a gasoline or Vehicle without installation of a heavy duty 12V battery;
 - has non-Company approved electrical accessories or electrical energy consuming devices installed on an electric powered Vehicle without installation of an adequately sized DC to DC converter to draw energy from the entire battery pack;
 - adjustments are made to the injection pump fuel delivery system or CVT system; or
 - is equipped with non-standard tires not approved by the Company.
- USE OF NON-APPROVED COMPANY PARTS AND ACCESSORIES:** THIS LIMITED WARRANTY IS VOID WITH RESPECT TO ANY PROPERTY DAMAGE OR ADDITIONAL ENERGY CONSUMPTION ARISING FROM OR RELATED TO PARTS OR ACCESSORIES NOT MANUFACTURED OR AUTHORIZED BY COMPANY, OR WHICH WERE NOT INSTALLED BY COMPANY, ITS DEALERS OR DISTRIBUTORS, INCLUDING BUT NOT LIMITED TO GPS SYSTEMS, COOLING AND HEATING SYSTEMS, COMMUNICATIONS SYSTEMS, INFORMATION SYSTEMS, OR OTHER FORMS OF ENERGY CONSUMING DEVICES WIRED DIRECTLY OR INDIRECTLY TO THE VEHICLE BATTERIES.

REMEDY: Purchaser's sole and exclusive remedy under this Limited Warranty in the event of a defect in material or workmanship in the Vehicle, any part or component, or battery charger during the applicable Warranty Period is that Company will, at its sole option, repair or replace any defective parts. If Company elects to repair or replace a defective part, Company may at its discretion provide a factory reconditioned part or new component from an alternate supplier. All replaced parts become the sole property of Company. This exclusive remedy will not be deemed to have failed of its essential purpose so long as Company has made reasonable efforts to repair or replace the defective parts.

DISCLAIMER: THIS LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY PROVIDED FOR THE VEHICLES AND BATTERY CHARGER AND IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL SUCH OTHER WARRANTIES BEING EXPLICITLY DISCLAIMED.

LIABILITY LIMITATIONS: IN NO CASE SHALL COMPANY BE LIABLE FOR INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DEATH, PERSONAL INJURY OR PROPERTY DAMAGE, ARISING FROM OR RELATED TO ANY ALLEGED FAILURE IN A VEHICLE OR BATTERY CHARGER, OR ANY



DAMAGE OR LOSS TO THE PURCHASER OR ANY THIRD PARTY FOR LOST TIME, INCONVENIENCE OR ANY ECONOMIC LOSS, WHETHER OR NOT COMPANY WAS APPRISED OF THE FORSEEABILITY OF SUCH DAMAGES OR LOSSES. THE RIGHT OF PURCHASER TO RECOVER DAMAGES WITHIN THE LIMITATIONS SET FORTH IN THIS SECTION IS PURCHASER'S EXCLUSIVE ALTERNATIVE REMEDY IF THE LIMITED REMEDY OF REPAIR OR REPLACEMENT OF THE VEHICLE FAILS OF ITS ESSENTIAL PURPOSE. THE PARTIES AGREE THAT THIS ALTERNATIVE REMEDY WILL BE ENFORCEABLE EVEN IF THE LIMITED REMEDY OF REPAIR OR REPLACEMENT FAILS OF ITS ESSENTIAL PURPOSE. ANY LEGAL CLAIM OR ACTION ARISING THAT ALLEGES BREACH OF WARRANTY MUST BE BROUGHT WITHIN THREE (3) MONTHS FROM THE DATE THE WARRANTY CLAIM ARISES. THIS LIMITED WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS AND YOU MAY HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE. SOME STATES DO NOT ALLOW THE EXCLUSION OF INCIDENTAL DAMAGES OR LIMITATIONS ON HOW LONG AN IMPLIED WARRANTY MAY LAST, SO THE ABOVE EXCLUSIONS AND LIMITATIONS MAY NOT APPLY TO YOU

WARNING: ANY MODIFICATION OR CHANGE TO THE VEHICLE OR BATTERY CHARGER WHICH ALTERS THE WEIGHT DISTRIBUTION OR STABILITY OF THE VEHICLE, INCREASES THE VEHICLE'S SPEED, OR ALTERS THE OUTPUT OF THE BATTERY CHARGER BEYOND FACTORY SPECIFICATIONS, CAN RESULT IN PROPERTY DAMAGE, PERSONAL INJURY OR DEATH. DO NOT MAKE ANY SUCH MODIFICATIONS OR CHANGES. SUCH MODIFICATIONS OR CHANGES WILL VOID THE LIMITED WARRANTY. COMPANY DISCLAIMS RESPONSIBILITY FOR ANY SUCH MODIFICATIONS, CHANGES OR ALTERATIONS WHICH WOULD ADVERSELY IMPACT THE SAFE OPERATION OF THE VEHICLE OR BATTERY CHARGER.

LEAD ACID DEEP CYCLE BATTERY WARRANTY LIMITATIONS, CONDITIONS AND EXCEPTIONS:

- Claims for battery warranty replacement require specific testing, as specified by the Customer Care / Warranty Department. Company, or an authorized Company dealer or distributor, should be contacted to obtain a copy of the required tests, which must be performed and corrected for temperature, based upon BCI (Battery Council International) recommendations.
- **NON-FACTORY INSTALLED PARTS OR ACCESSORIES INSTALLED DIRECTLY TO LESS THAN THE COMPLETE VEHICLE BATTERY PACK WILL VOID THE WARRANTY FOR THE ENTIRE BATTERY PACK.**
- **ALL NON-FACTORY INSTALLED ACCESSORIES REQUIRE THE INSTALLATION AND USE OF A COMPANY APPROVED DC TO DC CONVERTER THAT USES ENERGY FROM ALL BATTERIES.**
- **Electric Vehicle storage facilities must provide the following:**
 - ample electrical power to charge all Vehicles and allow the charger to shut off automatically;
 - battery chargers must each have an independent dedicated 15 amp circuit;
 - each battery charger must be connected to its circuit with at minimum a NEMA 15-5R three-pin receptacle;
 - five (5) air exchanges per hour in the charging facility; and
 - one (1) functional charger for each Vehicle in the fleet with a proper electrical supply as specified above.

