

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



## **ADOPTED BUDGET FY2024**

Friday, August 25, 2023

*Presented by:*



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

TABLE OF CONTENTS

General Fund

Budget	Page 1
Budget Narrative	Page 2-6

Reserve Fund

Budget	Page 7
Budget Narrative	Page 8

Debt Service

2014 A/1, A/2, A/3	Page 9
2014 A/1- Amortization Schedule	Page 10
2014 A/2 - Amortization Schedule	Page 11
2014 A/3 - Amortization Schedule	Page 12
2017 - Amortization Schedule	Page 13

Water/Sewer Fund

Budget	Page 14-15
Budget Narrative	Page 16-18

Golf Fund

Budget	Page 19-20
Budget Narrative	Page 21-24

Swim & Tennis Fund

Budget	Page 25
Budget Narrative	Page 26-27





# GENERAL FUND

# The Crossings at Fleming Island

## COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND

### FY2024

	ADOPTED FY2023 BUDGET	ACTUAL THRU 7/31/23	TOTAL PROJECTED AT 9/30/23	ADOPTED FY2024 BUDGET
<b>REVENUES:</b>				
Special Assessment	\$3,181,456	\$3,188,772	\$3,181,456	\$3,488,035
Boat/RV Storage Fees	\$92,000	\$63,698	\$92,000	\$92,000
Interest Income	\$6,000	\$140,005	\$125,000	\$36,000
Misc/Newsletter Income	\$10,000	\$19,939	\$20,000	\$20,000
Rental Income	\$7,200	\$3,800	\$7,200	\$10,000
Carry Forward	\$31,364	\$41,000	\$41,000	\$0
<b>TOTAL REVENUES</b>	<b>\$3,328,020</b>	<b>\$3,457,214</b>	<b>\$3,466,656</b>	<b>\$3,646,035</b>

### EXPENDITURES:

#### ADMINISTRATIVE:

Supervisors Fees	\$15,000	\$7,400	\$15,000	\$15,000
PR Taxes/Workers Comp/PR Fees	\$8,200	\$6,470	\$8,200	\$9,200
Engineering	\$4,500	\$0	\$4,500	\$4,500
Arbitrage	\$2,000	\$0	\$2,000	\$2,100
Dissemination Agent	\$2,000	\$1,667	\$2,000	\$21,000
Assessment Roll	\$17,500	\$17,500	\$17,500	\$18,375
District Attorney	\$29,000	\$26,174	\$29,000	\$28,294
Litigation Counsel	\$20,000	\$122,443	\$100,000	\$40,000
Audit	\$4,000	\$2,769	\$2,769	\$3,750
Trustee Fees	\$16,000	\$11,829	\$28,000	\$28,000
District Management/Adminstration	\$99,000	\$76,900	\$99,000	\$99,388
Computer Time	\$1,000	\$833	\$1,000	\$2,000
Telephone	\$700	\$0	\$700	\$700
Postage	\$400	\$201	\$400	\$400
Printing & Binding	\$800	\$602	\$1,400	\$1,400
Insurance	\$60,000	\$59,289	\$60,000	\$87,500
Legal Advertising	\$1,000	\$872	\$2,500	\$2,500
Other Current Charges	\$5,000	\$909	\$5,000	\$5,000
Office Supplies	\$1,500	\$365	\$1,500	\$1,600
Dues, Licenses, Website	\$30,000	\$21,100	\$30,000	\$30,000

#### MAINTENANCE:

Landscape Maintenance	\$861,000	\$719,263	\$863,000	\$863,114
Landscape Maintenance - Contingency	\$130,000	\$92,527	\$130,000	\$130,000
Lake Maintenance	\$75,864	\$57,073	\$75,864	\$75,864
Cost Sharing Agreement - Stone Creek	\$13,000	\$10,179	\$13,000	\$15,000
Facility/Preventative Maintenance	\$215,000	\$160,184	\$215,000	\$215,000
Utilities	\$145,000	\$101,795	\$145,000	\$150,000
Security	\$45,000	\$31,134	\$45,000	\$45,000
Operating Reserves	\$6,556	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,809,020</b>	<b>\$1,529,478</b>	<b>\$1,897,333</b>	<b>\$1,894,685</b>

### OTHER SOURCES/(USES):

Interfund Transfer In/(Out) - SBA Reserve	\$0	\$0	\$0	(\$125,000)
Interfund Transfer Out - Swim & Tennis	(\$1,519,000)	(\$1,265,833)	(\$1,519,000)	(\$1,626,350)
<b>TOTAL OTHER</b>	<b>(\$1,519,000)</b>	<b>(\$1,265,833)</b>	<b>(\$1,519,000)</b>	<b>(\$1,751,350)</b>
Assigned Fund Balance	\$0	\$661,903	\$50,323	\$0

Product Type	# Units	FY2023		FY2024		Proposed Increase	
		Gross Per Unit	Total	Gross Per Unit	Total		
Residential	3,276	\$675.74	\$2,213,724.24	\$752.33	\$2,464,633.08	\$76.59	
Cobbleston & Station	508	\$506.79	\$257,449.32	\$564.24	\$286,633.92	\$57.45	
Commercial	253.1901	\$5,743.81	\$1,454,275.83	\$6,394.85	\$1,619,112.71	\$651.04	
Total		Gross Assessments	\$3,925,449.39	Gross Assessments	\$4,370,379.71		
		Discounts (6%)	(\$235,526.96)	Discounts (6%)	(\$262,222.78)		
		Net Assessments	\$3,689,922.42	Net Assessments	\$4,108,156.93		
		Proposed Net Increase per Residential Unit			\$72.00	\$3,488,035	General Fund Reserve
					\$620,197		
					\$4,108,232		



**The Crossings at Fleming Island**  
**Community Development District**  
GENERAL FUND BUDGET  
Fiscal Year 2024

**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 2024

### *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 2024

### 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 Outdoor Services**.

### Lake Maintenance

**The 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 2024

*Security*

Cost of security personnel and operation of security cameras.

