

THE CROSSINGS
at FLEMING ISLAND
Community Development District

June 27, 2024

AGENDA

The Crossings at Fleming Island Community Development District

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

June 20, 2024

Board of Supervisors
The Crossings at Fleming Island
Community Development District
Call In #: 1-877-304-9269; Code 4790050

Dear Board Members:

A Board of Supervisors meeting for The Crossings at Fleming Island Community Development District is scheduled for **Thursday, June 27, 2024 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. Approval of Consent Agenda
 - A. Minutes of the May 23, 2024 Board of Supervisors and Audit Committee Meetings
 - B. Financial Statements
 - C. Check Register
- V. Report from National Golf Foundation on Eagle Harbor Golf Club
- VI. Acceptance of the Engagement Letter from McDirmit Davis for Audit Services
- VII. Discussion of the Fiscal Year 2025 Budget
- VIII. Management Team Reports
 - A. District Counsel
 - B. Tree Amigos – Report

- C. Hampton Golf – Report
- D. District Manager & Operations
 - 1. Operations Report
 - 2. Discussion of Comcast Service Agreement
 - 3. Discussion of Utility Cart Purchase
- IX. Supervisors’ Requests and Audience Comments
- X. Next Scheduled Meeting – July 25, 2024 at 6:00 p.m. at 2217 Eagle Harbor Parkway
- XI. Adjournment

FOURTH ORDER OF BUSINESS

A.

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, May 23, 2024
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

David Herold, Vice Chairman
Mike Bruno, Supervisor
Paul Booth, Supervisor

Staff Present

Rob Bradley, District Counsel, Kopelousos, Bradley & Garrison by telephone
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
James Perry, District Administrator, Governmental Management Services, LLC

I - Roll Call

Vice Chairman Herold called the meeting to order at 6:04 p.m.

II - Pledge of Allegiance

III - Public Comment

A resident described an ongoing issue with snails in her irrigation lines.

IV - Approval of Consent Agenda

- A. Approval of the Minutes of the March 28, 2024 Audit Committee and Board of Supervisors Meetings**
- B. Financial Statements**
- C. Check Register**
 - 1. March**
 - 2. April**

Supervisor Booth moved to approve the consent agenda items. Supervisor Bruno seconded the motion. Motion passed 3 - 0

V. Acceptance of the Audit Committee’s Recommendation

Supervisor Bruno moved to accept the recommendation of the audit committee: McDirmit Davis ranked no. 1, Berger Toombs no. 2 and Grau & Associates no. 3. Supervisor Booth seconded the motion. Motion passed 3 - 0

VI. Consideration of Resolution 2024-03 Confirming Use of the Clay County Supervisor of Elections to Conduct he District’s 2024 Election of Supervisors

Supervisor Booth moved to approve Resolution 2024-03. Supervisor Bruno seconded the motion. Motion passed 3 - 0

VII. Consideration of Resolution 2024-04 Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption

Mr. Andersen gave an overview of the proposed budget and stated there is no proposed increase in assessments.

Supervisor Bruno moved to approve Resolution 2024-04. Supervisor Booth seconded the motion. Motion passed 3 - 0

VIII - Management Team Reports

A. District Counsel

B. Tree Amigos - Report

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

C. Hampton Golf - Report

Mr. Andersen: We had an outstanding event last weekend, the facility is doing well, the golf course is in good shape.

D. District Manager & Operations

1. Operations Report

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

2. Report on the Number of Registered Voters 7,209

A copy of the letter from the supervisor of elections indicating that there are 7,209 registered voters residing in the district was included in the agenda package.

3. Reminder of Qualifying Period for the 2024 General Election (noon June 10th – noon June 14th)

IX - Supervisor's Requests and Audience Comments

X Next Scheduled Meeting – June 27, 2024 at 6:00 p.m. at 2217 Eagle Harbor Parkway

XI – Adjournment

Hearing no objection, the vice chairman adjourned the meeting at 6:50 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, May 23, 2024
2217 Eagle Harbor Parkway
Fleming Island, Florida

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Board Members Present

David Herold, Vice Chairman
Mike Bruno, Supervisor
Paul Booth, Supervisor

Staff Present

Rob Bradley, District Counsel, Kopelousos, Bradley & Garrison by telephone
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
James Perry, District Administrator, Government Management Services, LLC

I - Roll Call

Vice Chairman Herold called the audit committee meeting to order at 6:00 p.m. and Mr. Perry called the roll.

II - Review and Ranking of Audit Proposals

Supervisor Bruno moved to rank McDirmit Davis no. 1 with 100 points, Berger Toombs no. 2 with 90 points and Grau & Associates no. 3 with 84 points. Supervisor Booth seconded the motion. Motion passed 3 – 0.
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III - Other Business

There being none, the audit committee meeting adjourned at 6:04 p.m.

B.

The Crossings at Fleming Island
Community Development District

Unaudited Financial Reporting
May 31, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2014A-1 & A-2</u>
6	<u>Debt Service Fund Series 2014A-3</u>
7	<u>Debt Service Fund Series 2017</u>
8	<u>Water and Sewer Fund</u>
9-10	<u>Golf Course Fund</u>
11	<u>Swim & Tennis Fund</u>
12-13	<u>General Fund Month to Month</u>
14-15	<u>Water and Sewer Fund Month to Month</u>
16-17	<u>Golf Course Fund Month to Month</u>
18	<u>Assessment Receipt Schedule</u>

The Crossings at Fleming Island

Community Development District

Combined Balance Sheet

May 31, 2024

	Governmental Funds			Proprietary Funds			
	General Fund	Reserve Fund	Debt Service Fund	Water/Sewer Fund	Golf Course Fund	Swim & Tennis Fund	Totals FY2024
Assets:							
Cash:							
Operating Account-Wells Fargo	\$ 59,936	\$ 105,264	\$ -	\$ 120,509	\$ 64,502	\$ 812,318	\$ 1,162,528
Operating Account-BB&T	-	-	-	25,629	-	-	25,629
Depository Account	-	-	-	-	130,860	-	130,860
Petty Cash	-	-	-	-	2,750	900	3,650
Accounts Receivable	-	-	-	771,300	107,017	59,402	937,718
Due from General Fund	-	4,197	25,056	-	-	-	29,253
Due from Water/Sewer	-	-	-	-	-	-	-
Due from Other	9,868	-	-	-	-	-	9,868
Due from GC - Current year	2,447	-	-	-	-	-	2,447
Due from Swim & Tennis Fund	5,064	-	-	-	-	-	5,064
Due from Capital Outlay Fund	-	-	-	-	-	-	-
Due from Golf Course - Loan	85,800	-	-	-	-	-	85,800
Investments:							
State Board of Administration (SBA)	3,204,336	1,451,499	-	2,425,959	236	-	7,082,030
State Board of Administration (SBA)-Reserves	1,517,231	-	-	-	-	-	1,517,231
Series 1999							
Reserve	-	-	-	-	91,244	-	91,244
Interest	-	-	-	-	2	-	2
Revenue	-	-	-	-	9,871	-	9,871
Operating Reserves	-	-	-	-	0	-	0
Sinking	-	-	-	-	7	-	7
Series 2007/2016 Refunding/2017							
Reserve	-	-	-	1	-	-	1
Surplus	-	-	-	806,181	-	-	806,181
Rate Stabilization	-	-	-	281,271	-	-	281,271
Renewal & Replacement	-	-	-	288,425	-	-	288,425
Revenue	-	-	-	792,644	-	-	792,644
Interest	-	-	-	241,065	-	-	241,065
Redemption - Tax Exempt	-	-	-	854	-	-	854
Redemption - Taxable	-	-	-	263	-	-	263
Series 2014 - A-1/A-2							
Reserve A-1	-	-	921,948	-	-	-	921,948
Interest A-1	-	-	-	-	-	-	-
Revenue	-	-	879,134	-	-	-	879,134
Prepayment A-1	-	-	26	-	-	-	26
Reserve A-2	-	-	360,196	-	-	-	360,196
Interest A-2	-	-	-	-	-	-	-
Prepayment A-2	-	-	4	-	-	-	4
Series 2014 - A-3							
Reserve A-3	-	-	375,830	-	-	-	375,830
Interest - A-3	-	-	-	-	-	-	-
Revenue	-	-	221,163	-	-	-	221,163
Prepayment A-3	-	-	-	-	-	-	-
Construction - A-3	-	-	-	-	-	-	-
Series 2017							
Reserve - 2017	-	-	32,969	-	-	-	32,969
Interest - 2017	-	-	-	-	-	-	-
Revenue - 2017	-	-	44,837	-	-	-	44,837
Prepayment - 2017	-	-	533	-	-	-	533
Inventory	-	-	-	-	179,211	35,267	214,477
Prepaid Expenses	-	-	-	-	15,867	19,432	35,299
Deposits	35,000	-	-	-	7,146	-	42,146
Non-Current Assets:							
Fixed Assets	-	-	-	9,466,462	4,920,741	-	14,387,203
Total Assets	\$ 4,919,682	\$ 1,560,960	\$ 2,861,696	\$ 15,220,563	\$ 5,529,455	\$ 927,317	\$ 31,019,672
Liabilities:							
Accounts Payable	93,277	(6,084)	-	427,075	275,383	104,183	893,834
Accrued Payroll/Bonuses	-	-	-	-	36,490	9,585	46,075
Member Liability	-	-	-	-	74,680	4,590	79,270
Due to General Fund	-	44,778	-	2,750	13,598	7,924	69,051
Due to General Fund - Loan	-	-	-	-	85,800	-	85,800
Due to Debt Service	25,056	-	-	-	-	-	25,056
Due to Reserve	4,197	-	-	-	-	-	4,197
Due to Water/Sewer	-	-	-	-	-	-	-
Due to Swim & Tennis	-	-	-	-	-	-	-
Due to Golf	-	-	-	-	-	-	-
Deferred Income	-	-	-	0	48,474	73,811	122,285
Deposits Payable	4,373	-	-	905	---	10,275	15,553
Accrued Interest Payable - Bonds	-	-	-	125,516	2,761,133	-	2,886,649
Accrued Principal Payable	-	-	-	656,667	4,315,000	-	4,971,667
Maintenance Warranties	-	-	-	3,709	-	-	3,709
Bonds Payable - 1999	-	-	-	-	1,340,000	-	1,340,000
Bonds Payable - 2016 Ref	-	-	-	18,015,000	-	-	18,015,000
Total Liabilities	\$ 126,903	\$ 38,695	\$ -	\$ 19,231,622	\$ 8,950,557	\$ 210,369	\$ 28,558,145
Fund Balance:							
Nonspendable:							
Deposits	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Restricted for:							
Debt Service	-	-	2,861,696	-	-	-	2,861,696
Water/Sewer	-	-	-	905	-	-	905
Golf Course	-	-	-	-	-	-	-
Assigned for:							
Capital Reserves	1,517,231	-	-	-	-	-	1,517,231
Unassigned/Unrestricted	3,240,548	1,522,265	-	(4,011,964)	(3,421,102)	716,949	(1,953,304)
Total Fund Balances	\$ 4,792,779	\$ 1,522,265	\$ 2,861,696	\$ (4,011,059)	\$ (3,421,102)	\$ 716,949	\$ 2,461,527
Total Liabilities & Fund Balance	\$ 4,919,682	\$ 1,560,960	\$ 2,861,696	\$ 15,220,563	\$ 5,529,455	\$ 927,317	\$ 31,019,672