OTHER COMPANY RIGHTS:

- Company may improve, modify or change the design of any TSV vehicle, part or battery charger without being responsible to modify previously manufactured vehicles, parts or battery chargers.
- Company may audit and inspect the Purchaser's facility, maintenance records and its Vehicles by Company representatives prior to approving a warranty claim and may contract with a third party to evaluate the Purchaser's storage facilities, fuel storage tanks and/or batteries.

AUTHORITY: No Company employee, dealer, distributor or representative, or any other person, has any authority to bind Company beyond the terms of this Limited Warranty without the express written approval of the Customer Care / Warranty Department.

EMISSIONS CONTROL WARRANTY: The Vehicle may also be subject to an emissions control warranty, as required by the U.S. Environmental Protection Agency and California Air Resources Board, which is provided with the Vehicle.

FOR FURTHER INFORMATION, CALL 1-800-774-3946, GO TO TXTSV.COM, OR WRITE TO TSV DIVISION OF TEXTRON INC., ATTENTION: TSV CUSTOMER CARE / WARRANTY DEPARTMENT, 1451 MARVIN GRIFFIN ROAD, AUGUSTA, GEORGIA 30906 USA.

TSV P/N 46529G21



NINTH ORDER OF BUSINESS

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



APPROVED BUDGET FY2023

Thursday, July 28, 2022

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
FY2023

	ADOPTED FY2022 BUDGET	ACTUAL THRU 6/30/22	TOTAL PROJECTED AT 9/30/22	APPROVED FY2023 BUDGET
<u>REVENUES:</u>				
Special Assessment	\$2,931,456	\$2,934,017	\$2,934,017	\$3,181,456
Boat/RV Storage Fees	\$92,000	\$68,351	\$92,000	\$92,000
Interest Income	\$6,000	\$12,195	\$15,000	\$6,000
Misc/Newsletter Income	\$0	\$27,425	\$30,000	\$10,000
Rental Income	\$7,200	\$3,923	\$7,200	\$7,200
Carry Forward	\$51,436	\$0	\$51,436	\$31,364
TOTAL REVENUES	\$3,088,092	\$3,045,911	\$3,129,653	\$3,328,020
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees	\$15,000	\$5,600	\$15,000	\$15,000
PR Taxes/Workers Comp/PR Fees	\$7,200	\$6,198	\$8,200	\$8,200
Engineering	\$4,500	\$0	\$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	\$17,500	\$17,500	\$17,500	\$17,500
District Attorney	\$27,000	\$22,602	\$29,000	\$29,000
Litigation Counsel	\$0	\$8,439	\$30,000	\$20,000
Audit	\$4,000	\$0	\$4,000	\$4,000
Trustee Fees	\$16,000	\$13,991	\$16,000	\$16,000
District Management/Adminstration	\$99,000	\$70,175	\$99,000	\$99,000
Computer Time	\$1,000	\$750	\$1,000	\$1,000
Telephone	\$500	\$307	\$700	\$700
Postage	\$1,500	\$216	\$400	\$400
Printing & Binding	\$1,500	\$600	\$800	\$800
Insurance	\$46,000	\$50,000	\$50,000	\$60,000
Legal Advertising	\$1,000	\$2,194	\$1,000	\$1,000
Other Current Charges	\$5,000	\$3,332	\$5,000	\$5,000
Office Supplies	\$1,500	\$150	\$1,500	\$1,500
Dues, Licenses, Website	\$20,000	\$22,009	\$30,000	\$30,000
<u>MAINTENANCE:</u>				
Landscape Maintenance	\$820,000	\$613,587	\$852,004	\$861,000
Landscape Maintenance - Contingency	\$120,000	\$60,045	\$120,000	\$130,000
Lake Maintenance	\$72,000	\$53,143	\$72,000	\$75,864
Cost Sharing Agreement - Stone Creek	\$13,000	\$9,497	\$13,000	\$13,000
Facility/Preventative Maintenance	\$200,000	\$128,793	\$200,000	\$215,000
Utilities	\$135,000	\$95,615	\$135,000	\$145,000
Security	\$25,000	\$20,162	\$25,000	\$45,000
Operating Reserves	\$20,642	\$0	\$0	\$6,556
TOTAL EXPENDITURES	\$1,677,842	\$1,207,504	\$1,734,604	\$1,809,020
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfer In/(Out) - SBA Reserve	(\$75,000)	\$0		\$0
Interfund Transfer Out - Swim & Tennis	(\$1,335,250)	(\$1,001,438)	(\$1,363,685)	(\$1,519,000)
TOTAL OTHER	(\$1,410,250)	(\$1,001,438)	(\$1,363,685)	(\$1,519,000)
Assigned Fund Balance	\$0	\$836,969	\$31,364	\$0

The Crossings at Fleming Island
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

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 for use of the Boat/RV/Trailer storage facility.

Interest Income

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

Usage Fee Income

The District collects a usage fee for certain office spaces in the District.

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.

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.

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 2023

District 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**.

Telephone

This item includes telephone and fax service.

Postage

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

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 Water/Sewer Fund and the Golf Course Fund.

The Crossings at Fleming Island

Community Development District

GENERAL FUND BUDGET
Fiscal Year 2023

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.

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.

Cost Sharing Agreement – Stone Creek

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 assets.

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

The Crossings at Fleming Island
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2023

Security

Cost of security personnel and operation of security cameras.