**Other Sources/(Uses)**

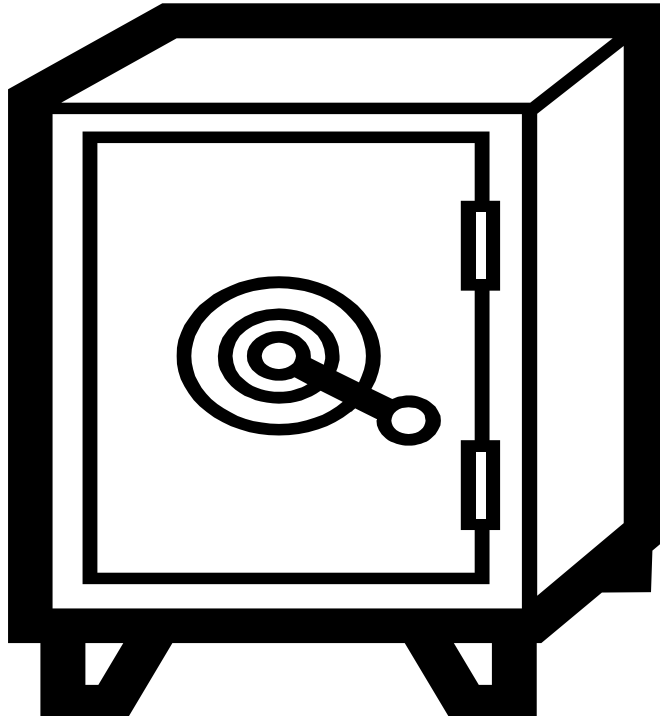
*Interfund Transfer Out – Swim & Tennis*

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

**Utility Schedule - General Fund**

FY2024

Account #	Service Address		Avg. Monthly	Avg. Annual
<b>Clay Electric</b>				
5525209	2425 Country Side Dr	\$	33	\$ 391
7658685	1522-1 Brookstrone Dr	\$	33	\$ 391
7658743	1928-1 Eagle Harbor Parkway	\$	42	\$ 502
7658750	2088-1 Eagle Harbor Parkway	\$	74	\$ 891
7658776	1909 Eagle Harbor Parkway	\$	39	\$ 464
7658784	1619 Misty Lake Drive	\$	203	\$ 2,436
7658800	1992-1 Eagle Harbor Parkway	\$	58	\$ 699
7658818	1302-1 Oak Landing Lane	\$	41	\$ 491
7658834	1542 Linkside Drive	\$	173	\$ 2,078
7658842	1245 Forest Park Drive	\$	59	\$ 710
7658867	1320-1 South Shore Dr	\$	33	\$ 391
7658875	1229 Salt Marsh	\$	33	\$ 391
7658883	4312 Lake Shore Dr East	\$	94	\$ 1,125
7658891	4486-1 Lakeshore Dr E	\$	66	\$ 791
7658917	2327-1 Marsh Landing Ct	\$	33	\$ 391
7658925	1995-1 Vista Lakes Dr	\$	47	\$ 569
7658958	4523 Lakeshore Dr E	\$	91	\$ 1,086
7658966	1687-1 Lakeshore Drive N	\$	33	\$ 396
7659014	1760-1 Cross Pine Drive	\$	479	\$ 5,748
7659022	1709-2 Cross Pines Drive	\$	33	\$ 399
7659048	2291-1 Old Pine Trail	\$	32	\$ 386
7659063	2286-2 Trailwood Drive	\$	32	\$ 386
7659089	1709-1 Cross Pines Drive	\$	41	\$ 486
7659097	2234 Eagle Harbor Parkway	\$	32	\$ 386
7659121	2402 Daniels Landing Dr	\$	53	\$ 631
7659139	3460-1 Manard Branch Ct	\$	34	\$ 406
7659147	2486-1 Stoney Glen Irrigation	\$	40	\$ 483
7659154	Eagle Harbor Pkwy Lighting	\$	34	\$ 406
7659162	1796-2 Eagle HBr on 17 at Fountain	\$	2,551	\$ 30,612
7659188	1812-1 Eagle Creek Dr	\$	568	\$ 6,814
7675689	1880 Eagle Harbor Parkway	\$	33	\$ 392
8092223	2105 Harbor Lake Drive	\$	382	\$ 4,583
8975347	1848 Town Center Blvd Time Clock 4 Irr	\$	146	\$ 1,757
9009006	2104 Eagle Talon Irrigation	\$	32	\$ 386
9108410	2249 Eagle Perch Pl - Entry Sign	\$	32	\$ 386
				\$ 69,226
<b>Clay County Utility Authority</b>				
00120031	1880 Eagle Harbor Parkway	\$	422	\$ 5,065
00120061	1850 Eagle Harbor Pkwy Fountains	\$	897	\$ 10,764
00120251	1778 Fiddler's Ridge Drive Rclm Irr	\$	132	\$ 1,580
00120311	1909 Eagle Harbor Pkwy	\$	84	\$ 1,007
00120321	4312 Lakeshore Drive E	\$	89	\$ 1,068
00120531	4523 Lakeshore Drive	\$	75	\$ 904
00120541	2105 Eagle Lake Drive	\$	103	\$ 1,234
00120591	Entrance to Brookstone Irr	\$	283	\$ 3,390
00130319	1501 Brookstone Dr Irr	\$	68	\$ 820
00159869	1775 Eagle Harbor Pkwy Irr	\$	118	\$ 1,418
00159887	Entrance to The Preserves Irr	\$	152	\$ 1,818
00178790	2286-2 Trailwood Dr Rclm Irr	\$	372	\$ 4,463
00178791	1779-1 Cross Pines Dr - Rclm Irr	\$	130	\$ 1,564
00178792	2298-1 Old Pine Trail Rclm Irr	\$	89	\$ 1,070
00186015	1229-1 Salt Marsh Lane Irr	\$	136	\$ 1,637
00188477	1709-2 Cross Pines Drive Rclm Irr	\$	52	\$ 626
00195643	2331-1 Old Pine Trail Rclm Irr	\$	57	\$ 685
00195645	1743-1 Cross Pine Dr Rclm Irr	\$	59	\$ 712
00199911	2366-1 Old Pine Trail Rclm Irr	\$	65	\$ 784
00200394	1812-1 Eagle Creek Dr Rclm Irr	\$	131	\$ 1,576
00201898	2694-1 Country Side Dr Rclm Irr	\$	53	\$ 637
00202868	2638-1 Country Side Dr Rclm Irr	\$	61	\$ 728
00204041	2411-1 Country Side Dr Rclm Irr	\$	54	\$ 642
00204042	2424-2 Country Side Dr Rclm Irr	\$	749	\$ 8,982
00204151	1852-1 Eagle Creek Dr Rclm Irr	\$	56	\$ 674
00218768	2552-1 Country Side Dr Rclm Irr	\$	86	\$ 1,031
00229743	1961-1 Summit Ridge Rd Rclm Irr	\$	55	\$ 656
00231981	1612-1 Lake Terrace Lane Irr	\$	150	\$ 1,799
00534466	1719 Eagle Crest Drive Irrigation	\$	84	\$ 1,010
00541849	732 Water Oak Lane Irrigation	\$	388	\$ 4,653
00541850	6548 Bahia Road Irrigation	\$	118	\$ 1,418
00544400	2090 Arden Forest Place Irrigation	\$	130	\$ 1,564
00554422	2110 Eagle Talon Circle	\$	157	\$ 1,882
00544687	1848 Town Center Irrigation	\$	183	\$ 2,193
				\$ 70,054
		Contingency		\$ 10,720
		<b>TOTAL</b>	<b>\$</b>	<b>150,000</b>