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,488,035	\$ 3,488,035	\$ 3,472,672	\$ (15,363)
Boat/RV Storage Fees	92,000	61,333	54,852	(6,481)
Interest Income	36,000	24,000	165,735	141,735
Misc/Newsletter Income	20,000	13,333	18,365	5,032
Rental/Internet Income	10,000	6,667	2,700	(3,967)
Total Revenues	\$ 3,646,035	\$ 3,593,368	\$ 3,714,324	\$ 120,955
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 15,000	\$ 10,000	\$ 6,000	\$ 4,000
PR-FICA/Workers Comp/PR Fees	9,200	6,133	7,339	(1,206)
Engineering	4,500	3,000	-	3,000
District Attorney	28,294	18,863	21,055	(2,192)
Litigation Counsel	40,000	26,667	20,190	6,477
Annual Audit	3,750	-	-	-
Assessment Administration	18,375	-	18,375	(18,375)
Arbitrage Rebate	2,100	-	-	-
Dissemination Agent	2,100	1,400	1,400	-
Trustee Fees	28,000	-	-	-
District Manager/Administrator	99,388	66,259	63,725	2,533
Information Technology	2,000	1,333	667	667
Telephone	700	467	-	467
Postage & Delivery	400	267	366	(99)
Insurance General Liability	87,500	87,500	75,736	11,764
Printing & Binding	1,400	933	102	832
Legal Advertising	2,500	1,667	499	1,168
Other Current Charges	5,000	3,333	470	2,863
Office Supplies	1,600	1,067	3	1,064
Dues, Licenses & Website	30,000	30,000	7,194	22,806
Total General & Administrative	\$ 381,807	\$ 258,888	\$ 223,120	\$ 35,768
<u>Operations & Maintenance</u>				
Maintenance				
Landscape Maintenance	\$ 863,114	\$ 575,409	\$ 575,411	\$ (1)
Landscape Maintenance - Contingency	130,000	86,667	57,571	29,095
Lake Maintenance	75,864	50,576	54,880	(4,304)
Cost Sharing Agreement - Stone Creek	15,000	10,000	4,807	5,193
Facility/Preventative Maintenance	215,000	143,333	149,043	(5,710)
Utilities	150,000	100,000	82,557	17,443
Security	45,000	30,000	20,524	9,476
Operating Reserves	18,900	12,600	-	12,600
Subtotal Maintenance	\$ 1,512,878	\$ 1,008,585	\$ 944,793	\$ 63,793
Total Operations & Maintenance	\$ 1,512,878	\$ 1,008,585	\$ 944,793	\$ 63,793
Total Expenditures	\$ 1,894,685	\$ 1,267,473	\$ 1,167,913	\$ 99,561

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Excess (Deficiency) of Revenues over Expenditures	\$ 1,751,350	\$ 2,325,895	\$ 2,546,411	\$ 220,516
<i>Other Financing Sources/(Uses):</i>				
Interfund Transfer In/(Out) - SBA Reserve	\$ (125,000)	\$ -	\$ -	\$ -
Interfund Transfer Out - Swim & Tennis	(1,626,350)	(1,084,233)	(1,084,233)	-
Interfund Transfer Out - Capital Reserve	-	-	(200,000)	(200,000)
Total Other Financing Sources/(Uses)	\$ (1,751,350)	\$ (1,084,233)	\$ (1,284,233)	\$ (200,000)
Net Change in Fund Balance	\$ -	\$ 1,241,662	\$ 1,262,178	\$ 20,516
Fund Balance - Beginning	\$ -		\$ 3,530,601	
Fund Balance - Ending	\$ -		\$ 4,792,779	

The Crossings at Fleming Island

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Revenues				
Special Assessments - Tax Roll	\$ 620,197	\$ 620,197	\$ 617,465	\$ (2,732)
Interest	-	-	33,843	33,843
Total Revenues	\$ 620,197	\$ 620,197	\$ 651,309	\$ 31,112
Expenditures:				
Capital Outlay	\$ 619,697	\$ 413,131	410,193	\$ 2,938
Other Current Charges	500	333	-	333
Total Expenditures	\$ 620,197	\$ 413,465	\$ 410,193	\$ 3,272
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 241,116	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 200,000	\$ 200,000
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 200,000	\$ 200,000
Net Change in Fund Balance	\$ -		\$ 441,116	
Fund Balance - Beginning	\$ -		\$ 1,081,150	
Fund Balance - Ending	\$ -		\$ 1,522,265	

The Crossings at Fleming Island
Community Development District
Debt Service Fund Series 2014A-1 /A-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,829,625	\$ 1,829,625	\$ 2,395,255	\$ 544,483
Special Assessments - Prepayments A-1	-	-	2,523	2,523
Special Assessments - Prepayments A-2	-	-	396	396
Interest Income	-	-	103,931	103,931
Total Revenues	\$ 1,829,625	\$ 1,829,625	\$ 2,502,104	\$ 651,332
Expenditures:				
Series 2014 A-1				
Interest Expense - 11/1	\$ 243,513	\$ 243,513	\$ 243,513	\$ -
Special Call - 11/1	-	-	45,000	(45,000)
Principal Expense - 5/1	1,370,000	1,370,000	1,370,000	-
Interest Expense - 5/1	243,513	243,513	242,500	1,013
Special Call - 5/1	-	-	5,000	(5,000)
Series 2014 A-2				
Interest Expense - 11/1	69,125	69,125	69,125	-
Special Call - 11/1	-	-	10,000	(10,000)
Principal Expense - 5/1	225,000	225,000	225,000	-
Interest Expense - 5/1	69,125	69,125	68,775	350
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 2,220,275	\$ 2,220,275	\$ 2,283,913	\$ (63,638)
Excess (Deficiency) of Revenues over Expenditures	\$ (390,650)	\$ (390,650)	\$ 218,192	\$ 587,695
Net Change in Fund Balance	\$ (390,650)	\$ (390,650)	\$ 218,192	\$ 587,695
Fund Balance - Beginning	\$ 513,511		\$ 1,964,263	
Fund Balance - Ending	\$ 122,861		\$ 2,182,455	

The Crossings at Fleming Island
Community Development District
Debt Service Fund Series 2014A-3
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 378,767	\$ 378,767	\$ 376,155	\$ (2,612)
Interest Income	-	-	23,068	23,068
Total Revenues	\$ 378,767	\$ 378,767	\$ 399,223	\$ 20,456
Expenditures:				
Series 2014 A-3				
Interest Expense - 11/1	\$ 138,450	\$ 138,450	\$ 138,450	\$ -
Special Call - 11/1	-	-	15,000	(15,000)
Principal Expense - 5/1	100,000	100,000	100,000	-
Interest Expense - 5/1	138,450	138,450	137,963	488
Special Call - 5/1	-	-	15,000	(15,000)
Total Expenditures	\$ 376,900	\$ 376,900	\$ 406,413	\$ (29,513)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,867	\$ 1,867	\$ (7,190)	\$ (9,057)
Net Change in Fund Balance	\$ 1,867	\$ 1,867	\$ (7,190)	\$ (9,057)
Fund Balance - Beginning	\$ 211,978		\$ 607,504	
Fund Balance - Ending	\$ 213,845		\$ 600,314	

The Crossings at Fleming Island

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,073	\$ 67,073	\$ 66,611	\$ (1,050)
Interest Income	-	-	3,241	3,241
Total Revenues	\$ 67,073	\$ 67,073	\$ 69,852	\$ 2,191
Expenditures:				
Series 2017				
Interest Expense - 11/1	\$ 22,281	\$ 22,281	\$ 22,281	-
Principal Expense - 5/1	20,000	20,000	20,000	-
Interest Expense - 5/1	22,281	22,281	22,281	-
Total Expenditures	\$ 64,563	\$ 64,563	\$ 64,563	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,511	\$ 2,511	\$ 5,290	\$ 2,191
Net Change in Fund Balance	\$ 2,511	\$ 2,511	\$ 5,290	\$ 2,191
Fund Balance - Beginning	\$ 35,401		\$ 73,637	
Fund Balance - Ending	\$ 37,912		\$ 78,927	

The Crossings at Fleming Island

Community Development District

Water and Sewer Fund

Statement of Revenues, Expenditures, and Changes in Net Position

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<u>Operating Revenues:</u>				
Water Revenue	\$ 1,300,500	\$ 867,000	\$ 946,841	\$ 79,841
Wastewater Revenue	2,300,000	1,533,333	1,638,070	104,737
Reclaimed Water Revenue	800,000	533,333	541,611	8,277
Service Charges	48,000	32,000	30,671	(1,329)
Debt Capacity Charge	1,950,000	1,300,000	1,397,078	97,078
Interest/Misc. Income	200,000	133,333	151,753	18,420
Total Operating Revenues	\$ 6,598,500	\$ 4,399,000	\$ 4,706,023	\$ 307,023
<u>Administrative:</u>				
Engineering Fees	\$ 2,000	\$ 1,333	\$ -	\$ 1,333
Arbitrage	1,650	550	550	-
Dissemination Agent	1,000	667	667	0
District Attorney	26,000	17,333	17,574	(240)
Annual Audit	4,000	-	-	-
Trustee Fees	13,000	8,667	6,227	2,439
District Manager/Administrator	76,440	50,960	48,760	2,200
Computer Time	1,000	667	667	0
Postage	1,000	667	316	351
Insurance	75,000	75,000	62,947	12,053
Legal Advertising	1,000	667	-	667
Other Current Charges	15,000	10,000	9,802	198
Total Administrative:	\$ 217,090	\$ 166,510	\$ 147,519	\$ 18,991
<u>Water/Wastewater Operations</u>				
Service Charges	\$ 50,000	\$ 33,333	\$ 33,045	\$ 289
Meter Expenses	1,000	667	-	667
Purchased Water	1,450,000	966,667	928,922	37,745
Treated Wastewater	2,400,000	1,600,000	1,481,408	118,592
Black Creek Charge	55,000	36,667	36,837	(170)
Alternative Water Supply	58,000	38,667	36,813	1,854
Purchased Reclaimed Water	200,000	133,333	84,895	48,438
Repairs & Maintenance	35,000	23,333	41,271	(17,937)
Electric	40,000	26,667	29,338	(2,671)
Capital Outlay	340,000	226,667	360,315	(133,648)
Contingency	25,000	16,667	-	16,667
Total Water/Wastewater Operations	\$ 4,654,000	\$ 3,102,667	\$ 3,032,843	\$ 69,823
Total Operating Expenses	\$ 4,871,090	\$ 3,269,177	\$ 3,180,362	\$ 88,815
Net Income before Debt Service	\$ 1,727,410	\$ 1,129,823	\$ 1,525,662	\$ 395,838
<u>Debt Service/Other Sources (Uses):</u>				
Principal Expense	\$ (985,000)	(656,667)	(656,667)	\$ -
Interest Expense	(753,095)	(502,063)	(502,063)	(0)
Total Debt Service/Other Sources (Uses):	\$ (1,738,095)	\$ (1,158,730)	\$ (1,158,730)	\$ (0)
Change in Net Position	\$ (10,685)	\$ (28,907)	\$ 366,932	\$ 395,838
Total Net Position - Beginning	\$ 275,000		\$ (4,377,991)	
Total Net Position - Ending	\$ 264,315		\$ (4,011,059)	