Other Sources/(Uses)

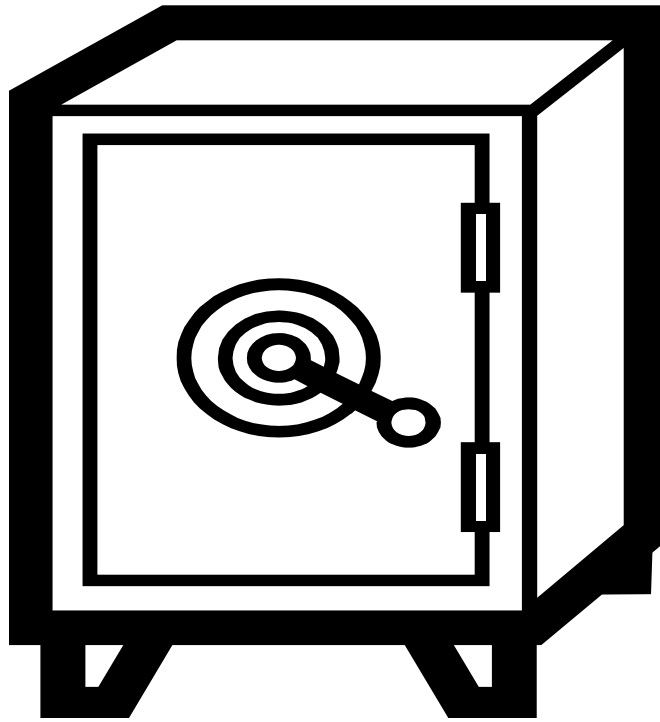
Interfund Transfer Out – Swim & Tennis

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

Utility Schedule - General Fund

FY2023

Account #	Service Address		Avg. Monthly	Avg. Annual
Clay Electric				
5525209	2425 Country Side Dr	\$	34	\$ 413
7658685	1522-1 Brookstrone Dr	\$	34	\$ 408
7658743	1928-1 Eagle Harbor Parkway	\$	37	\$ 449
7658750	2088-1 Eagle Harbor Parkway	\$	72	\$ 862
7658776	1909 Eagle Harbor Parkway	\$	31	\$ 370
7658784	1619 Misty Lake Drive	\$	174	\$ 2,084
7658800	1992-1 Eagle Harbor Parkway	\$	50	\$ 603
7658818	1302-1 Oak Landing Lane	\$	46	\$ 557
7658834	1542 Linkside Drive	\$	183	\$ 2,192
7658842	1245 Forest Park Drive	\$	50	\$ 595
7658867	1320-1 South Shore Dr	\$	34	\$ 408
7658875	1229 Salt Marsh	\$	34	\$ 408
7658883	4312 Lake Shore Dr East	\$	112	\$ 1,343
7658891	4486-1 Lakeshore Dr E	\$	74	\$ 885
7658917	2327-1 Marsh Landing Ct	\$	34	\$ 408
7658925	1995-1 Vista Lakes Dr	\$	49	\$ 591
7658958	4523 Lakeshore Dr E	\$	92	\$ 1,102
7658966	1687-1 Lakeshore Drive N	\$	35	\$ 415
7659014	1760-1 Cross Pine Drive	\$	558	\$ 6,692
7659022	1709-2 Cross Pines Drive	\$	29	\$ 346
7659048	2291-1 Old Pine Trail	\$	28	\$ 338
7659063	2286-2 Trailwood Drive	\$	28	\$ 338
7659089	1709-1 Cross Pines Drive	\$	36	\$ 430
7659097	2234 Eagle Harbor Parkway	\$	28	\$ 338
7659121	2402 Daniels Landing Dr	\$	50	\$ 595
7659139	3460-1 Manard Branch Ct	\$	41	\$ 494
7659147	2486-1 Stoney Glen Irrigation	\$	44	\$ 530
7659154	Eagle Harbor Pkwy Lighting	\$	38	\$ 453
7659162	1796-2 Eagle HBr on 17 at Fountain	\$	2,270	\$ 27,245
7659188	1812-1 Eagle Creek Dr	\$	502	\$ 6,024
7675689	1880 Eagle Harbor Parkway	\$	37	\$ 442
8092223	2105 Harbor Lake Drive	\$	391	\$ 4,697
8975347	1848 Town Center Blvd Time Clock 4 Irr	\$	137	\$ 1,639
9009006	2104 Eagle Talon Irrigation	\$	30	\$ 358
9108410	2249 Eagle Perch Pl - Entry Sign	\$	29	\$ 350
		\$	29	\$ 350
				\$ 65,752
Clay County Utility Authority				
00120031	1880 Eagle Harbor Parkway	\$	402	\$ 4,821
00120061	1850 Eagle Harbor Pkwy Fountains	\$	632	\$ 7,581
00120251	1778 Fiddler's Ridge Drive Rclm Irr	\$	140	\$ 1,682
00120311	1909 Eagle Harbor Pkwy	\$	86	\$ 1,030
00120321	4312 Lakeshore Drive E	\$	51	\$ 614
00120531	4523 Lakeshore Drive	\$	76	\$ 911
00120541	2105 Eagle Lake Drive	\$	94	\$ 1,124
00120591	Entrance to Brookstone Irr	\$	238	\$ 2,862
00130319	1501 Brookstone Dr Irr	\$	72	\$ 860
00159869	1775 Eagle Harbor Pkwy Irr	\$	118	\$ 1,413
00159887	Entrance to The Preserves Irr	\$	145	\$ 1,735
00178790	2286-2 Trailwood Dr Rclm Irr	\$	303	\$ 3,640
00178791	1779-1 Cross Pines Dr - Rclm Irr	\$	153	\$ 1,841
00178792	2298-1 Old Pine Trail Rclm Irr	\$	70	\$ 840
00186015	1229-1 Salt Marsh Lane Irr	\$	125	\$ 1,503
00188477	1709-2 Cross Pines Drive Rclm Irr	\$	52	\$ 629
00195643	2331-1 Old Pine Trail Rclm Irr	\$	56	\$ 674
00195645	1743-1 Cross Pine Dr Rclm Irr	\$	57	\$ 689
00199911	2366-1 Old Pine Trail Rclm Irr	\$	68	\$ 816
00200394	1812-1 Eagle Creek Dr Rclm Irr	\$	131	\$ 1,567
00201898	2694-1 Country Side Dr Rclm Irr	\$	54	\$ 653
00202868	2638-1 Country Side Dr Rclm Irr	\$	59	\$ 710
00204041	2411-1 Country Side Dr Rclm Irr	\$	52	\$ 626
00204042	2424-2 Country Side Dr Rclm Irr	\$	-	\$ -
00204151	1852-1 Eagle Creek Dr Rclm Irr	\$	55	\$ 661
00218768	2552-1 Country Side Dr Rclm Irr	\$	107	\$ 1,284
00229743	1961-1 Summit Ridge Rd Rclm Irr	\$	64	\$ 772
00231981	1612-1 Lake Terrace Lane Irr	\$	178	\$ 2,141
00534466	1719 Eagle Crest Drive Irrigation	\$	53	\$ 630
00541849	732 Water Oak Lane Irrigation	\$	225	\$ 2,696
00541850	6548 Bahia Road Irrigation	\$	118	\$ 1,413
00544400	2090 Arden Forest Place Irrigation	\$	130	\$ 1,557
00554422	2110 Eagle Talon Circle	\$	256	\$ 3,071
00544687	1848 Town Center Irrigation	\$	190	\$ 2,274
				\$ 55,321
		Contingency		\$ 13,928
		TOTAL	\$	135,000