**RESERVE FUND**



**The Crossings at Fleming Island**  
COMMUNITY DEVELOPMENT DISTRICT

**RESERVE**  
**FY2023**

	ADOPTED FY2023 BUDGET	ACTUAL THRU 7/31/23	TOTAL PROJECTED AT 9/30/23	ADOPTED FY2024 BUDGET
<b><u>REVENUES:</u></b>				
Special Assessments - Tax Collector	\$514,224	\$515,406	\$514,224	\$620,197
Interest Income	\$0	\$19,479	\$20,000	\$0
<b>TOTAL REVENUES</b>	<b>\$514,224</b>	<b>\$534,885</b>	<b>\$534,224</b>	<b>\$620,197</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$513,724	\$353,504	\$498,070	\$619,697
Other Current Charges	\$500	\$0	\$500	\$500
<b>TOTAL EXPENDITURES</b>	<b>\$514,224</b>	<b>\$353,504</b>	<b>\$498,570</b>	<b>\$620,197</b>
<b><u>OTHER SOURCES/(USES):</u></b>				
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>ASSIGNED FUND BALANCE</b>	<b>\$0</b>	<b>\$181,381</b>	<b>\$35,654</b>	<b>\$0</b>

**The Crossings at Fleming Island**  
**Community Development District**  
RESERVE BUDGET  
Fiscal Year 2024

**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.

---

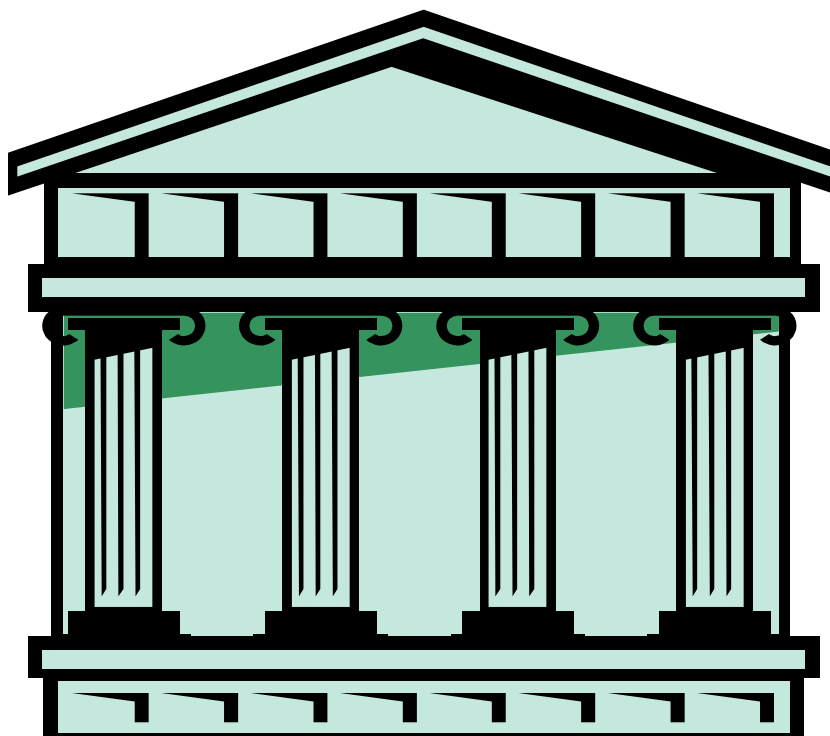
**EXPENDITURES:**

*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**  
**FY2024**

	Series 2014 A/1	Series 2014 A/2	Series 2014 A/3	Series 2017	ADOPTED FY2024 BUDGET
<b><u>REVENUES:</u></b>					
<sup>(1)</sup> Special Assessments - Tax Collector	\$1,470,700	\$358,925	\$378,767	\$67,073	\$2,275,465
Carry Forward Surplus	\$513,511	\$0	\$211,978	\$35,401	\$760,890
<b><i>TOTAL REVENUES</i></b>	<b><u>\$1,984,211</u></b>	<b><u>\$358,925</u></b>	<b><u>\$590,745</u></b>	<b><u>\$102,474</u></b>	<b><u>\$3,036,355</u></b>
<b><u>EXPENDITURES:</u></b>					
Interest Expense - 11/1	\$243,513	\$69,125	\$138,450	\$22,281	\$473,369
Principal Expense - 5/1	\$1,370,000	\$225,000	\$100,000	\$20,000	\$1,715,000
Interest Expense - 5/1	\$243,513	\$69,125	\$138,450	\$22,281	\$473,369
<b><i>TOTAL EXPENDITURES</i></b>	<b><u>\$1,857,025</u></b>	<b><u>\$363,250</u></b>	<b><u>\$376,900</u></b>	<b><u>\$64,563</u></b>	<b><u>\$2,661,738</u></b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b><u>\$127,186</u></b>	<b><u>(\$4,325)</u></b>	<b><u>\$213,845</u></b>	<b><u>\$37,912</u></b>	<b><u>\$374,618</u></b>
 <sup>(1)</sup> A1 and A2 Assessments are combined					
			11/1/24 Interest:		
			2014 A/1		\$216,113
			2014 A/2		\$61,250
			2014 A/3		\$135,200
			2017		\$21,706
					<u>\$434,269</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-Nov-23	\$ 10,975,000	4.000%	\$ 243,512.50		\$ 243,512.50
1-May-24	\$ 10,975,000	4.000%	\$ 243,512.50	\$ 1,370,000.00	
1-Nov-24	\$ 9,605,000	4.000%	\$ 216,112.50		\$ 1,829,625.00
1-May-25	\$ 9,605,000	4.500%	\$ 216,112.50	\$ 1,425,000.00	
1-Nov-25	\$ 8,180,000	4.500%	\$ 184,050.00		\$ 1,825,162.50
1-May-26	\$ 8,180,000	4.500%	\$ 184,050.00	\$ 1,490,000.00	
1-Nov-26	\$ 6,690,000	4.500%	\$ 150,525.00		\$ 1,824,575.00
1-May-27	\$ 6,690,000	4.500%	\$ 150,525.00	\$ 1,560,000.00	
1-Nov-27	\$ 5,130,000	4.500%	\$ 115,425.00		\$ 1,825,950.00
1-May-28	\$ 5,130,000	4.500%	\$ 115,425.00	\$ 1,635,000.00	
1-Nov-28	\$ 3,495,000	4.500%	\$ 78,637.50		\$ 1,829,062.50
1-May-29	\$ 3,495,000	4.500%	\$ 78,637.50	\$ 1,710,000.00	
1-Nov-29	\$ 1,785,000	4.500%	\$ 40,162.50		\$ 1,828,800.00
1-May-30	\$ 1,785,000	4.500%	\$ 40,162.50	\$ 1,785,000.00	\$ 1,825,162.50
			\$ 2,056,850.00	\$ 10,975,000.00	\$ 13,031,850.00

\*\*Revised 3/27/23

# 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-Nov-23	\$ 1,975,000	7.000%	\$ 69,125.00		\$ 69,125.00
1-May-24	\$ 1,975,000	7.000%	\$ 69,125.00	\$ 225,000.00	
1-Nov-24	\$ 1,750,000	7.000%	\$ 61,250.00		\$ 355,375.00
1-May-25	\$ 1,750,000	7.000%	\$ 61,250.00	\$ 245,000.00	
1-Nov-25	\$ 1,505,000	7.000%	\$ 52,675.00		\$ 358,925.00
1-May-26	\$ 1,505,000	7.000%	\$ 52,675.00	\$ 260,000.00	
1-Nov-26	\$ 1,245,000	7.000%	\$ 43,575.00		\$ 356,250.00
1-May-27	\$ 1,245,000	7.000%	\$ 43,575.00	\$ 280,000.00	
1-Nov-27	\$ 965,000	7.000%	\$ 33,775.00		\$ 357,350.00
1-May-28	\$ 965,000	7.000%	\$ 33,775.00	\$ 300,000.00	
1-Nov-28	\$ 665,000	7.000%	\$ 23,275.00		\$ 357,050.00
1-May-29	\$ 665,000	7.000%	\$ 23,275.00	\$ 320,000.00	
1-Nov-29	\$ 345,000	7.000%	\$ 12,075.00		\$ 355,350.00
1-May-30	\$ 345,000	7.000%	\$ 12,075.00	\$ 345,000.00	\$ 357,075.00
			\$ 591,500.00	\$ 1,975,000.00	\$ 2,566,500.00