The Crossings at Fleming Island

Community Development District

Golf Course Fund

Statement of Revenues, Expenditures, and Changes in Net Position

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual		Current
	Budget	Thru 05/31/24	Thru 05/31/24	Variance	Month
Operating Revenues:					
User Fees - Dues	\$ 445,832	\$ 296,388	\$ 285,282	\$ (11,106)	\$ 37,158
Greens/Cart Fees	1,714,717	1,150,558	1,209,172	58,614	164,131
Tournament Golf Income	-	-	-	-	-
Merchandise/Food/Beverage	1,865,621	1,241,149	1,267,130	25,981	169,027
Rental Revenue	74,600	47,850	75,835	27,985	9,890
Membership Income - Other Fees	4,515	4,515	2,213	(2,302)	287
Miscellaneous Income	71,800	47,800	49,798	1,998	7,713
Initiation Fees	10,000	6,667	27,820	21,153	1,500
Interest Income/Commissions	-	-	3,006	3,006	370
Sales Tax/Gratuities/Lesson Income	548,662	-	240	240	30
Total Operating Revenues	\$ 4,735,747	\$ 2,794,927	\$ 2,920,497	\$ 125,570	\$ 390,105
Cost of Goods Sold:					
Cost of Goods Sold	\$ 724,197	\$ 480,541	\$ 539,718	59,178	\$ 73,515
Gross Profit	\$ 4,011,550	\$ 2,314,386	\$ 2,380,778	\$ 66,392	\$ 316,591
Operating Expenses:					
Salaries	\$ 1,661,855	\$ 1,109,063	\$ 946,895	\$ 162,168	\$ 150,840
Commissions & Bonuses	34,000	19,500	48,286	(28,786)	7,992
Rental Commissions	14,000	8,965	-	8,965	-
Employee Expenses	332,371	225,897	207,358	18,540	24,370
Employee Uniforms	3,780	2,570	2,052	518	395
Travel & Per Diem	-	-	1,171	(1,171)	-
Training	\$5,975	3,925	2,784	1,141	435
Employee Advertising	1,500	1,000	-	1,000	-
Janitorial Expense	34,952	23,044	12,616	10,428	2,000
Janitorial Supplies	7,698	5,132	7,443	(2,311)	916
Tournaments & Events	30,392	20,005	31,122	(11,117)	7,817
Centralized Services	99,653	67,097	55,651	11,446	5,599
Course & Grounds Maintenance	55,000	40,895	28,534	12,360	(652)
Repairs - Equipment	32,549	21,290	21,577	(287)	3,380
Repairs - Buildings	17,000	11,333	14,742	(3,409)	8,350
Operating Supplies	88,175	59,016	83,846	(24,830)	15,392
Office Supplies	3,500	2,333	2,943	(609)	95
Postage	500	333	303	30	-
Printing & Reproduction	1,000	667	594	73	-
Utility Services	91,326	59,914	55,639	4,276	9,084
Gas/Oil/Propane	46,247	30,363	21,889	8,474	3,355
Refuse & Potables	15,771	10,514	12,087	(1,573)	1,337
Telephone/T1 Line	8,990	5,990	6,547	(557)	963
Security/Pest Control	22,500	14,736	28,870	(14,134)	4,012
Music & Cable Service	12,000	7,333	8,851	(1,517)	350
Dues and Subscriptions	9,013	6,009	20,036	(14,027)	1,024
Chemicals	78,730	59,462	48,052	11,410	5,872
Fertilizer - Course	76,640	41,485	46,759	(5,273)	10,554
Sand, Seed & Dressing	38,676	26,617	17,071	9,546	11,741
Small Tools	-	-	1,478	(1,478)	-
Licenses/Permits	2,350	1,567	4,381	(2,814)	294
Cash Short/Over	-	-	758	(758)	50
Miscellaneous	13,700	7,000	2,527	4,473	-
Other Services	8,000	5,333	1,112	4,222	43
Trustee Fees/Bank Charges	90,997	60,440	87,849	(27,410)	13,260
Management Fees - Hampton	86,400	57,600	63,480	(5,880)	7,478

The Crossings at Fleming Island

Community Development District

Golf Course Fund

Statement of Revenues, Expenditures, and Changes in Net Position

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance	Current Month
Operating Expenses: (Continued)					
Rentals & Leases	\$ 257,800	\$ 172,200	\$ 173,683	\$ (1,483)	\$ 22,644
Lake Maintenance	30,000	20,000	20,000	-	2,500
Insurance	129,840	84,680	77,608	7,072	10,311
Other Current Charges/RE Taxes	32,000	21,333	22,041	(707)	2,377
District Manager/Administrator	38,500	25,667	19,250	6,417	2,750
District Attorney	5,820	3,880	4,517	(637)	534
Accounting & Audit	2,000	1,333	1,533	(200)	192
Sales Tax/Gratuities/Lesson Income	548,662	-	-	-	-
Total Operating Expenses:	\$ 4,069,862	\$ 2,345,523	\$ 2,213,934	\$ 131,589	\$ 337,652
Net Income before Non-Operating Income (Expense)	\$ (58,312)	\$ (31,137)	\$ 166,844	\$ 197,981	\$ (21,061)
Non-Operating Income/(Expenses):					
Principal Expense	\$ (475,000)	\$ (280,000)	\$ (280,000)	\$ -	\$ (35,000)
Interest Expense	(31,350)	(58,960)	(58,960)	-	(7,370)
Total Non-Operating Income/(Expenses):	\$ (506,350)	\$ (338,960)	\$ (338,960)	\$ -	\$ (42,370)
Change in Net Position	\$ (564,662)	\$ (370,097)	\$ (172,116)	\$ 197,981	\$ (63,431)
Total Net Position - Beginning	\$ -		\$ (3,248,987)		
Total Net Position - Ending	\$ (564,662)		\$ (3,421,102)		

The Crossings at Fleming Island

Community Development District

Swim & Tennis Fund

Statement of Revenues, Expenditures, and Changes in Net Position

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance	Current Month
Operating Revenues:					
User Fees	\$ 150,000	\$ 88,082	\$ 122,288	\$ 34,206	\$ 20,943
Lesson Income Tennis	230,000	135,898	183,427	47,529	35,315
CDD Lesson Income	25,000	14,793	14,270	(523)	(9,449)
Merchandise/Food/Beverage Sale	185,000	72,344	73,836	1,492	32,711
Total Operating Revenues	\$ 590,000	\$ 311,117	\$ 393,822	\$ 82,705	\$ 79,520
Cost of Goods Sold:					
Cost of Goods Sold	\$ 140,000	\$ 67,613	\$ 55,670	11,943	\$ 20,863
Gross Profit	\$ 450,000	\$ 243,504	\$ 338,152	\$ 94,648	\$ 58,657
Operating Expenses:					
Salaries	\$ 892,000	\$ 448,948	\$ 480,305	\$ (31,357)	\$ 110,881
Employee Expenses	249,760	137,887	134,139	3,748	25,864
Employee Education and Training	8,000	3,196	2,585	611	984
Lessons Paid Out	230,000	136,888	183,502	(46,613)	35,315
Promotional Activities	100,000	64,820	59,708	5,111	7,334
Activities & Events - Tennis	20,000	13,541	23,098	(9,557)	2,742
Communications and Freight	\$22,000	13,745	18,244	(4,499)	2,268
Customer Service & Advertising	6,000	3,394	2,542	853	157
Other Contractual	27,500	19,575	20,767	(1,192)	5,181
Repairs & Maintenance	80,000	53,333	76,175	(22,841)	4,680
Operating Supplies	24,000	12,642	16,568	(3,926)	5,656
Office Supplies	22,000	15,782	5,616	10,167	740
Utility Services	160,000	102,783	106,905	(4,122)	15,015
Gas/Oil/Propane	26,000	25,831	29,165	(3,334)	1,211
Chemicals	85,000	41,393	40,222	1,171	7,389
Licenses/Permits	4,000	3,530	4,456	(926)	2,426
Bad Debt Expense	-	-	(773)	773	-
Cash Short/Over	-	-	8	(8)	8
Trustee Fees	25,000	11,502	15,449	(3,947)	2,299
District Manager/Administrator	42,030	28,978	30,732	(1,754)	3,728
Insurance	50,000	33,333	27,976	5,357	3,497
Taxes	60	60	235	(175)	75
Audit	3,000	-	-	-	-
Total Operating Expenses:	\$ 2,076,350	\$ 1,171,163	\$ 1,277,622	\$ (106,459)	\$ 237,447
Net Income before Non-Operating Income (Expense)	\$ (1,626,350)	\$ (927,659)	\$ (939,470)	\$ (11,811)	\$ (178,790)
Non-Operating Income/(Expenses):					
Other Income	\$ -	\$ -	\$ (1,550)	\$ (1,550)	\$ (779)
Interfund Transfer In	1,626,350	1,084,233	1,084,115	(119)	135,529
Total Non-Operating Income/(Expenses):	\$ 1,626,350	\$ 1,084,233	\$ 1,082,565	\$ (1,669)	\$ 134,751
Change in Net Position	\$ -	\$ 156,575	\$ 143,095	\$ (13,480)	\$ (44,040)
Total Net Position - Beginning	\$ -		\$ 573,854		
Total Net Position - Ending	\$ -		\$ 716,949		