RESERVE FUND

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

RESERVE
FY2023

	ADOPTED FY2022 BUDGET	ACTUAL THRU 6/30/22	TOTAL PROJECTED AT 9/30/22	APPROVED FY2023 BUDGET
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$764,224	\$764,892	\$769,337	\$514,224
Interest Income	\$0	\$1,951	\$275	\$0
TOTAL REVENUES	\$764,224	\$766,843	\$769,612	\$514,224
<u>EXPENDITURES:</u>				
Capital Outlay	\$763,975	\$427,949	\$768,774	\$513,724
Other Current Charges	\$250	\$241	\$500	\$500
TOTAL EXPENDITURES	\$764,225	\$428,190	\$769,274	\$514,224
<u>OTHER SOURCES/(USES):</u>				
Interfund Transfer In	\$0	\$0	\$0	\$0
TOTAL OTHER	\$0	\$0	\$0	\$0
ASSIGNED FUND BALANCE	(\$0)	\$338,653	\$338	\$0

The Crossings at Fleming Island
Community Development District
RESERVE BUDGET
Fiscal Year 2023

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.

The Crossings at Fleming Island
Community Development District
RESERVE BUDGET
Fiscal Year 2023

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.

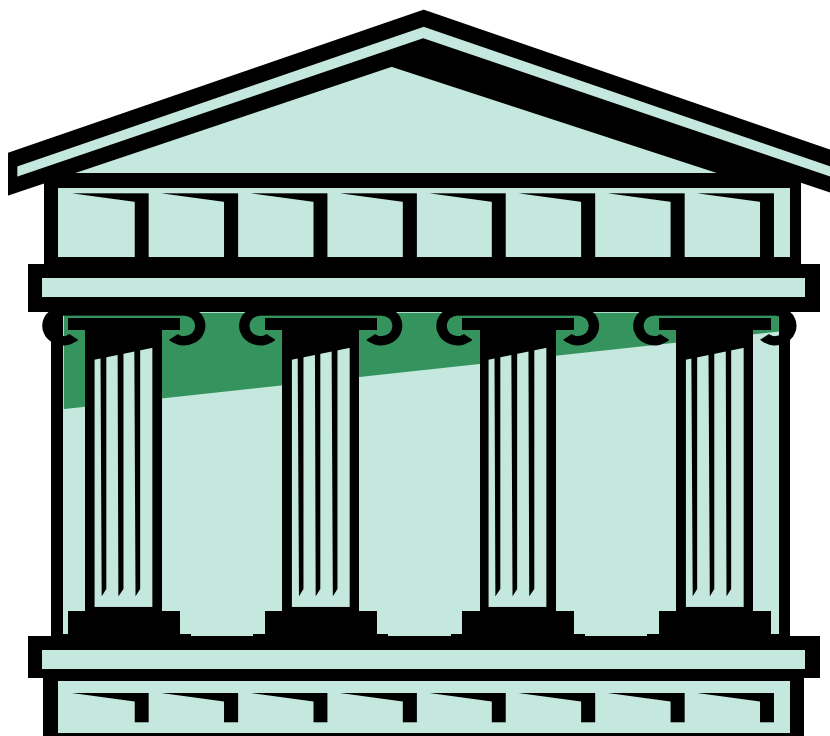
EXPENDITURES:

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
FY2023

	Series 2014 A/1	Series 2014 A/2	Series 2014 A/3	Series 2017	APPROVED FY2023 BUDGET
<u>REVENUES:</u>					
(1) Special Assessments - Tax Collector	\$2,157,298	\$400,700	\$381,397	\$66,931	\$3,006,326
Carry Forward Surplus	\$588,268	\$0	\$217,095	\$34,145	\$945,846
<i>TOTAL REVENUES</i>	<u>\$2,745,566</u>	<u>\$400,700</u>	<u>\$598,492</u>	<u>\$101,076</u>	<u>\$3,952,172</u>
<u>EXPENDITURES:</u>					
Interest Expense - 11/1	\$299,025	\$84,175	\$143,650	\$23,144	\$549,994
Principal Expense - 5/1	\$1,455,000	\$230,000	\$95,000	\$20,000	\$1,800,000
Interest Expense - 5/1	\$299,025	\$84,175	\$143,650	\$23,144	\$549,994
<i>TOTAL EXPENDITURES</i>	<u>\$2,053,050</u>	<u>\$398,350</u>	<u>\$382,300</u>	<u>\$66,288</u>	<u>\$2,899,988</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$692,516</u>	<u>\$2,350</u>	<u>\$216,192</u>	<u>\$34,789</u>	<u>\$1,052,185</u>
(1) A1 and A2 Assessments are combined			11/1/23 Interest:		
			2014 A/1		\$269,925
			2014 A/2		\$76,125
			2014 A/3		\$140,563
			2017		\$22,569
					<u>\$509,181</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
FY2023