\*\*Revised 3/27/23



**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-Nov-23	\$ 4,260,000	6.500%	\$ 138,450.00		\$ 138,450.00
1-May-24	\$ 4,260,000	6.500%	\$ 138,450.00	\$ 100,000.00	
1-Nov-24	\$ 4,160,000	6.500%	\$ 135,200.00		\$ 373,650.00
1-May-25	\$ 4,160,000	6.500%	\$ 135,200.00	\$ 105,000.00	
1-Nov-25	\$ 4,055,000	6.500%	\$ 131,787.50		\$ 371,987.50
1-May-26	\$ 4,055,000	6.500%	\$ 131,787.50	\$ 110,000.00	
1-Nov-26	\$ 3,945,000	6.500%	\$ 128,212.50		\$ 370,000.00
1-May-27	\$ 3,945,000	6.500%	\$ 128,212.50	\$ 120,000.00	
1-Nov-27	\$ 3,825,000	6.500%	\$ 124,312.50		\$ 372,525.00
1-May-28	\$ 3,825,000	6.500%	\$ 124,312.50	\$ 125,000.00	
1-Nov-28	\$ 3,700,000	6.500%	\$ 120,250.00		\$ 369,562.50
1-May-29	\$ 3,700,000	6.500%	\$ 120,250.00	\$ 135,000.00	
1-Nov-29	\$ 3,565,000	6.500%	\$ 115,862.50		\$ 371,112.50
1-May-30	\$ 3,565,000	6.500%	\$ 115,862.50	\$ 145,000.00	
1-Nov-30	\$ 3,420,000	6.500%	\$ 111,150.00		\$ 372,012.50
1-May-31	\$ 3,420,000	6.500%	\$ 111,150.00	\$ 155,000.00	
1-Nov-31	\$ 3,265,000	6.500%	\$ 106,112.50		\$ 372,262.50
1-May-32	\$ 3,265,000	6.500%	\$ 106,112.50	\$ 165,000.00	
1-Nov-32	\$ 3,100,000	6.500%	\$ 100,750.00		\$ 371,862.50
1-May-33	\$ 3,100,000	6.500%	\$ 100,750.00	\$ 175,000.00	
1-Nov-33	\$ 2,925,000	6.500%	\$ 95,062.50		\$ 370,812.50
1-May-34	\$ 2,925,000	6.500%	\$ 95,062.50	\$ 190,000.00	
1-Nov-34	\$ 2,735,000	6.500%	\$ 88,887.50		\$ 373,950.00
1-May-35	\$ 2,735,000	6.500%	\$ 88,887.50	\$ 200,000.00	
1-Nov-35	\$ 2,535,000	6.500%	\$ 82,387.50		\$ 371,275.00
1-May-36	\$ 2,535,000	6.500%	\$ 82,387.50	\$ 215,000.00	
1-Nov-36	\$ 2,320,000	6.500%	\$ 75,400.00		\$ 372,787.50
1-May-37	\$ 2,320,000	6.500%	\$ 75,400.00	\$ 230,000.00	
1-Nov-37	\$ 2,090,000	6.500%	\$ 67,925.00		\$ 373,325.00
1-May-38	\$ 2,090,000	6.500%	\$ 67,925.00	\$ 245,000.00	
1-Nov-38	\$ 1,845,000	6.500%	\$ 59,962.50		\$ 372,887.50
1-May-39	\$ 1,845,000	6.500%	\$ 59,962.50	\$ 260,000.00	
1-Nov-39	\$ 1,585,000	6.500%	\$ 51,512.50		\$ 371,475.00
1-May-40	\$ 1,585,000	6.500%	\$ 51,512.50	\$ 280,000.00	
1-Nov-40	\$ 1,305,000	6.500%	\$ 42,412.50		\$ 373,925.00
1-May-41	\$ 1,305,000	6.500%	\$ 42,412.50	\$ 295,000.00	
1-Nov-41	\$ 1,010,000	6.500%	\$ 32,825.00		\$ 370,237.50
1-May-42	\$ 1,010,000	6.500%	\$ 32,825.00	\$ 315,000.00	
1-Nov-42	\$ 695,000	6.500%	\$ 22,587.50		\$ 370,412.50
1-May-43	\$ 695,000	6.500%	\$ 22,587.50	\$ 335,000.00	
1-Nov-43	\$ 360,000	6.500%	\$ 11,700.00		\$ 369,287.50
1-May-44	\$ 360,000	6.500%	\$ 11,700.00	\$ 360,000.00	\$ 371,700.00