The Crossings at Fleming Island
Community Development District
General Fund
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ 3,488,035	\$ -	\$ 786,046	\$ 2,481,896	\$ 40,218	\$ 42,734	\$ 31,486	\$ 66,689	\$ 23,603	\$ -	\$ -	\$ -	\$ -	\$ 3,472,672
Boat/RV Storage Fees	92,000	-	7,942	7,780	7,790	7,780	7,780	7,930	7,850	-	-	-	-	54,852
Interest Income	36,000	16,641	11,976	18,707	25,180	23,569	24,944	22,834	21,884	-	-	-	-	165,735
Misc./Newsletter Income	20,000	-	3,092	4,716	-	9,270	-	1,123	164	-	-	-	-	18,365
Rental/Internet Income	10,000	-	120	-	2,400	-	-	60	120	-	-	-	-	2,700
Total Revenues	\$ 3,646,035	\$ 16,641	\$ 809,177	\$ 2,513,099	\$ 75,588	\$ 83,353	\$ 64,209	\$ 98,636	\$ 53,620	\$ -	\$ -	\$ -	\$ -	\$ 3,714,324
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 15,000	\$ -	\$ 2,600	\$ 1,000	\$ -	\$ -	\$ -	\$ 800	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ 6,000
PR-FICA/Workers Comp/PR Fees	9,200	487	1,061	732	486	489	559	1,419	2,106	-	-	-	-	7,339
Engineering	4,500	-	-	-	-	-	-	-	-	-	-	-	-	-
District Attorney	28,294	2,429	2,661	2,661	2,661	2,661	2,661	2,661	2,661	-	-	-	-	21,055
Litigation Counsel	40,000	-	-	-	-	-	-	16,890	3,300	-	-	-	-	20,190
Annual Audit	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	18,375	18,375	-	-	-	-	-	-	-	-	-	-	-	18,375
Arbitrage Rebate	2,100	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	2,100	175	175	175	175	175	175	175	175	-	-	-	-	1,400
Trustee Fees	28,000	-	-	-	-	-	-	-	-	-	-	-	-	-
District Manager/Administrator	99,388	7,119	11,738	6,944	6,944	6,944	6,944	6,944	10,147	-	-	-	-	63,725
Information Technology	2,000	83	83	83	83	83	83	83	83	-	-	-	-	667
Telephone	700	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	400	4	74	10	12	37	30	131	68	-	-	-	-	366
Insurance General Liability	87,500	74,346	1,390	-	-	-	-	-	-	-	-	-	-	75,736
Printing & Binding	1,400	-	-	-	50	39	13	-	-	-	-	-	-	102
Legal Advertising	2,500	60	-	-	-	70	70	72	229	-	-	-	-	499
Other Current Charges	5,000	-	-	-	-	125	-	300	45	-	-	-	-	470
Office Supplies	1,600	0	-	0	-	3	-	-	-	-	-	-	-	3
Dues, Licenses & Website	30,000	-	1,288	-	2,172	523	2,549	662	-	-	-	-	-	7,194
Total General & Administrative	\$ 381,807	\$ 103,078	\$ 21,069	\$ 11,605	\$ 12,583	\$ 11,149	\$ 13,084	\$ 30,137	\$ 20,414	\$ -	\$ -	\$ -	\$ -	\$ 223,120

The Crossings at Fleming Island
Community Development District
General Fund
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Maintenance														
Landscape Maintenance	\$ 863,114	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ -	\$ -	\$ -	\$ -	575,411
Landscape Maintenance - Contingency	130,000	1,200	7,408	1,500	5,305	11,150	16,963	7,540	6,505	-	-	-	-	57,571
Lake Maintenance	75,864	6,110	12,110	6,110	6,110	6,110	6,110	6,110	6,110	-	-	-	-	54,880
Cost Sharing Agreement - Stone Creek	15,000	-	-	-	2,882	-	-	1,926	-	-	-	-	-	4,807
Facility/Preventative Maintenance	215,000	15,264	20,451	12,776	14,082	25,084	34,455	18,341	8,590	-	-	-	-	149,043
Utilities	150,000	5,226	20,830	9,795	10,678	10,386	5,066	9,013	11,564	-	-	-	-	82,557
Security	45,000	2,042	2,913	2,219	2,663	2,663	2,310	3,065	2,650	-	-	-	-	20,524
Operating Reserves	18,900	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Maintenance	\$ 1,512,878	\$ 101,769	\$ 135,639	\$ 104,326	\$ 113,645	\$ 127,319	\$ 136,830	\$ 117,920	\$ 107,345	\$ -	\$ -	\$ -	\$ -	944,793
Total Operations & Maintenance	\$ 1,512,878	\$ 101,769	\$ 135,639	\$ 104,326	\$ 113,645	\$ 127,319	\$ 136,830	\$ 117,920	\$ 107,345	\$ -	\$ -	\$ -	\$ -	944,793
Total Expenditures	\$ 1,894,685	\$ 204,846	\$ 156,708	\$ 115,932	\$ 126,228	\$ 138,468	\$ 149,914	\$ 148,057	\$ 127,759	\$ -	\$ -	\$ -	\$ -	1,167,913
Excess (Deficiency) of Revenues over Expenditures	\$ 1,751,350	\$ (188,205)	\$ 652,469	\$ 2,397,168	\$ (50,640)	\$ (55,115)	\$ (85,705)	\$ (49,422)	\$ (74,139)	\$ -	\$ -	\$ -	\$ -	2,546,411
Other Financing Sources/Uses:														
Interfund Transfer In/(Out) - SBA Reserve	\$ (125,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interfund Transfer Out - Swim & Tennis	(1,626,350)	(135,529)	(135,529)	(135,529)	(135,529)	(135,529)	(135,529)	(135,529)	(135,529)	-	-	-	-	(1,084,233)
Interfund Transfer Out - Golf Course	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interfund Transfer Out - Capital Reserve	-	-	(200,000)	-	-	-	-	-	-	-	-	-	-	(200,000)
Total Other Financing Sources/Uses	\$ (1,751,350)	\$ (135,529)	\$ (335,529)	\$ (135,529)	\$ (135,529)	\$ (135,529)	\$ (135,529)	\$ (135,529)	\$ (135,529)	\$ -	\$ -	\$ -	\$ -	(1,284,233)
Net Change in Fund Balance	\$ -	\$ (323,734)	\$ 316,939	\$ 2,261,638	\$ (186,169)	\$ (190,644)	\$ (221,234)	\$ (184,951)	\$ (209,668)	\$ -	\$ -	\$ -	\$ -	1,262,178

The Crossings at Fleming Island
Community Development District
Water and Sewer Fund
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operating Revenues:														
Water Revenue	\$ 1,300,500	\$ 116,353	\$ 134,296	\$ 119,453	\$ 112,901	\$ 122,332	\$ 118,176	\$ 57,632	\$ 165,697	\$ -	\$ -	\$ -	\$ -	\$ 946,841
Wastewater Revenue	2,300,000	198,854	226,106	205,430	203,882	222,483	211,793	82,859	286,663	-	-	-	-	1,638,070
Reclaimed Water Revenue	800,000	81,295	84,918	71,946	64,470	60,560	67,214	16,425	94,782	-	-	-	-	541,611
Service Charges	48,000	3,701	3,455	4,290	3,864	3,769	3,508	2,717	5,367	-	-	-	-	30,671
Debt Capacity Charge	1,950,000	164,733	164,885	164,601	165,002	164,662	164,393	164,312	244,489	-	-	-	-	1,397,078
Interest/Misc. Income	200,000	22,744	17,706	17,693	17,925	10,497	25,153	31,079	8,955	-	-	-	-	151,753
Total Operating Revenues	\$ 6,598,500	\$ 587,681	\$ 631,367	\$ 583,414	\$ 568,043	\$ 584,303	\$ 590,239	\$ 355,023	\$ 805,954	\$ -	\$ -	\$ -	\$ -	\$ 4,706,023
Expenditures:														
Administrative:														
Engineering Fees	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	1,650	-	-	-	550	-	-	-	-	-	-	-	-	550
Dissemination Agent	1,000	83	83	83	83	83	83	83	83	-	-	-	-	667
District Attorney	26,000	2,159	2,202	2,202	2,202	2,202	-	4,404	2,202	-	-	-	-	17,574
Annual Audit	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	13,000	-	-	-	6,227	-	-	-	-	-	-	-	-	6,227
District Manager/Administrator	76,440	6,095	6,095	6,095	6,095	6,095	6,095	6,095	6,095	-	-	-	-	48,760
Computer Time	1,000	83	83	83	83	83	83	83	83	-	-	-	-	667
Postage	1,000	25	49	25	84	62	-	71	-	-	-	-	-	316
Insurance	75,000	62,947	-	-	-	-	-	-	-	-	-	-	-	62,947
Legal Advertising	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	5	-	-	-	-	5	-	-	-	-	-	10
Other Current Charges	15,000	1,214	1,547	1,175	1,248	1,307	1,219	1,295	797	-	-	-	-	9,802
Total Administrative:	\$ 217,090	\$ 72,607	\$ 10,065	\$ 9,663	\$ 16,573	\$ 9,833	\$ 7,480	\$ 12,037	\$ 9,261	\$ -	\$ -	\$ -	\$ -	\$ 147,519

The Crossings at Fleming Island
Community Development District
Water and Sewer Fund
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Water/Wastewater Operations														
Service Charges	\$ 50,000	\$ 3,701	\$ 3,455	\$ 4,290	\$ 3,864	\$ 8,510	\$ 3,508	\$ 2,717	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 33,045
Meter Expenses	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Purchased Water	1,450,000	127,831	156,754	120,686	125,551	134,284	130,790	53,025	80,000	-	-	-	-	928,922
Treated Wastewater	2,400,000	198,854	226,106	205,430	203,882	222,483	211,793	82,860	130,000	-	-	-	-	1,481,408
Black Creek Charge	55,000	207	201	5,645	14,405	-	-	16,379	-	-	-	-	-	36,837
Alternative Water Supply	58,000	4,596	4,606	4,603	4,609	4,600	4,593	4,607	4,600	-	-	-	-	36,813
Purchased Reclaimed Water	200,000	21,084	21,646	19,309	2,457	3,769	7,918	4,713	4,000	-	-	-	-	84,895
Repairs & Maintenance	35,000	-	-	-	-	41,271	-	-	-	-	-	-	-	41,271
Electric	40,000	2,245	2,255	1,614	1,112	1,906	1,621	18,585	-	-	-	-	-	29,338
Capital Outlay	340,000	-	-	-	305,195	44,320	10,800	-	-	-	-	-	-	360,315
Contingency	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Water/Wastewater Operations	\$ 4,654,000	\$ 358,518	\$ 415,023	\$ 361,577	\$ 661,074	\$ 461,143	\$ 371,023	\$ 182,886	\$ 221,600	\$ -	\$ -	\$ -	\$ -	\$ 3,032,843
Total Operations & Maintenance	\$ 4,654,000	\$ 358,518	\$ 415,023	\$ 361,577	\$ 661,074	\$ 461,143	\$ 371,023	\$ 182,886	\$ 221,600	\$ -	\$ -	\$ -	\$ -	\$ 3,032,843
Total Operating Expenses	\$ 4,871,090	\$ 431,125	\$ 425,088	\$ 371,240	\$ 677,647	\$ 470,975	\$ 378,503	\$ 194,923	\$ 230,861	\$ -	\$ -	\$ -	\$ -	\$ 3,180,362
Excess (Deficiency) of Revenues over Expenditures	\$ 1,727,410	\$ 156,557	\$ 206,279	\$ 212,174	\$ (109,604)	\$ 113,328	\$ 211,735	\$ 160,101	\$ 575,093	\$ -	\$ -	\$ -	\$ -	\$ 1,525,662
Debt Service/Other Sources (Uses):														
Principal Expense	\$ (985,000)	\$ (82,083)	\$ (82,083)	\$ (82,083)	\$ (82,083)	\$ (82,083)	\$ (82,083)	\$ (82,083)	\$ (82,083)	\$ -	\$ -	\$ -	\$ -	\$ (656,667)
Interest Expense	(753,095)	(62,758)	(62,758)	(62,758)	(62,758)	(62,758)	(62,758)	(62,758)	(62,758)	-	-	-	-	(502,063)
Interfund Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service/Other Sources (Uses):	\$ (1,738,095)	\$ (144,841)	\$ (144,841)	\$ (144,841)	\$ (144,841)	\$ (144,841)	\$ (144,841)	\$ (144,841)	\$ (144,841)	\$ -	\$ -	\$ -	\$ -	\$ (1,158,730)
Net Change in Fund Balance	\$ (10,685)	\$ 11,715	\$ 61,438	\$ 67,332	\$ (254,445)	\$ (31,514)	\$ 66,894	\$ 15,259	\$ 430,252	\$ -	\$ -	\$ -	\$ -	\$ 366,932