	ADOPTED FY2022 BUDGET	ACTUAL THRU 6/30/22	TOTAL PROJECTED AT 9/30/22	APPROVED FY2023 BUDGET
<u>REVENUES:</u>				
Water Revenue	\$1,250,000	\$964,955	\$1,250,000	\$1,275,000
Wastewater Revenue	\$2,140,000	\$1,727,468	\$2,140,000	\$2,182,800
Reclaimed Water Revenue	\$810,000	\$612,733	\$810,000	\$826,200
Service Charges	\$58,000	\$38,688	\$58,000	\$59,160
Debt Capacity Charge	\$1,890,000	\$1,450,197	\$1,890,000	\$1,900,000
Interest/Misc. Income	\$42,000	\$45,319	\$42,000	\$45,000
Carry Forward Surplus	\$270,466	\$270,466	\$270,466	\$344,120
TOTAL REVENUES	\$6,460,466	\$5,109,826	\$6,460,466	\$6,632,280
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$1,500	\$0	\$1,500	\$2,000
Arbitrage	\$1,650	\$550	\$1,650	\$1,650
Dissemination Agent	\$1,000	\$750	\$1,000	\$1,000
District Attorney	\$24,000	\$17,190	\$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	\$73,500
Computer Time	\$1,000	\$750	\$1,000	\$1,000
Postage	\$1,000	\$512	\$1,000	\$1,000
Insurance	\$45,000	\$50,000	\$50,000	\$55,000
Legal Advertising	\$1,000	\$0	\$1,000	\$1,000
Other Current Charges	\$15,000	\$12,699	\$15,000	\$15,000
<u>WATER/WASTEWATER/REUSE:</u>				
Service Charges	\$65,000	\$38,688	\$65,000	\$67,750
Meter Expenses	\$1,000	\$0	\$1,000	\$1,000
Purchased Water	\$1,360,000	\$1,029,947	\$1,360,000	\$1,387,200
Treated Wastewater	\$2,150,000	\$1,727,486	\$2,150,000	\$2,193,000
Black Creek Charge	\$0	\$38,058	\$50,000	\$55,000
Alternative Water Supply	\$49,000	\$39,117	\$49,000	\$54,000
Purchased Reclaimed Water	\$190,000	\$161,638	\$190,000	\$200,000
Repairs & Maintenance	\$30,000	\$5,320	\$30,000	\$35,000
Electric	\$35,000	\$23,925	\$35,000	\$40,000
Capital Outlay	\$240,000	\$283,683	\$240,000	\$255,000
Contingency	\$25,000	\$0	\$25,000	\$25,000
TOTAL OPERATING EXPENSES	\$4,320,150	\$3,491,831	\$4,375,145	\$4,500,600
<u>DEBT SERVICE:</u>				
Interest Expense - 4/1	\$405,601	\$405,601	\$405,601	\$391,829
Principal Expense - 10/1	\$930,000	\$697,500	\$930,000	\$960,000
Interest Expense - 10/1	\$405,601	\$202,801	\$405,601	\$391,829
TOTAL DEBT SERVICE	\$1,741,201	\$1,305,902	\$1,741,201	\$1,743,658
TOTAL EXPENSES	\$6,061,351	\$4,797,733	\$6,116,346	\$6,244,258
EXCESS REVENUES (EXPENDITURES)	\$399,115	\$312,093	\$344,120	\$388,022
Debt Service Coverage (115%)	123%			122%

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 2023

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 2023

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 2023

Repairs & Maintenance Cost for repairs and maintenance of CDD water related assets.

Electric Clay Electric Cooperative for service at 4567 Lakeshore Drive East.

Black Creek Surcharge CCUA is collecting a surcharge to fund future costs of the utility with SJRWMD Black Creek Water Resource Development Project.

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 – 4/1/23	\$391,828.76
Principal Expense – 10/1/23	\$960,000.00
Interest Expense – 10/1/23	\$391,828.76
Total	\$1,743,657.52