			<u>\$ 3,685,500.00</u>	<u>\$ 4,260,000.00</u>	<u>\$ 7,945,500.00</u>

\*\*Revised 3/27/23

# 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-23	\$ 775,000	5.750%	\$ 22,281.25		\$ 22,281.25
1-May-24	\$ 775,000	5.750%	\$ 22,281.25	\$ 20,000.00	
1-Nov-24	\$ 755,000	5.750%	\$ 21,706.25		\$ 63,987.50
1-May-25	\$ 755,000	5.750%	\$ 21,706.25	\$ 20,000.00	
1-Nov-25	\$ 735,000	5.750%	\$ 21,131.25		\$ 62,837.50
1-May-26	\$ 735,000	5.750%	\$ 21,131.25	\$ 20,000.00	
1-Nov-26	\$ 715,000	5.750%	\$ 20,556.25		\$ 61,687.50
1-May-27	\$ 715,000	5.750%	\$ 20,556.25	\$ 25,000.00	
1-Nov-27	\$ 690,000	5.750%	\$ 19,837.50		\$ 65,393.75
1-May-28	\$ 690,000	5.750%	\$ 19,837.50	\$ 25,000.00	
1-Nov-28	\$ 665,000	5.750%	\$ 19,118.75		\$ 63,956.25
1-May-29	\$ 665,000	5.750%	\$ 19,118.75	\$ 25,000.00	
1-Nov-29	\$ 640,000	5.750%	\$ 18,400.00		\$ 62,518.75
1-May-30	\$ 640,000	5.750%	\$ 18,400.00	\$ 30,000.00	
1-Nov-30	\$ 610,000	5.750%	\$ 17,537.50		\$ 65,937.50
1-May-31	\$ 610,000	5.750%	\$ 17,537.50	\$ 30,000.00	
1-Nov-31	\$ 580,000	5.750%	\$ 16,675.00		\$ 64,212.50
1-May-32	\$ 580,000	5.750%	\$ 16,675.00	\$ 30,000.00	
1-Nov-32	\$ 550,000	5.750%	\$ 15,812.50		\$ 62,487.50
1-May-33	\$ 550,000	5.750%	\$ 15,812.50	\$ 35,000.00	
1-Nov-33	\$ 515,000	5.750%	\$ 14,806.25		\$ 65,618.75
1-May-34	\$ 515,000	5.750%	\$ 14,806.25	\$ 35,000.00	
1-Nov-34	\$ 480,000	5.750%	\$ 13,800.00		\$ 63,606.25
1-May-35	\$ 480,000	5.750%	\$ 13,800.00	\$ 35,000.00	
1-Nov-35	\$ 445,000	5.750%	\$ 12,793.75		\$ 61,593.75
1-May-36	\$ 445,000	5.750%	\$ 12,793.75	\$ 40,000.00	
1-Nov-36	\$ 405,000	5.750%	\$ 11,643.75		\$ 64,437.50
1-May-37	\$ 405,000	5.750%	\$ 11,643.75	\$ 40,000.00	
1-Nov-37	\$ 365,000	5.750%	\$ 10,493.75		\$ 62,137.50
1-May-38	\$ 365,000	5.750%	\$ 10,493.75	\$ 45,000.00	
1-Nov-38	\$ 320,000	5.750%	\$ 9,200.00		\$ 64,693.75
1-May-39	\$ 320,000	5.750%	\$ 9,200.00	\$ 45,000.00	
1-Nov-39	\$ 275,000	5.750%	\$ 7,906.25		\$ 62,106.25
1-May-40	\$ 275,000	5.750%	\$ 7,906.25	\$ 50,000.00	
1-Nov-40	\$ 225,000	5.750%	\$ 6,468.75		\$ 64,375.00
1-May-41	\$ 225,000	5.750%	\$ 6,468.75	\$ 50,000.00	
1-Nov-41	\$ 175,000	5.750%	\$ 5,031.25		\$ 61,500.00
1-May-42	\$ 175,000	5.750%	\$ 5,031.25	\$ 55,000.00	
1-Nov-42	\$ 120,000	5.750%	\$ 3,450.00		\$ 63,481.25
1-May-43	\$ 120,000	5.750%	\$ 3,450.00	\$ 60,000.00	
1-Nov-43	\$ 60,000	5.750%	\$ 1,725.00		\$ 65,175.00
1-May-44	\$ 60,000	5.750%	\$ 1,725.00	\$ 60,000.00	\$ 61,725.00
			<b>\$ 580,750.00</b>	<b>\$ 775,000.00</b>	<b>\$ 1,355,750.00</b>