The Crossings at Fleming Island
Community Development District
Golf Course Fund
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operating Revenues:														
User Fees - Dues	\$ 445,832	\$ 35,022	\$ 35,081	\$ 35,769	\$ 35,386	\$ 35,462	\$ 35,161	\$ 36,244	\$ 37,158	\$ -	\$ -	\$ -	\$ -	285,282
Greens/Cart Fees	1,714,717	168,148	122,156	120,174	119,039	138,224	205,747	171,553	164,131	-	-	-	-	1,209,172
Tournament Golf Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Merchandise/Food/Beverage	1,865,621	169,424	132,019	156,914	127,483	141,288	187,566	183,408	169,027	-	-	-	-	1,267,130
Rental Revenue	74,600	8,852	6,585	8,236	10,583	4,428	12,585	14,676	9,890	-	-	-	-	75,835
Membership Income - Other Fees	4,515	255	253	421	151	274	287	286	287	-	-	-	-	2,213
Miscellaneous Income	71,800	6,438	6,316	4,615	4,500	5,873	6,479	7,863	7,713	-	-	-	-	49,798
Initiation Fees	10,000	-	5,581	3,488	-	-	9,000	8,250	1,500	-	-	-	-	27,820
Interest Income/Commissions	-	400	415	402	415	414	209	382	370	-	-	-	-	3,006
Sales Tax/Gratuities/Lesson Income	548,662	-	-	-	-	-	180	30	30	-	-	-	-	240
Total Operating Revenues	\$ 4,735,747	\$ 388,540	\$ 308,407	\$ 330,019	\$ 297,557	\$ 325,963	\$ 457,214	\$ 422,692	\$ 390,105	\$ -	\$ -	\$ -	\$ -	2,920,497
Cost of Goods Sold:														
Cost of Goods Sold	\$ 724,197	70,722	56,890	64,914	50,305	63,148	79,120	80,510	74,110	-	-	-	-	539,718
Gross Profit	\$ 4,011,550	\$ 317,818	\$ 251,517	\$ 265,105	\$ 247,252	\$ 262,814	\$ 378,094	\$ 342,181	\$ 315,996	\$ -	\$ -	\$ -	\$ -	2,380,778
Operating Expenses:														
Salaries	\$ 1,661,855	\$ 130,845	\$ 121,137	\$ 131,436	\$ 127,840	\$ 127,355	\$ 133,736	\$ 23,705	\$ 150,840	\$ -	\$ -	\$ -	\$ -	946,895
Commissions & Bonuses	34,000	5,531	8,225	5,897	4,122	4,052	6,458	6,009	7,992	-	-	-	-	48,286
Rental Commissions	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Expenses	332,371	19,989	24,157	25,805	30,007	29,417	29,253	24,360	24,370	-	-	-	-	207,358
Employee Uniforms	3,780	-	121	355	203	79	820	79	395	-	-	-	-	2,052
Travel & Per Diem	-	-	-	753	383	35	-	-	-	-	-	-	-	1,171
Training	5,975	159	15	181	16	1,287	177	514	435	-	-	-	-	2,784
Employee Advertising	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Expense	34,952	1,431	685	100	2,300	2,000	2,100	2,000	2,000	-	-	-	-	12,616
Janitorial Supplies	7,698	890	144	750	658	1,456	1,939	690	916	-	-	-	-	7,443
Tournaments & Events	30,392	2,217	1,824	3,124	3,322	3,372	6,034	3,413	7,817	-	-	-	-	31,122
Centralized Services	99,653	6,356	5,657	8,423	6,941	6,573	7,980	8,121	5,599	-	-	-	-	55,651
Course & Grounds Maintenance	55,000	1,774	4,804	286	3,858	498	8,746	9,220	(652)	-	-	-	-	28,534
Repairs - Equipment	32,549	2,408	2,481	5,574	2,448	2,057	1,303	1,926	3,380	-	-	-	-	21,577
Repairs - Buildings	17,000	2,480	-	694	2,244	-	-	974	8,350	-	-	-	-	14,742
Operating Supplies	88,175	12,054	8,126	10,290	8,056	10,153	11,914	7,861	15,392	-	-	-	-	83,846
Office Supplies	3,500	51	578	808	684	189	191	347	95	-	-	-	-	2,943
Postage	500	-	31	117	-	133	10	12	-	-	-	-	-	303
Printing & Reproduction	1,000	-	-	-	-	287	-	306	-	-	-	-	-	594
Utility Services	91,326	9,725	5,616	5,421	4,990	7,034	6,320	7,449	9,084	-	-	-	-	55,639
Gas/Oil/Propane	46,247	2,558	2,094	2,551	5,455	2,689	199	2,988	3,355	-	-	-	-	21,889
Refuse & Potables	15,771	1,337	2,602	1,357	1,357	1,337	1,337	1,424	1,337	-	-	-	-	12,087
Telephone/T1 Line	8,990	1,214	981	912	629	629	643	574	963	-	-	-	-	6,547
Security/Pest Control	22,500	3,910	3,067	3,493	3,741	2,336	5,459	2,852	4,012	-	-	-	-	28,870
Music & Cable Service	12,000	912	1,253	1,459	1,720	1,670	389	1,096	350	-	-	-	-	8,851
Dues and Subscriptions	9,013	1,192	2,775	2,807	1,160	7,222	1,977	1,878	1,024	-	-	-	-	20,036
Chemicals	78,730	5,900	16,179	(1,019)	2,235	2,645	9,872	6,368	5,872	-	-	-	-	48,052
Fertilizer - Course	76,640	2,627	712	1,856	3,384	(1,665)	19,846	9,446	10,554	-	-	-	-	46,759

The Crossings at Fleming Island
Community Development District
Golf Course Fund
Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operating Expenses: (continued)														
Sand, Seed & Dressing	38,676	-	1,720	569	615	334	390	1,702	11,740	-	-	-	-	17,071
Small Tools	-	55	-	1,189	234	-	-	-	-	-	-	-	-	1,478
Licenses/Permits	2,350	408	283	283	164	590	1,374	985	294	-	-	-	-	4,381
Cash Short/Over	-	(11)	(46)	(52)	99	1	(84)	800	50	-	-	-	-	758
Miscellaneous	13,700	1,959	-	38	430	-	-	100	-	-	-	-	-	2,527
Other Services	8,000	40	370	40	40	43	493	43	43	-	-	-	-	1,112
Trustee Fees/Bank Charges	90,997	10,609	10,717	9,177	9,493	10,075	10,782	13,736	13,260	-	-	-	-	87,849
Aerification	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees - Hampton	86,400	10,228	7,478	7,478	8,388	7,000	7,478	7,955	7,478	-	-	-	-	63,480
Rentals & Leases	257,800	22,226	22,331	21,557	20,089	21,371	21,402	22,063	22,644	-	-	-	-	173,683
Lake Maintenance	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	-	-	-	20,000
Insurance	129,840	9,410	9,410	9,410	9,410	9,674	9,674	10,311	10,311	-	-	-	-	77,608
Other Current Charges/RE Taxes	32,000	1,684	1,684	6,739	2,427	2,377	2,377	2,377	2,377	-	-	-	-	22,041
District Manager/Administrator	38,500	2,750	-	2,750	2,750	2,750	2,750	2,750	2,750	-	-	-	-	19,250
District Attorney	5,820	518	810	534	518	534	534	534	534	-	-	-	-	4,517
Accounting & Audit	2,000	192	192	192	192	192	192	192	192	-	-	-	-	1,533
Non-Recurring/Other/Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales Tax/Gratuities/Lesson Income	548,662	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses:	\$ 4,069,862	\$ 278,128	\$ 270,715	\$ 275,833	\$ 275,102	\$ 270,278	\$ 316,564	\$ 189,661	\$ 337,652	\$ -	\$ -	\$ -	\$ -	2,213,934
Net Income before Non-Operating Income (Expense)	\$ (58,312)	\$ 39,691	\$ (19,199)	\$ (10,728)	\$ (27,850)	\$ (7,464)	\$ 61,530	\$ 152,520	\$ (21,656)	\$ -	\$ -	\$ -	\$ -	166,844
Non-Operating Income/(Expenses):														
Principal Expense	(475,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	-	-	-	-	(280,000)
Interest Expense	(31,350)	(7,370)	(7,370)	(7,370)	(7,370)	(7,370)	(7,370)	(7,370)	(7,370)	-	-	-	-	(58,960)
Total Debt Service/Other Sources (Uses):	\$ (506,350)	\$ (42,370)	\$ (42,370)	\$ (42,370)	\$ (42,370)	\$ (42,370)	\$ (42,370)	\$ (42,370)	\$ (42,370)	\$ -	\$ -	\$ -	\$ -	(338,960)
Net Change in Fund Balance	\$ (564,662)	\$ (2,679)	\$ (61,569)	\$ (53,098)	\$ (70,220)	\$ (49,834)	\$ 19,160	\$ 110,150	\$ (64,026)	\$ -	\$ -	\$ -	\$ -	(172,116)

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Clay County
Fiscal Year 2024

Gross Assessments \$ 3,710,607.49 \$ 659,771.95 \$ 4,370,379.44
 Net Assessments \$ 3,487,971.04 \$ 620,185.63 \$ 4,108,156.67

ON ROLL ASSESSMENTS

Date	Gross Amount	Prior Year Gross Amount	Discount	Commission	Interest/ Penalties	Prior Year Interest/ Penalties	Net Receipts	allocation in %		
								84.90%	15.10%	100.00%
								O&M Portion	Capital Reserve	Total
11/06/23	\$ 19,343.39	\$ -	992.13	367.03	\$ -	\$ -	\$ 17,984.23	\$ 15,269.25	\$ 2,714.98	\$ 17,984.23
11/14/23	240,182.86	-	9,587.41	4,611.91	-	-	225,983.54	191,868.06	34,115.48	225,983.54
11/27/23	724,735.70	-	28,977.37	13,915.15	-	-	681,843.18	578,909.10	102,934.08	681,843.18
12/11/23	2,790,869.67	-	111,619.02	53,585.02	-	-	2,625,665.63	2,229,283.45	396,382.18	2,625,665.63
12/22/23	314,981.74	-	11,380.66	6,072.03	-	-	297,529.05	252,612.74	44,916.31	297,529.05
01/11/24	49,825.22	-	1,489.54	966.71	-	-	47,368.97	40,217.94	7,151.03	47,368.97
02/06/24	52,530.84	-	1,170.72	1,027.20	-	-	50,332.92	42,734.44	7,598.48	50,332.92
03/11/24	38,215.46	-	374.55	756.82	-	-	37,084.09	31,485.71	5,598.38	37,084.09
04/06/24	80,156.96	-	7.67	1,602.99	-	-	78,546.30	66,688.60	11,857.70	78,546.30
05/06/24	27,770.65	-	-	567.33	596.01	-	27,799.33	23,602.62	4,196.71	27,799.33
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
\$	4,338,612.49	\$ -	\$ 165,599.07	\$ 83,472.19	\$ 596.01	\$ -	\$ 4,090,137.24	\$ 3,472,671.90	\$ 617,465.34	\$ 4,090,137.24