GOLF FUND

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

GOLF FUND

FY2023

	ADOPTED FY2022 BUDGET	ACTUAL THRU 6/30/22	TOTAL PROJECTED AT 9/30/22	APPROVED FY2023 BUDGET
REVENUES:				
User Fees - Dues	\$391,000	\$308,989	\$391,000	\$430,000
Greens/Cart Fees	\$1,275,000	\$1,163,679	\$1,275,000	\$1,492,000
Tournament Golf Income	\$103,000	\$0	\$103,000	\$74,681
Merchandise/Food/Beverage Sale	\$1,591,060	\$1,211,324	\$1,591,060	\$1,775,750
Rental Revenue	\$49,000	\$71,075	\$49,000	\$70,000
Membership Income - Other Fees	\$4,400	\$2,330	\$4,400	\$3,000
Miscellaneous Income	\$60,000	\$72,123	\$60,000	\$60,000
Initiation Fees	\$0	\$6,000	\$6,000	\$6,000
Interest Income/Commissions	\$0	\$7	\$15	\$0
Sales Tax/Gratuities/Lesson Income	\$514,205	\$270	\$514,205	\$514,205
TOTAL REVENUES	\$3,987,665	\$2,835,797	\$3,993,680	\$4,425,636
COST OF GOODS SOLD:				
Cost of Goods Sold	\$685,000	\$486,274	\$685,000	\$763,573
GROSS PROFIT	\$3,302,665	\$2,349,523	\$3,308,680	\$3,662,063
EXPENDITURES:				
Operating Expenses:				
Salaries	\$1,283,000	\$1,011,916	\$1,283,000	\$1,549,435
Commissions & Bonuses	\$24,900	\$42,008	\$24,000	\$30,000
Rental Commissions	\$12,500	\$0	\$12,226	\$12,500
Employee Expenses	\$270,000	\$211,063	\$270,000	\$313,108
Employee Uniforms	\$5,000	\$3,728	\$5,000	\$5,000
Travel & Per Diem	\$2,000	\$2,211	\$1,667	\$2,000
Training	\$500	\$16	\$2,000	\$500
Employee Advertising	\$1,000	\$0	\$797	\$1,000
Janitorial Expense/Supplies	\$34,400	\$24,887	\$34,358	\$38,400
Tournaments & Events	\$45,500	\$28,498	\$45,231	\$45,500
Centralized Services	\$83,000	\$72,139	\$82,090	\$83,000
Course & Grounds Maintenance	\$41,000	\$28,963	\$40,656	\$51,250
Repairs - Equipment	\$39,000	\$22,593	\$39,106	\$44,000
Repairs - Buildings	\$15,000	\$931	\$9,000	\$15,000
Operating Supplies	\$75,000	\$72,616	\$75,000	\$75,000
Demo Equipment Expense	\$0	\$0	\$790	\$0
Office Supplies	\$3,500	\$3,545	\$3,500	\$3,500
Postage	\$500	\$227	\$434	\$500
Printing & Reproduction	\$1,000	\$248	\$1,000	\$1,000
Utility Services	\$74,000	\$57,558	\$74,000	\$74,000
Gas/Oil/Propane	\$30,000	\$31,654	\$30,000	\$39,000
Refuse & Potables	\$28,000	\$13,688	\$28,624	\$18,000
Telephone/T1 Line	\$7,700	\$5,102	\$7,628	\$9,050
Security/Pest Control	\$22,000	\$12,705	\$22,000	\$22,000
Music & Cable Service	\$12,000	\$5,267	\$12,000	\$12,000
Dues and Subscriptions	\$7,300	\$3,231	\$7,300	\$7,300
Chemicals	\$55,000	\$60,900	\$55,000	\$71,500
Fertilizer - Course	\$50,000	\$35,892	\$50,000	\$70,000
Sand, Seed & Dressing	\$33,900	\$28,375	\$34,000	\$42,375
Licenses/Permits	\$4,300	\$2,342	\$4,211	\$4,300
Bad Debt Expense	\$0	\$0	\$6,000	\$0
Cash Short/Over	\$0	\$83	\$0	\$0
Miscellaneous	\$4,700	\$274	\$4,700	\$4,700
Other Services	\$8,000	\$1,132	\$7,896	\$8,000
Trustee Fees/Bank Charges	\$84,000	\$73,621	\$83,840	\$84,000
Management Fees - Hampton	\$86,400	\$63,000	\$86,400	\$86,400
Rentals & Leases	\$230,667	\$183,190	\$230,667	\$235,167
Lake Maintenance	\$30,000	\$22,500	\$30,000	\$30,000
Insurance	\$51,600	\$57,026	\$51,600	\$95,264
Other Current Charges	\$29,640	\$26,866	\$29,640	\$32,000
District Manager/Administrator	\$38,500	\$28,846	\$38,500	\$38,500
District Attorney	\$5,820	\$8,036	\$5,820	\$5,820
Audit	\$2,000	\$1,725	\$1,917	\$2,000
Non-Recurring/Other/Prior Year	\$0	\$57,710	\$29,903	\$0
Sales Tax/Gratuities/Lesson Expense	\$514,205	\$0	\$514,205	\$514,205
TOTAL EXPENDITURES	\$3,346,532	\$2,306,312	\$3,375,706	\$3,776,274
Net Operating Income:	(\$43,867)	\$43,211	(\$67,026)	(\$114,211)
Non-Operating Expenses:				
Other Income	\$0	\$0	\$0	\$0
Other Expenses	\$0	(\$7,370)	\$0	\$0
Principal Expense - 10/1	(\$420,000)	(\$292,500)	(\$420,000)	(\$420,000)
Interest Expense - 10/1	(\$44,220)	(\$9,515)	(\$44,220)	(\$44,220)
Interest Expense - 4/1	(\$44,220)	\$0	(\$44,220)	(\$44,220)
TOTAL NON-OPERATING	(\$508,440)	(\$309,385)	(\$508,440)	(\$508,440)
EXCESS REVENUES (EXPENDITURES)	(\$552,307)	(\$266,174)	(\$575,466)	(\$622,651)

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 2023

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 2023

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 2023

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 FY2023-2027 Budget

Five Year Capital Plan

Fiscal Year	Capital Budget	
2023	\$	250,000
2024	\$	250,000
2025	\$	250,000
2026	\$	250,000
2027	\$	250,000