\*\*Revised 3/2/22



**WATER/SEWER  
FUND**

**The Crossings at Fleming Island**  
**COMMUNITY DEVELOPMENT DISTRICT**

**WATER/SEWER FUND**  
**FY2023**

	ADOPTED FY2023 BUDGET	ACTUAL THRU 7/31/23	TOTAL PROJECTED AT 9/30/23	ADOPTED FY2024 BUDGET
<b><u>REVENUES:</u></b>				
Water Revenue	\$1,275,000	\$1,112,121	\$1,300,000	\$1,300,500
Wastewater Revenue	\$2,182,800	\$1,963,658	\$2,340,000	\$2,300,000
Reclaimed Water Revenue	\$826,200	\$689,052	\$790,000	\$800,000
Service Charges	\$59,160	\$40,309	\$46,000	\$48,000
Debt Capacity Charge	\$1,900,000	\$1,636,161	\$1,950,000	\$1,950,000
Interest/Misc. Income	\$45,000	\$187,102	\$200,000	\$200,000
Carry Forward Surplus	\$344,120	\$344,120	\$344,120	\$275,000
<b>TOTAL REVENUES</b>	<b>\$6,632,280</b>	<b>\$5,972,523</b>	<b>\$6,970,120</b>	<b>\$6,873,500</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Engineering	\$2,000	\$1,667	\$2,000	\$2,000
Arbitrage	\$1,650	\$550	\$1,650	\$1,650
Dissemination Agent	\$1,000	\$833	\$1,000	\$1,000
District Attorney	\$24,000	\$20,000	\$25,000	\$26,000
Annual Audit	\$4,000	\$4,000	\$4,000	\$4,000
Trustee Fees	\$8,500	\$8,500	\$13,000	\$13,000
District Manager/Administrator	\$73,500	\$61,250	\$73,500	\$76,440
Computer Time	\$1,000	\$833	\$1,000	\$1,000
Postage	\$1,000	\$833	\$1,000	\$1,000
Insurance	\$55,000	\$55,000	\$55,000	\$75,000
Legal Advertising	\$1,000	\$833	\$1,000	\$1,000
Other Current Charges	\$15,000	\$12,500	\$15,000	\$15,000
<b><u>WATER/WASTEWATER/REUSE:</u></b>				
Service Charges	\$67,750	\$56,458	\$46,000	\$50,000
Meter Expenses	\$1,000	\$833	\$1,000	\$1,000
Purchased Water	\$1,387,200	\$1,156,000	\$1,420,000	\$1,450,000
Treated Wastewater	\$2,193,000	\$1,827,500	\$2,300,000	\$2,400,000
Black Creek Charge	\$55,000	\$45,833	\$52,000	\$55,000
Alternative Water Supply	\$54,000	\$45,000	\$54,000	\$58,000
Purchased Reclaimed Water	\$200,000	\$166,667	\$200,000	\$200,000
Repairs & Maintenance	\$35,000	\$29,167	\$30,000	\$35,000
Electric	\$40,000	\$33,333	\$35,000	\$40,000
Capital Outlay	\$255,000	\$212,500	\$225,000	\$340,000
Contingency	\$25,000	\$20,833	\$25,000	\$25,000
<b>TOTAL OPERATING EXPENSES</b>	<b>\$4,500,600</b>	<b>\$3,760,924</b>	<b>\$4,581,150</b>	<b>\$4,871,090</b>
<b><u>DEBT SERVICE:</u></b>				
Interest Expense - 4/1	\$391,829	\$391,829	\$391,829	\$376,548
Principal Expense - 10/1	\$960,000	\$800,000	\$960,000	\$985,000
Interest Expense - 10/1	\$391,829	\$261,219	\$391,829	\$376,548
<b>TOTAL DEBT SERVICE</b>	<b>\$1,743,658</b>	<b>\$1,453,048</b>	<b>\$1,743,658</b>	<b>\$1,738,095</b>
<b>TOTAL EXPENSES</b>	<b>\$6,244,258</b>	<b>\$5,213,972</b>	<b>\$6,324,808</b>	<b>\$6,609,185</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$388,022</b>	<b>\$758,551</b>	<b>\$645,312</b>	<b>\$264,315</b>
<b>Debt Service Coverage (115%)</b>	<b>122%</b>			<b>115%</b>