100%	Percent Collected
\$ -	Balance Remaining to Collect

Gross Assessments \$ 2,565,837.11 \$ 402,943.68 \$ 71,354.61 \$ 3,040,135.39
 Net Assessments \$ 2,411,886.88 \$ 378,767.06 \$ 67,073.33 \$ 2,857,727.27

ON ROLL ASSESSMENTS

Date	Gross Amount	Prior Year Gross Amount	Discount	Commission	Interest/ Penalties	Prior Year Interest/ Penalties	Net Receipts	allocation in %			
								84.40%	13.25%	2.35%	100.00%
								2014A1/A2 Debt Service	2014A3 Debt Service	2017 Debt Service	Total
11/06/23	\$ 16,201.60	\$ -	827.07	307.49	\$ -	\$ -	\$ 15,067.04	\$ 12,716.40	\$ 1,997.01	\$ 353.64	\$ 15,067.04
11/14/23	178,054.27	-	7,121.98	3,418.65	-	-	167,513.64	141,379.46	22,202.49	3,931.69	167,513.64
11/27/23	429,602.36	-	17,183.82	8,248.37	-	-	404,170.17	341,114.68	53,569.26	9,486.22	404,170.17
12/11/23	1,891,246.65	-	75,638.93	36,312.15	-	-	1,779,295.57	1,501,703.71	235,830.26	41,761.61	1,779,295.57
12/22/23	324,087.12	-	11,679.52	6,248.15	-	-	306,159.45	258,394.83	40,578.79	7,185.83	306,159.45
01/11/24	30,311.18	-	909.33	588.03	-	-	28,813.82	24,318.51	3,819.02	676.29	28,813.82
02/06/24	36,662.28	-	802.89	717.20	-	-	35,142.19	29,659.58	4,657.79	824.82	35,142.19
03/13/24	27,151.31	-	278.52	537.45	-	-	26,335.34	22,226.71	3,490.52	618.11	26,335.34
04/06/24	51,507.04	-	9.93	1,029.95	-	-	50,467.16	42,593.67	6,688.99	1,184.51	50,467.16
05/08/24	25,105.45	-	-	511.35	-	462.35	25,056.45	21,147.34	3,321.02	588.10	25,056.45
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
\$	3,009,929.26	\$ -	\$ 114,451.99	\$ 57,918.79	\$ -	\$ 462.35	\$ 2,838,020.83	\$ 2,395,254.88	\$ 376,155.14	\$ 66,610.80	\$ 2,838,020.83

99%	Percent Collected
\$ -	Balance Remaining to Collect

C.

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>Fund</i>	<i>Check #'s</i>	<i>Amount</i>
5/1-5/31	General	5759-5785	\$141,532.35
	Capital Outlay	457-463	\$94,191.00
	Water/Sewer	8840-8849	\$182,633.21
	Golf		\$352,704.85
	Swim & Tennis		\$72,860.93
TOTAL			\$843,922.34

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/24	00258	3/22/24	33951	202403 320-53800-34000		SVC CALL TO BOAT STORAGE	*	288.00		
						ALL ACCESS SECURITY, INC.			288.00	005759
5/08/24	00010	4/30/24	12128	202404 310-51300-31500		APR 24 - GENERAL COUNSEL	*	2,660.91		
		4/30/24	12128	202404 300-13100-10300		APR 24 - GENERAL COUNSEL	*	534.02		
						BRADLEY, GARRISON & KOMANDO, P.A			3,194.93	005760
5/08/24	00099	3/06/24	215	202402 320-53800-34500		FEB 24 - ADMIN FEE	*	210.00		
		4/10/24	238	202403 320-53800-34500		MAR 24 - ADMIN FEE	*	245.00		
						CLAY COUNTY SHERIFF'S OFFICE			455.00	005761
5/08/24	00003	4/22/24	APR 24	202404 320-53800-43000		APR 24 - ELECTRIC	*	5,313.00		
						CLAY ELECTRIC COOPERATIVE, INC			5,313.00	005762
5/08/24	00273	4/30/24	04302024	202404 320-53800-34500		SEC SVC 4/3,4/11,4/21	*	750.00		
						RANDALL COX			750.00	005763
5/08/24	00269	4/30/24	04302024	202404 320-53800-34500		SEC SVC 4/3,4/7,4/23	*	750.00		
						RODNEY MAXIE DRIGGERS			750.00	005764
5/08/24	00263	4/11/24	89	202404 320-53800-46300		FOREST PARK TREES	*	3,000.00		
		4/20/24	91	202404 320-53800-46300		PINECREST TREES	*	3,250.00		
		4/27/24	98	202404 320-53800-46300		EAGLE TALON TREE	*	150.00		
						DUCE TREE SERVICE			6,400.00	005765
5/08/24	00059	4/16/24	8-471-26	202404 310-51300-42000		DELIVERIES THRU 4/5	*	37.99		
						FEDEX			37.99	005766
5/08/24	00219	4/18/24	24-00140	202404 310-51300-48000		REQUEST FOR PROPOSALS...	*	72.00		
		5/09/24	24-00173	202405 310-51300-48000		NOT AUD COMM & REG MTG	*	72.00		
						JACKSONVILLE DAILY RECORD			144.00	005767

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/08/24	00089	4/16/24	04162024	202404	320	53800	34000		SLIDE RULES SIGN JOHN GOBLE SIGNS	*	225.00	225.00	005768
5/08/24	00212	4/30/24	04302024	202404	320	53800	34500		SECURITY SVC 4/17,4/25 JUSTIN JOHNSON	*	610.00	610.00	005769
5/08/24	00062	4/02/24	4843	202404	320	53800	34000		SIDEWALK LIGHTS	*	585.00		
		4/02/24	4844	202404	320	53800	34000		LAKESHORE LIGHT POLES	*	390.00		
		4/02/24	4845	202404	320	53800	34000		REMV BOLLARDS AT TALONS	*	985.00		
		4/02/24	4846	202404	320	53800	34000		REPLC GFI AT PB	*	345.00		
		4/02/24	4849	202404	320	53800	34000		WF LIGHT POLE REPAIR KAD ELECTRIC COMPANY	*	395.00	2,700.00	005770
5/08/24	00184	5/01/24	177856B	202405	320	53800	46800		MAY 24 WATER MGMT SVCS LM	*	6,110.00		
		5/01/24	177856B	202405	300	13100	10300		MAY 24 WATER MGMT SVCS GF THE LAKE DOCTORS, INC.	*	2,500.00	8,610.00	005771
5/08/24	00257	4/23/24	INV00095	202404	320	53800	34000		SWIM PARK	*	4,186.00		
		4/29/24	INV00096	202404	320	53800	34000		MAINT FENCE SHARKPROWASH	*	770.00	4,956.00	005772
5/08/24	00271	4/30/24	04302024	202404	320	53800	34500		SECURITY 4/1,4/19 JORDAN SPAULDING	*	500.00	500.00	005773
5/08/24	00093	5/09/24	1ST QTR	202403	320	53800	34100		JAN-MAR 24 LANDSC MAINT STONE CREEK AT EAGLE HARBOR ASSOC.	*	1,925.52	1,925.52	005774
5/08/24	00018	4/11/24	202886	202404	320	53800	46300		TENNIS COURT ENHANCEMENTS	*	1,140.00		
		4/28/24	203034	202404	320	53800	46200		APR 24 - LANDSCAPE MAINT TREE AMIGOS	*	71,926.32	73,066.32	005775

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/21/24	00099	5/10/24	289	202404	320	53800	34500			*	240.00		
			APR 24 - ADMIN FEE						CLAY COUNTY SHERIFF'S OFFICE			240.00	005776
5/21/24	00137	5/06/24	APR 24	202404	320	53800	43100			*	5,653.08		
			APR 24 - WATER						THE CROSSINGS @ FI CDD C/O CUA			5,653.08	005777
5/21/24	00059	5/14/24	8-500-01	202405	310	51300	42000			*	27.12		
			DELIVERIES THRU 5/9						FEDEX			27.12	005778
5/21/24	00001	5/01/24	625	202405	310	51300	34000			*	5,257.33		
			MAY 24 - MGMT FEES							*	83.33		
		5/01/24	625	202405	310	51300	31500			*	175.00		
			MAY 24 - IT						GMS, LLC			5,515.66	005779
		5/01/24	625	202405	310	51300	31300			*			
			MAY 24 - DISSEMINATION										
5/21/24	00141	5/10/24	510241	202405	320	53800	34000			*	3,266.00		
			SP REPAIRS							*	2,571.00		
		5/10/24	510242	202405	320	53800	34000			*		5,837.00	005780
			TALONS REPAIRS						ISLAND PAINT & MORE, LLC				
5/21/24	00219	5/16/24	24-00179	202405	310	51300	48000			*	59.50		
			NOT. QUALIFYING PERIOD							*	97.00		
		5/16/24	24-00191	202405	310	51300	48000			*		156.50	005781
			REQUEST FOR PROPOSALS...						JACKSONVILLE DAILY RECORD				
5/21/24	00087	5/17/24	2358	202405	320	53800	34000			*	2,000.00		
			TENNIS & POOL BRICK WORK						M&E MASONRY & SONS, INC.			2,000.00	005782
5/21/24	00276	12/15/23	61452-IN	202312	320	53800	34000			*	340.00		
			TENNIS WATER FOUNTAINS						MADDENAIRE INC.			340.00	005783
5/21/24	00231	4/02/24	101852	202404	320	53800	34000			*	1,969.00		
			FAIRWAY RIDGE JETTING						TOP OF THE LINE PLUMBING			1,969.00	005784
5/21/24	00221	5/03/24	APR 24	202404	300	13100	10400			*	2,825.30		
			APR 24 - CREDIT CARD										

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/03/24		APR 24	202404 310-51300-34000		*	1,936.19		
		APR 24	- CREDIT CARD					
5/03/24		APR 24	202404 320-53800-34000		*	4,960.25		
		APR 24	- CREDIT CARD					
5/03/24		APR 24	202404 310-51300-49000		*	44.84		
		APR 24	- CREDIT CARD					
5/03/24		APR 24	202404 320-53800-41000		*	101.65		
		APR 24	- CREDIT CARD					