SWIM & TENNIS FUND

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

SWIM & TENNIS FUND
FY2023

	ADOPTED FY2022 BUDGET	ACTUAL THRU 6/30/22	TOTAL PROJECTED AT 9/30/22	PROPOSED FY2023 BUDGET
<u>REVENUES:</u>				
User Fees	\$65,000	\$59,736	\$65,000	\$70,000
Lesson Income	\$157,500	\$169,811	\$190,000	\$190,000
CDD Lesson Income	\$17,500	\$10,932	\$20,000	\$20,000
Merchandise/Food/Beverage Sale	\$135,000	\$126,586	\$135,000	\$135,000
TOTAL REVENUES	\$375,000	\$367,065	\$410,000	\$415,000
<u>COST OF GOODS SOLD:</u>				
Cost of Goods Sold	\$103,000	\$101,155	\$103,000	\$103,000
GROSS PROFIT	\$272,000	\$265,910	\$307,000	\$312,000
<u>EXPENDITURES:</u>				
<u>Operating Expenses:</u>				
Salaries	\$765,000	\$485,478	\$765,000	\$841,500
Employee Expenses	\$172,000	\$128,937	\$172,000	\$202,000
Employee Education and Training	\$8,000	\$5,991	\$8,000	\$8,000
Lessons Paid Out	\$157,500	\$162,285	\$190,000	\$190,000
Promotional Activities	\$75,000	\$75,377	\$100,000	\$100,000
Activities & Events - Tennis		\$7,450	\$10,000	\$10,000
Communications and Freight	\$15,000	\$14,618	\$15,000	\$16,500
Customer Service & Advertising	\$8,000	\$1,194	\$8,000	\$8,000
Other Contractual	\$25,000	\$23,925	\$25,000	\$27,500
Repairs & Maintenance	\$60,000	\$14,508	\$60,000	\$65,000
Operating Supplies	\$22,000	\$22,594	\$22,000	\$24,000
Office Supplies	\$20,000	\$6,965	\$20,000	\$22,000
Printing & Binding	\$0	\$0	\$0	\$0
Utility Services	\$120,000	\$96,064	\$120,000	\$130,000
Gas/Oil/Propane	\$21,000	\$20,988	\$21,000	\$42,000
Chemicals	\$56,500	\$34,075	\$56,500	\$62,250
Licenses/Permits	\$6,000	\$2,387	\$6,000	\$6,000
Shrinkage	\$0	\$0	\$0	\$0
Cash Short/Over	\$0	\$43	\$0	\$0
Trustee Fees	\$15,250	\$14,260	\$15,250	\$15,250
District Manager/Administrator	\$33,000	\$28,543	\$33,000	\$33,000
Insurance	\$25,000	\$22,500	\$25,000	\$25,000
Taxes	\$0	\$64	\$0	\$0
Audit	\$3,000	\$0	\$3,000	\$3,000
TOTAL EXPENDITURES	\$1,607,250	\$1,168,244	\$1,674,750	\$1,831,000
<u>Non-Operating Income/Expenses:</u>				
Interfund Transfer In - GF	\$1,335,250	\$1,001,438	\$1,363,685	\$1,519,000
Other Income	\$0	\$197	\$250	\$0
Nonrecurring & Capital Expenses	\$0	\$0	\$0	\$0
TOTAL NON-OPERATING	\$1,335,250	\$1,001,635	\$1,363,935	\$1,519,000
EXCESS REVENUES (EXPENDITURES)	\$0	\$99,301	(\$3,815)	\$0

The Crossings at Fleming Island Community Development District

SWIM & TENNIS FUND BUDGET
Fiscal Year 2023

Revenues:

User Fees	Pass Holder Income, Guest Fees, Lesson Income, Facility Rental, Activity Income and Finance charges
Lesson Income	Revenue generated from Tennis/Pickleball/Swim lessons
CDD Lesson Income	CDD portion of revenue generated from Tennis/Pickleball/Swim lessons
Merchandise and F&B Sales:	Tennis Merchandise sales and Snack Bar sales (Net of Cost of Goods Sold)

Expenditures:

Operating Expenses:

Salaries:	Salaried and hourly full time and part time employee's wages for Aquatics/Lifestyles/Maintenance/Tennis/Pickleball
Employee Expenses:	Payroll expenses (Taxes, Workers Comp, Health Insurance, and 401K) and uniforms
Employee Education/Training	Aquatic employees mandatory training requirements
Lessons paid out	Revenue generated from Tennis/Pickleball/Swim lessons paid to employees
Activities & Events	Community events (parades, dive in movies etc...)
Activities & Events-Tennis	Tennis/Pickleball events
Communications and Freight:	Telephone, Internet, Postage
Customer service & advertising	Graphic design, accounting, email
Other Contractual	Pest Control, Alarm Service, IT
Repairs and Maintenance	Equipment repairs and maintenance
Operating Supplies	Janitorial supplies, first aid equipment and misc. supplies
Office Supplies	Paper, printer cartridges, receipt paper, etc..
Utility Services:	Electric, Water & Sewer

Gas/Oil/Propane:	Propane for the Snack Bar and Waterfront pool heaters
Chemicals:	Pool chemicals
Licenses & Permits:	Licenses and pool permits
Cash Short/Over	Write off's for non-recoverable income
Trustee/Bank Expenses:	Credit card commissions and bank fees
District Management/ Administration:	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 . This expense is shared with the W/S and General fund
Insurance	Liability and property insurance
Audit	Annual 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 2022

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 will be shut down the week of July 18, 2022
due to rainy season

Fungus/pest/fertilizer applications: Pre-emergent and herbicide
application. Insect control application.

Maintenance: Resume weekly detail pattern. Continue weekly
mowing.

Annuals: Regular annual flower maintenance.

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-22			Jun-21	Jun-20	Year to Date			Prior Year 21	Prior Year 20
	Actual	Budget	Variance	Actual	Actual	Actual	Budget	Variance	Actual	Actual
Revenue	\$ 309,709.12	\$ 276,292.16	\$ 33,416.96	\$ 258,609.55	\$ 247,177.48	\$ 2,835,796.88	\$ 2,660,453.48	\$ 175,343.40	\$ 2,521,802.54	\$ 2,263,906.88
COGS	\$ 54,065.94	\$ 57,593.89	\$ (3,527.95)	\$ 58,719.49	\$ 38,201.39	\$ 486,273.89	\$ 540,260.12	\$ (53,986.23)	\$ 516,904.60	\$ 445,383.45
Expenses	\$ 191,598.69	\$ 177,207.39	\$ 14,391.30	\$ 152,042.42	\$ 127,506.41	\$ 1,656,493.38	\$ 1,567,980.74	\$ 88,512.64	\$ 1,311,221.13	\$ 1,238,907.52
Admin Expenses	\$ 77,367.33	\$ 75,446.51	\$ 1,920.82	\$ 65,501.39	\$ 68,655.24	\$ 649,817.93	\$ 609,692.55	\$ 40,125.38	\$ 620,825.49	\$ 539,518.32
Unadjusted NOI	\$ (12,832.93)	\$ (28,538.96)	\$ 15,706.03	\$ (17,653.75)	\$ 15,362.44	\$ 103,682.20	\$ (8,729.90)	\$ 112,412.10	\$ 72,851.32	\$ 70,364.40
Non-recurring Expenses	\$ 489.91	\$ 5,416.67	\$ (4,926.76)	\$ -	\$ 2,548.00	\$ 60,470.52	\$ 48,750.03	\$ 11,720.49	\$ 26,777.73	\$ 30,266.81
Adjusted NOI	\$ (13,322.84)	\$ (33,955.63)	\$ 20,632.79	\$ (17,653.75)	\$ 12,814.44	\$ 43,211.68	\$ (57,479.93)	\$ 100,691.61	\$ 46,073.59	\$ 40,097.59