**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 2024

**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 <b>Clay County Utility Authority</b> .
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, <b>Hadden Engineering</b> , 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 <b>GMS, LLC</b> , 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, <b>Bradley, Garrison &amp; Komando, P.A.</b> , 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 2024

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 <b>McDermitt Davis &amp; Company LLC</b> 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 <b>District Manager</b> and <b>Governmental Management Services, LLC</b> . 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 <b>by Governmental Management Services, LLC</b> . 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 <b>Egis Insurance and Risk Advisors</b> . 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 <b>Clay Today</b> .
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 2024

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 – 4/1/24	\$376,547.51
Principal Expense – 10/1/24	\$985,000.00
Interest Expense – 10/1/24	\$376,547.51
<b>Total</b>	<b>\$1,738,095.02</b>



# GOLF FUND

# The Crossings at Fleming Island

## COMMUNITY DEVELOPMENT DISTRICT

## GOLF FUND

## FY2024

	ADOPTED FY2023 BUDGET	ACTUAL THRU 7/31/23	TOTAL PROJECTED AT 9/30/23	ADOPTED FY2024 BUDGET
<b>REVENUES:</b>				
User Fees - Dues	\$430,000	\$350,889	\$430,000	\$445,832
Greens/Cart Fees	\$1,492,000	\$1,390,665	\$1,492,000	\$1,596,492
Tournament Golf Income	\$74,681	\$0	\$74,681	\$118,225
Merchandise/Food/Beverage Sale	\$1,775,750	\$1,449,171	\$1,775,750	\$1,865,621
Rental Revenue	\$70,000	\$88,331	\$70,000	\$74,600
Membership Income - Other Fees	\$3,000	\$3,801	\$3,500	\$4,515
Miscellaneous Income	\$60,000	\$79,344	\$63,000	\$71,800
Initiation Fees	\$6,000	\$20,500	\$6,000	\$10,000
Interest Income/Commissions	\$0	\$2,914	\$2,500	\$0
Sales Tax/Gratuities/Lesson Income	\$514,205	\$440,408	\$514,205	\$548,662
<b>TOTAL REVENUES</b>	<b>\$4,425,636</b>	<b>\$3,826,023</b>	<b>\$4,431,636</b>	<b>\$4,735,747</b>
<b>COST OF GOODS SOLD:</b>				
Cost of Goods Sold	\$763,573	\$584,990	\$763,573	\$724,197
<b>GROSS PROFIT</b>	<b>\$3,662,063</b>	<b>\$3,241,033</b>	<b>\$3,668,063</b>	<b>\$4,011,550</b>
<b>EXPENDITURES:</b>				
<b>Operating Expenses:</b>				
Salaries	\$1,549,435	\$1,251,978	\$1,549,435	\$1,661,855
Commissions & Bonuses	\$30,000	\$47,430	\$34,000	\$34,000
Rental Commissions	\$12,500	\$8,441	\$12,500	\$14,000
Employee Expenses	\$313,108	\$254,753	\$313,108	\$332,371
Employee Uniforms	\$5,000	\$2,439	\$5,000	\$3,780
Travel & Per Diem	\$2,000	\$4,857	\$2,000	\$0
Training	\$500	\$431	\$907	\$5,975
Employee Advertising	\$1,000	\$907	\$1,270	\$1,500
Janitorial Expense/Supplies	\$38,400	\$27,722	\$38,400	\$42,650
Tournaments & Events	\$45,500	\$25,980	\$45,500	\$30,392
Centralized Services	\$83,000	\$83,943	\$83,000	\$99,653
Course & Grounds Maintenance	\$51,250	\$46,815	\$51,250	\$55,000
Repairs - Equipment	\$44,000	\$24,134	\$44,000	\$32,549
Repairs - Buildings	\$15,000	\$33,551	\$15,500	\$17,000
Operating Supplies	\$75,000	\$75,233	\$75,000	\$88,175
Office Supplies	\$3,500	\$2,879	\$3,500	\$3,500
Postage	\$500	\$1	\$500	\$500
Printing & Reproduction	\$1,000	\$5,371	\$5,371	\$1,000
Utility Services	\$74,000	\$79,673	\$74,000	\$91,326
Gas/Oil/Propane	\$39,000	\$29,895	\$39,000	\$46,247
Refuse & Potables	\$18,000	\$10,115	\$18,000	\$15,771
Telephone/T1 Line	\$9,050	\$6,732	\$9,050	\$8,990
Security/Pest Control	\$22,000	\$22,698	\$22,000	\$22,500
Music & Cable Service	\$12,000	\$6,050	\$12,000	\$12,000
Dues and Subscriptions	\$7,300	\$11,618	\$8,400	\$9,013
Chemicals	\$71,500	\$45,417	\$71,500	\$78,730
Fertilizer - Course	\$70,000	\$42,056	\$70,000	\$76,640
Sand, Seed & Dressing	\$42,375	\$31,495	\$42,375	\$38,676
Licenses/Permits	\$4,300	\$2,301	\$4,300	\$2,350
Cash Short/Over	\$0	(\$792)	\$0	\$0
Miscellaneous	\$4,700	\$288	\$2,500	\$13,700
Other Services	\$8,000	\$543	\$8,000	\$8,000
Trustee Fees/Bank Charges	\$84,000	\$93,790	\$84,000	\$90,997
Management Fees - Hampton	\$86,400	\$3,761	\$86,400	\$86,400
Rentals & Leases	\$235,167	\$70,910	\$235,167	\$257,800
Lake Maintenance	\$30,000	\$182,003	\$30,000	\$30,000
Insurance	\$95,264	\$25,000	\$95,264	\$129,840
Other Current Charges	\$32,000	\$97,054	\$32,000	\$32,000
District Manager/Administrator	\$38,500	\$19,930	\$38,500	\$38,500
District Attorney	\$5,820	\$30,231	\$5,820	\$5,820
Audit	\$2,000	\$5,535	\$2,000	\$2,000
Non-Recurring/Other/Prior Year	\$0	\$1,917	\$2,660	\$0
Equipment	\$0	\$2,660	\$0	\$0
Sales Tax/Gratuities/Lesson Expense	\$514,205	\$440,408	\$514,205	\$548,662
<b>TOTAL EXPENDITURES</b>	<b>\$3,776,274</b>	<b>\$3,158,155</b>	<b>\$3,787,382</b>	<b>\$4,069,862</b>
<b>Net Operating Income:</b>	<b>(\$114,211)</b>	<b>\$82,878</b>	<b>(\$119,319)</b>	<b>(\$58,312)</b>
<b>Non-Operating Expenses:</b>				
Other Income	\$0	\$0	\$0	\$0
Other Expenses	\$0	(\$3,908)	(\$7,370)	\$0
Principal Expense - 10/1	(\$445,000)	(\$370,833)	(\$445,000)	(\$475,000)
Interest Expense - 10/1	(\$30,360)	(\$30,360)	(\$30,360)	(\$15,675)
Interest Expense - 4/1	(\$30,360)	(\$20,240)	(\$30,360)	(\$15,675)
<b>TOTAL NON-OPERATING</b>	<b>(\$505,720)</b>	<b>(\$425,341)</b>	<b>(\$513,090)</b>	<b>(\$506,350)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$619,931)</b>	<b>(\$342,463)</b>	<b>(\$632,409)</b>	<b>(\$564,662)</b>