WELLS FARGO								9,868.23 005785

TOTAL FOR BANK A						141,532.35		
TOTAL FOR REGISTER						141,532.35		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/09/24	00258	5/02/24 33960	202405 320-53800-60000	MAINT CAMERAS	*	7,767.00	
				ALL ACCESS SECURITY, INC.			7,767.00 000457
5/09/24	00007	4/19/24 1458	202404 320-53800-60000	EH PKWY SIDEWALK	*	18,880.00	
		4/26/24 1459	202404 320-53800-60000	LAKESHORE SDWK#13 CART PT	*	9,618.00	
				CW BUILDERS & ASSOCIATES, INC.			28,498.00 000458
5/09/24	00116	4/15/24 55	202404 320-53800-60000	LICKSKILLET RENO-TREE RMV	*	5,525.00	
				OUT ON A LIMB			5,525.00 000459
5/09/24	00018	4/29/24 202990	202404 320-53800-60000	SP RENOVATION	*	3,430.00	
				TREE AMIGOS			3,430.00 000460
5/21/24	00052	5/10/24 51024	202405 320-53800-60000	GOLF MAINT RENOVATION	*	13,703.00	
		5/10/24 510243	202405 320-53800-60000	TENNIS RENOVATION	*	8,862.00	
				ISLAND PAINT & MORE, LLC			22,565.00 000461
5/21/24	00084	5/13/24 1919563	202405 320-53800-60000	WATERFORD FOUNTAIN 50%DEP	*	4,075.00	
				THE LAKE DOCTORS, INC.			4,075.00 000462
5/21/24	00071	6/07/24 481819	202406 320-53800-60000	SP FENCING SOUTH END	*	22,331.00	
				MILD TO WILD CUSTOM FABRICATION			22,331.00 000463
TOTAL FOR BANK C						94,191.00	
TOTAL FOR REGISTER						94,191.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/09/24	00010	4/30/24	12128	202404	310	53600	31500		BRADLEY, GARRISON & KOMANDO, P.A.	*	2,202.13	2,202.13	008840
5/09/24	00002	3/07/24	24-00194	202403	320	53600	49000		CLAY COUNTY UTILITY AUTHORITY	*	11,527.61	11,527.61	008841
5/09/24	00003	4/18/24	1966548	202404	320	53600	43000		CLAY ELECTRIC COOPERATIVE, INC	*	2,648.00	2,648.00	008842
5/09/24	00115	5/09/24	05092024	202405	300	15100	01600		THE CROSSINGS AT FLEMING ISLAND CDD	*	62,757.92	62,757.92	008843
5/09/24	00300	5/09/24	05092024	202405	300	15100	01500		THE CROSSINGS AT FLEMING ISLAND CDD	*	82,083.33	82,083.33	008844
5/09/24	00059	4/23/24	8-478-76	202404	310	53600	42000		FEDEX	*	30.98	30.98	008845
5/09/24	05444	4/24/24	125242B	202404	320	53600	43000		ISLAND PAINT & MORE, LLC	*	12,460.00	12,460.00	008846
5/09/24	00093	5/09/24	1ST QTR	202403	320	53600	43300		STONE CREEK AT EAGLE HARBOR ASSOC.	*	560.08	560.08	008847
5/21/24	00001	5/01/24	626	202405	310	53600	34000		GMS, LLC	*	3,345.00	3,511.66	008848
		5/01/24	626	202405	310	53600	35100			*	83.33		
		5/01/24	626	202405	310	53600	31300			*	83.33		
5/21/24	05517	2/29/24	2024-604	202402	320	53600	49000		PARAMOUNT CHEMICALS & PLASTICS, INC	*	4,851.50	4,851.50	008849
TOTAL FOR BANK B											182,633.21		

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							182,633.21	

CROS --CROSSINGS-- PPOWERS

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail

May 2024

Type	Num	Date	Name	Account	Original Amount
Bill Pmt -Che 304581		05/03/2024	AT&T	101000 · Operating - Checking Account	-77.82
Bill	041524-3795	04/15/2024	70650 · Telephone		<u>77.82</u> 77.82
Bill Pmt -Che 304589		05/03/2024	Clay Electric Cooperative, I	101000 · Operating - Checking Account	-343.00
Bill	041824-5671	04/18/2024	70600 · Utilities		<u>343.00</u> 343.00
Bill Pmt -Che 304590		05/03/2024	Clay Electric Cooperative, I	101000 · Operating - Checking Account	-2,291.00
Bill	041824-8602	04/18/2024	70600 · Utilities		<u>2,291.00</u> 2,291.00
Bill Pmt -Che 304591		05/03/2024	Clay Electric Cooperative, I	101000 · Operating - Checking Account	-219.00
Bill	041824-9196	04/18/2024	70600 · Utilities		<u>219.00</u> 219.00
Bill Pmt -Che 304592		05/03/2024	Clay Electric Cooperative, I	101000 · Operating - Checking Account	-755.00
Bill	041824-8990	04/18/2024	70600 · Utilities		<u>755.00</u> 755.00
Bill Pmt -Che 304593		05/04/2024	Clay Electric Cooperative, I	101000 · Operating - Checking Account	-1,086.00
Bill	041824-9105	04/18/2024	70600 · Utilities		<u>1,086.00</u> 1,086.00
Bill Pmt -Che 304594		05/03/2024	Clay Electric Cooperative, I	101000 · Operating - Checking Account	-37.00
Bill	041824-9113	04/18/2024	70600 · Utilities		<u>37.00</u> 37.00
Bill Pmt -Che 304595		05/01/2024	Clay Electric Cooperative, I	101000 · Operating - Checking Account	-39.00
Bill	041024-8719	04/10/2024	70600 · Utilities		<u>39.00</u> 39.00
Bill Pmt -Che 304596		05/01/2024	Clay Electric Cooperative, I	101000 · Operating - Checking Account	-39.00
Bill	041024-8982	04/10/2024	70600 · Utilities		<u>39.00</u> 39.00
Bill Pmt -Che 304597		05/06/2024	Clay Electric Cooperative, I	101000 · Operating - Checking Account	-64.00
Bill	042224-8859	04/22/2024	70600 · Utilities		<u>64.00</u> 64.00

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
May 2024

64.00

Bill Pmt -Che 304601	05/01/2024	North Florida Sales	101000 · Operating - Checking Account	-1,217.90
Bill	3903876	04/25/2024	504100 · Beer - COGS	1,217.90
				<u>1,217.90</u>
Bill Pmt -Che 106529	05/01/2024	Governmental Managemen	101000 · Operating - Checking Account	-477.50
Bill	613	04/01/2024	801100 · Management Fees	477.50
				<u>477.50</u>
Bill Pmt -Che 304604	05/01/2024	DLL Finance LLC	101000 · Operating - Checking Account	-9,076.85
Bill	28113476	04/27/2024	81200 · Leases - Carts	9,076.85
				<u>9,076.85</u>
Bill Pmt -Che 304605	05/01/2024	DLL Finance LLC	101000 · Operating - Checking Account	-728.83
Bill	28113475	05/01/2024	81200 · Leases - Carts	728.83
				<u>728.83</u>
Bill Pmt -Che 304606	05/01/2024	DLL Finance LLC	101000 · Operating - Checking Account	-865.38
Bill	28113386	05/01/2024	81200 · Leases - Carts	865.38
				<u>865.38</u>
Check	8634	05/02/2024	Faye Deshenes	-200.00
			111200 · Accounts Receivable - Events	200.00
				<u>200.00</u>
Bill Pmt -Check	05/02/2024	Turf Control LLC	101000 · Operating - Checking Account	0.00
Bill	INV30954	04/25/2024	Turf Control LLC	200000 · Accounts Payable StrongRoom
				<u>-694.20</u>
				-694.20
Bill Pmt -Che online	05/02/2024	Sysco	101000 · Operating - Checking Account	-8,220.56
Bill	483582789	04/01/2024	502110 · Food - Restaurant	1,654.96
			79270 · Janitorial Supllies - Admin.	159.72
			72510 · Paper Supplies - F & B	37.47
Bill	483588836	04/03/2024	502110 · Food - Restaurant	2,557.26
			72550 · Supplies - F & B Misc.	95.39
Bill	48359606	04/04/2024	502110 · Food - Restaurant	1,555.03
Bill	483592208	04/05/2024	502110 · Food - Restaurant	527.12
			502160 · COGS-Food Beverage Cart	167.04
			502610 · Liquor - Restaurant	96.03
			72510 · Paper Supplies - F & B	351.16
			502210 · N/A Beverage - Restaurant	58.53

**The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail**

May 2024

Bill	483595633	04/06/2024	502100 · Food - Restaurant	374.79
			72270 · Janitorial Supplies - F & B	53.22
			72510 · Paper Supplies - F & B	532.84
				<u>8,220.56</u>
Bill Pmt -Che 304607		05/06/2024	Champion Brands Inc. 101000 · Operating - Checking Account	-1,255.50
Bill	3330563	05/01/2024	502410 · Beer - Restaurant	1,255.50
				<u>1,255.50</u>
Bill Pmt -Che 304613		05/03/2024	Gegervision IT 101000 · Operating - Checking Account	-1,826.25
Bill	6488	04/30/2024	70661 · Other Contractual Services	1,826.25
				<u>1,826.25</u>
Bill Pmt -Che 106530		05/03/2024	Sea Breeze Food Service 101000 · Operating - Checking Account	-1,831.01
Bill	1549127	04/19/2024	502110 · Food - Restaurant	42.87
Bill	1549125	04/19/2024	502110 · Food - Restaurant	263.20
Bill	1549662	04/24/2024	502110 · Food - Restaurant	116.07
Bill	1549661	04/24/2024	502110 · Food - Restaurant	1,289.12
Bill	1549995	04/25/2024	502110 · Food - Restaurant	119.75
				<u>1,831.01</u>
Bill Pmt -Che 106531		05/03/2024	Dagmar Marketing 101000 · Operating - Checking Account	-400.00
Bill	7609	04/09/2024	703320 · Internet	400.00
				<u>400.00</u>
Bill Pmt -Che 106532		05/03/2024	Bear the Palm, LLC 101000 · Operating - Checking Account	-597.60
Bill	1005	04/01/2024	121100 · Merchandise - Pro Shop	597.60
				<u>597.60</u>
Bill Pmt -Che 106533		05/03/2024	My Alarm Center 101000 · Operating - Checking Account	-211.86
Bill	18891226	05/01/2024	112300 · A/R Due from Others	132.00
			70660 · Security Alarm Monitoring	79.86
				<u>211.86</u>
Bill Pmt -Che 106534		05/03/2024	Applied Maintenance Supp 101000 · Operating - Checking Account	-174.94
Bill	7029088615	04/01/2024	70460 · Repairs - Equipment	174.94
				<u>174.94</u>
Bill Pmt -Che 106535		05/03/2024	LWT Specialty Tire LLC 101000 · Operating - Checking Account	-150.00
Bill	7507	04/24/2024	70460 · Repairs - Equipment	150.00
				<u>150.00</u>