Notes Golf exepnses overage- Wages and driving range balls

Golf	Jun-22			Jun-21	Jun-20	Year to Date			Prior Year 21	Prior Year 20
	Actual	Budget	Variance	Actual	Actual	Actual	Budget	Variance	Actual	Actual
Revenue	\$ 186,775.02	\$ 171,240.66	\$ 15,534.36	\$ 160,584.18	\$ 172,414.87	\$ 1,691,898.61	\$ 1,626,784.92	\$ 65,113.69	\$ 1,561,306.87	\$ 1,411,616.84
COGS	\$ 12,031.96	\$ 22,547.21	\$ (10,515.25)	\$ 22,547.21	\$ 15,358.92	\$ 118,119.94	\$ 198,012.57	\$ (79,892.63)	\$ 197,999.15	\$ 94,695.93
Course Maint.	\$ 75,925.84	\$ 66,042.87	\$ 9,882.97	\$ 62,663.29	\$ 56,098.52	\$ 606,648.59	\$ 581,694.99	\$ 24,953.60	\$ 563,482.44	\$ 509,675.49
Golf Expenses	\$ 51,106.78	\$ 38,042.83	\$ 13,063.95	\$ 27,773.29	\$ 32,156.60	\$ 414,461.77	\$ 343,503.49	\$ 70,958.28	\$ 254,209.74	\$ 292,551.69
NOI	\$ 47,710.44	\$ 44,607.75	\$ 3,102.69	\$ 47,600.39	\$ 68,800.83	\$ 552,668.31	\$ 503,573.87	\$ 49,094.44	\$ 545,615.54	\$ 514,693.73
Golf Rounds(Total)	3831			3113	3975	33674			32809	34322
Golf Rnds(outside/member)	2829/1002			2200/913	2870/1105	23478/10190			22090/10719	24652/9670
Membership	133			139						

Talons	Jun-22			Jun-21	Jun-20	Year to Date			Prior Year 21	Prior Year 20
	Actual	Budget	Variance	Actual	Actual	Actual	Budget	Variance	Actual	Actual
Total FB Revenue	\$ 122,845.75	\$ 105,051.50	\$ 17,794.25	\$ 97,926.60	\$ 74,679.42	\$ 1,143,164.45	\$ 1,033,668.56	\$ 109,495.89	\$ 960,068.36	\$ 850,818.62
Food & NA Revenue	\$ 70,881.83	\$ 62,937.46	\$ 7,944.37	\$ 56,720.99	\$ 39,065.06	\$ 646,890.48	\$ 609,576.40	\$ 37,314.08	\$ 549,956.48	\$ 491,638.43
Alcohol Revenue	\$ 44,745.43	\$ 38,381.25	\$ 6,364.18	\$ 37,309.14	\$ 35,071.63	\$ 429,291.23	\$ 388,211.56	\$ 41,079.67	\$ 382,469.22	\$ 335,079.08
COGS (Food)	\$ 28,316.62	\$ 22,507.66	\$ 5,808.96	\$ 24,148.18	\$ 13,124.23	\$ 232,466.31	\$ 220,961.27	\$ 11,505.04	\$ 204,691.89	\$ 208,937.84
% COGS (Food)	39.95%	35.76%	4.19%	42.57%	33.60%	35.94%	36.25%	-0.31%	37.22%	42.50%
COGS (Alcohol)	\$ 13,717.36	\$ 12,539.02	\$ 1,178.34	\$ 12,778.10	\$ 9,718.24	\$ 136,458.29	\$ 121,286.28	\$ 15,172.01	\$ 114,967.56	\$ 116,302.26
% COGS (Alcohol)	30.66%	32.67%	-2.01%	34.25%	27.71%	31.79%	31.24%	0.54%	30.06%	34.71%
FB Expenses	\$ 64,566.07	\$ 73,121.69	\$ (8,555.62)	\$ 50,690.48	\$ 39,251.29	\$ 632,777.29	\$ 642,782.26	\$ (10,004.97)	\$ 482,613.59	\$ 436,680.34
NOI	\$ 16,245.70	\$ (3,116.87)	\$ 19,362.57	\$ 10,309.84	\$ 12,585.66	\$ 141,462.56	\$ 48,638.75	\$ 92,823.81	\$ 157,795.32	\$ 88,898.18
Event Income	\$ 20,701.08	\$ 19,613.00	\$ 1,088.08	\$ 9,196.33	\$ 6,770.50	\$ 221,210.92	\$ 207,575.44	\$ 13,635.48	\$ 161,338.73	\$ 168,252.04

D.

Eagle Harbor Facility Report

July 2022

Amenity Centers:

1. Swim Park
 - a. Numerous upgrades have been completed and operations are normal.
2. Tennis/Pickleball Center
 - a. Fans installed
3. Waterfront Park
 - a. Frog pool motor is inoperable and a new motor has been ordered.
4. Creekside
 - a. Systems are normal
5. Golf Course
 - a. Topo map was completed and getting proposals for driving range renovation
 - b. Concrete work is scheduled for next month
6. Talons
 - a. New fans installed.
 - b. Cart staging cover is ordered
 - c. Replacement lights for patio are ordered

Common Areas & Retention Ponds:

1. All lakes have been treated and inspected by the Lake Doctors.
2. Renovation of the Preserve boardwalk is complete and has passed Army Corp inspection.
3. Concrete pathway to Preserve Boardwalk is scheduled for next month
4. Pressure washing continues throughout the community
5. Working with CCSO to integrate security cameras
6. Renovation of Pine lake Dock is complete

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. Continue to work with SJRWMD on the pond issue in The Reserve and drainage issue in Eagle Nest.