**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	\$ -	
10/1/24	\$ 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 2024

**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 <sup>st</sup> 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 2024

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 2024

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

<b>Fiscal Year</b>	<b>Capital Budget</b>	
2024	\$	250,000
2025	\$	250,000
2026	\$	250,000
2027	\$	250,000
2028	\$	250,000



# SWIM & TENNIS FUND

**The Crossings at Fleming Island**  
COMMUNITY DEVELOPMENT DISTRICT

**SWIM & TENNIS FUND**  
**FY2024**

	ADOPTED FY2023 BUDGET	ACTUAL THRU 7/31/23	TOTAL PROJECTED AT 9/30/23	ADOPTED FY2024 BUDGET
<b><u>REVENUES:</u></b>				
User Fees	\$70,000	\$144,524	\$165,000	\$150,000
Lesson Income	\$190,000	\$190,266	\$220,000	\$230,000
CDD Lesson Income	\$20,000	\$23,573	\$25,000	\$25,000
Merchandise/Food/Beverage Sale	\$135,000	\$157,638	\$165,000	\$185,000
<b>TOTAL REVENUES</b>	<b>\$415,000</b>	<b>\$516,001</b>	<b>\$575,000</b>	<b>\$590,000</b>
<b><u>COST OF GOODS SOLD:</u></b>				
Cost of Goods Sold	\$103,000	\$41,335	\$129,000	\$140,000
<b>GROSS PROFIT</b>	<b>\$312,000</b>	<b>\$474,666</b>	<b>\$446,000</b>	<b>\$450,000</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Operating Expenses:</u></b>				
Salaries	\$841,500	\$666,319	\$841,500	\$892,000
Employee Expenses	\$202,000	\$168,058	\$202,000	\$249,760
Employee Education and Training	\$8,000	\$3,862	\$8,000	\$8,000
Lessons Paid Out	\$190,000	\$188,017	\$220,000	\$230,000
Promotional Activities	\$100,000	\$70,018	\$100,000	\$100,000
Activities & Events - Tennis	\$10,000	\$22,639	\$25,000	\$20,000
Communications and Freight	\$16,500	\$18,596	\$22,000	\$22,000
Customer Service & Advertising	\$8,000	\$1,829	\$6,000	\$6,000
Other Contractual	\$27,500	\$24,399	\$27,500	\$27,500
Repairs & Maintenance	\$65,000	\$75,199	\$80,000	\$80,000
Operating Supplies	\$24,000	\$22,532	\$24,000	\$24,000
Office Supplies	\$22,000	\$12,230	\$20,000	\$22,000
Utility Services	\$130,000	\$130,865	\$151,000	\$160,000
Gas/Oil/Propane	\$42,000	\$14,205	\$21,000	\$26,000
Chemicals	\$62,250	\$37,242	\$65,000	\$85,000
Licenses/Permits	\$6,000	\$2,656	\$4,000	\$4,000
Bad Debt	\$0	\$1,457	\$1,208	\$0
Cash Short/Over	\$0	\$196	\$20	\$0
Contributions and Donations	\$0	\$2,205	\$2,205	\$0
Trustee Fees	\$15,250	\$18,059	\$25,000	\$25,000
District Manager/Administrator	\$33,000	\$32,451	\$33,000	\$42,030
Insurance	\$25,000	\$20,596	\$25,000	\$50,000
Taxes	\$0	\$57	\$60	\$60
Audit	\$3,000	\$0	\$3,000	\$3,000
<b>TOTAL EXPENDITURES</b>	<b>\$1,831,000</b>	<b>\$1,533,687</b>	<b>\$1,906,493</b>	<b>\$2,076,350</b>
<b><u>Non-Operating Income/Expenses:</u></b>				
Interfund Transfer In - GF	\$1,519,000	\$1,265,833	\$1,519,000	\$1,626,350
Other Income	\$0	(\$1,354)	\$250	\$0
Nonrecurring & Capital Expenses	\$0	\$0	\$0	\$0
<b>TOTAL NON-OPERATING</b>	<b>\$1,519,000</b>	<b>\$1,264,479</b>	<b>\$1,519,250</b>	<b>\$1,626,350</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$205,458</b>	<b>\$58,757</b>	<b>\$0</b>

# **The Crossings at Fleming Island Community Development District**

SWIM & TENNIS FUND BUDGET  
Fiscal Year 2024

## **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 <b>District Manager</b> and as part of an Administrative Agreement with <b>Governmental Management Services, LLC</b> . 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
-------------------------	---