**The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail**

May 2024

Bill Pmt -Che 106536	05/03/2024 Acushnet	101000	Operating - Checking Account	-134.00
Bill	917739260	05/01/2024	703510 · Member Relations	134.00
				<hr/> 134.00
Bill Pmt -Che 106537	05/03/2024 Global Turf Equipment Sales	101000	Operating - Checking Account	-117.71
Bill	48401	05/01/2024	70460 · Repairs - Equipment	117.71
				<hr/> 117.71
Bill Pmt -Che 106538	05/03/2024 Siesta Key Cigars LLC	101000	Operating - Checking Account	-1,000.00
Bill	1136	05/01/2024	703510 · Member Relations	1,000.00
				<hr/> 1,000.00
Bill Pmt -Che 106539	05/03/2024 Callaway Golf Company	101000	Operating - Checking Account	-4,081.42
Bill	937475427	01/09/2024	121100 · Merchandise - Pro Shop	968.87
Bill	937486981	01/10/2024	121100 · Merchandise - Pro Shop	1,565.13
Bill	937812981	03/07/2024	111910 · Special Orders	414.96
Bill	937821099	03/08/2024	111910 · Special Orders	440.40
Bill	937821066	03/08/2024	111910 · Special Orders	441.74
Bill	937821068	03/08/2024	111910 · Special Orders	250.32
				<hr/> 4,081.42
Bill Pmt -Che 106540	05/03/2024 Republic Services	101000	Operating - Checking Account	-1,424.06
Bill	0687-001420955	04/16/2024	72630 · Waste Removal	1,424.06
				<hr/> 1,424.06
Bill Pmt -Che 203277	05/03/2024 Alisco	101000	Operating - Checking Account	-1,147.61
Bill	LJAC1198994	04/03/2024	71520 · Supplies - Carts	35.95
			72520 · Linen Service - F & B	311.40
			79270 · Janitorial Supplies - Admin.	12.72
Bill	LJAC1199875	04/05/2024	72520 · Linen Service - F & B	58.32
Bill	LJAC1199940	04/10/2024	71520 · Supplies - Carts	36.90
			72520 · Linen Service - F & B	324.20
Bill	LJAC1200898	04/17/2024	72520 · Linen Service - F & B	326.52
			71520 · Supplies - Carts	41.60
				<hr/> 1,147.61
Bill Pmt -Che 203278	05/03/2024 Cleveland Golf	101000	Operating - Checking Account	-126.19
Bill	7796776 SO	02/05/2024	121100 · Merchandise - Pro Shop	126.19
				<hr/> 126.19
Bill Pmt -Che 203279	05/03/2024 Global Golf Sales	101000	Operating - Checking Account	-209.16
Bill	INV/2024/10043	04/10/2024	121100 · Merchandise - Pro Shop	209.16
				<hr/> 209.16

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
May 2024

209.16

Bill Pmt -Che 203280		05/03/2024 Site One Landscape Supply 101000 · Operating - Checking Account		-2,068.30
Bill	138550298-001	03/08/2024	704000 · Course and Grounds Maintenance	1,682.75
Bill	138668726-001	03/08/2024	704000 · Course and Grounds Maintenance	385.55
				<hr style="width: 100%; border: 1px solid black;"/> 2,068.30
Bill Pmt -Che 203281		05/03/2024 Taylor Made Golf Company 101000 · Operating - Checking Account		-1,475.64
Bill	37150095	02/05/2024	121100 · Merchandise - Pro Shop	737.82
Bill	37150405	02/05/2024	121100 · Merchandise - Pro Shop	737.82
				<hr style="width: 100%; border: 1px solid black;"/> 1,475.64
Bill Pmt -Che 203282		05/03/2024 Trigon Turf Sciences, LLC 101000 · Operating - Checking Account		-4,812.97
Bill	004478	04/01/2024	707100 · Fertilizer - Course	2,089.37
Bill	004733	04/01/2024	707100 · Fertilizer - Course	1,858.47
Bill	004959	04/05/2024	704000 · Course and Grounds Maintenance	865.13
				<hr style="width: 100%; border: 1px solid black;"/> 4,812.97
Bill Pmt -Che 203283		05/03/2024 GPS Industries, LLC 101000 · Operating - Checking Account		-1,623.25
Bill	REP0011759	04/30/2024	71461 · Repairs - Cart Services	462.25
Bill	CON120297	05/01/2024	81200 · Leases - Carts	1,161.00
				<hr style="width: 100%; border: 1px solid black;"/> 1,623.25
Bill Pmt -Che 304614		05/06/2024 North Florida Sales 101000 · Operating - Checking Account		-998.95
Bill	3908885	05/02/2024	502410 · Beer - Restaurant	998.95
				<hr style="width: 100%; border: 1px solid black;"/> 998.95
Bill Pmt -Che 304615		05/03/2024 Champion Brands Inc. 101000 · Operating - Checking Account		-413.75
Bill	3330559	05/01/2024	502410 · Beer - Restaurant	413.75
				<hr style="width: 100%; border: 1px solid black;"/> 413.75
Bill Pmt -Che 304616		05/08/2024 Southern Glazer's Of FL 101000 · Operating - Checking Account		-241.20
Bill	5887462	05/02/2024	502610 · Liquor - Restaurant	241.20
				<hr style="width: 100%; border: 1px solid black;"/> 241.20
Bill Pmt -Che 304617		05/06/2024 Sharp Energy 101000 · Operating - Checking Account		-1,749.67
Bill	043024-7002	04/30/2024	70600 · Utilities	1,749.67
				<hr style="width: 100%; border: 1px solid black;"/> 1,749.67
Bill Pmt -Che 106541		05/06/2024 My Alarm Center 101000 · Operating - Checking Account		-211.86
Bill	18807628	04/01/2024	71660 · Alarm Service - Golf	79.86

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

May 2024

			11,200.00 R Due from Others	132.00	
				<u>211.86</u>	
Bill Pmt -Che Ach	05/06/2024	Think VoIP Services	101000 · Operating - Checking Account	-291.31	
Bill	DG-4126	05/01/2024	79650 · Telephone - Administration	291.31	
				<u>291.31</u>	
Bill Pmt -Che online	05/08/2024	Sysco	101000 · Operating - Checking Account	-6,025.81	
Bill	483596706	04/08/2024	502110 · Food - Restaurant	1,937.12	
			502610 · Liquor - Restaurant	63.83	
			72510 · Paper Supplies - F & B	534.87	
			72270 · Janitorial Supllies - F & B	261.31	
Bill	483600431	04/10/2024	502110 · Food - Restaurant	603.61	
			502610 · Liquor - Restaurant	16.50	
			72270 · Janitorial Supllies - F & B	145.08	
			72510 · Paper Supplies - F & B	430.95	
Bill	483603874	04/12/2024	502110 · Food - Restaurant	1,499.11	
Bill	483607774	04/13/2024	502110 · Food - Restaurant	60.22	
Bill	483607557	04/13/2024	502110 · Food - Restaurant	430.48	
			502170 · Pro Shop Food	42.73	
				<u>6,025.81</u>	
Check	ACH	05/08/2024	Fintech.net	101000 · Operating - Checking Account	-42.60
			79970 · Other Services - Admin	42.60	
				<u>42.60</u>	
Bill Pmt -Che 106542	05/07/2024	Acushnet	101000 · Operating - Checking Account	-767.83	
Bill	917446431	03/12/2024	121100 · Merchandise - Pro Shop	767.83	
				<u>767.83</u>	
Bill Pmt -Che 106543	05/07/2024	Massey Services, Inc.	101000 · Operating - Checking Account	-381.63	
Bill	042324-7686	05/01/2024	706900 · Pest Control	381.63	
				<u>381.63</u>	
Bill Pmt -Che 106544	05/07/2024	Crystal Springs	101000 · Operating - Checking Account	-34.00	
Bill	1638010 041124	04/11/2024	70500 · Operating Supplies	34.00	
				<u>34.00</u>	
Bill Pmt -Che 106545	05/07/2024	Sea Breeze Food Service	101000 · Operating - Checking Account	-1,374.56	
Bill	1550394	04/26/2024	502110 · Food - Restaurant	384.50	
Bill	1550402	04/26/2024	502110 · Food - Restaurant	30.38	
Bill	1550524	04/29/2024	502110 · Food - Restaurant	703.67	
Bill	1550525	04/29/2024	502110 · Food - Restaurant	256.01	
				<u>1,374.56</u>	

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
May 2024

1,374.56

Bill Pmt -Che 106546 05/07/2024 Callaway Golf Company 101000 · Operating - Checking Account -3,250.00

Bill	937656422	02/12/2024	141300 · Prepaid Expenses - Other	2,166.67
			71530 · Supplies - Driving Range	1,083.33
				3,250.00

Bill Pmt -Che 106547 05/07/2024 Security Engineering and C 101000 · Operating - Checking Account -59.95

Bill	24-54655	05/01/2024	70660 · Security Alarm Monitoring	59.95
				59.95

Bill Pmt -Che 106548 05/07/2024 The Crossings at Fleming I 101000 · Operating - Checking Account -5,784.02

Bill	May Payroll 2024	05/01/2024	89130 · Management Fees - GMS	2,750.00
Bill	May Lake/ Legal 202	05/01/2024	80220 · Lake Maintenance	2,500.00
			89150 · Legal Fees	534.02
				5,784.02

Bill Pmt -Che 106549 05/07/2024 Swannies Golf 101000 · Operating - Checking Account -1,281.31

Bill	55295	04/12/2024	121100 · Merchandise - Pro Shop	1,281.31
				1,281.31

Bill Pmt -Che 203284 05/07/2024 Site One Landscape Supply 101000 · Operating - Checking Account -868.05

Bill	138937346-001	03/13/2024	704000 · Course and Grounds Maintenance	526.05
Bill	138668186-001	03/14/2024	704000 · Course and Grounds Maintenance	342.00
				868.05

Bill Pmt -Che 304624 05/13/2024 Champion Brands Inc. 101000 · Operating - Checking Account -437.00

Bill	3336016	05/08/2024	502410 · Beer - Restaurant	437.00
				437.00

Bill Pmt -Che 304625 05/10/2024 Southern Glazer's Of FL 101000 · Operating - Checking Account -1,611.41

Bill	2743579	05/01/2024	502610 · Liquor - Restaurant	1,611.41
				1,611.41

Bill Pmt -Che ach 05/10/2024 Paychex 101000 · Operating - Checking Account -690.66

Bill	ach	05/10/2024	603400 · Insurance Benefits	690.66
				690.66

Bill Pmt -Che 106550 05/13/2024 Sea Breeze Food Service 101000 · Operating - Checking Account -3,373.19

Bill	1550739	04/30/2024	502110 · Food - Restaurant	422.87
Bill	1550864	04/30/2024	502110 · Food - Restaurant	39.95

**The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail**

May 2024

Bill	1551235	05/02/2024	502110 · Food - Restaurant	751.63
Bill	1551236	05/02/2024	502110 · Food - Restaurant	91.29
Bill	1551705	05/06/2024	502110 · Food - Restaurant	170.05
Bill	1551704	05/06/2024	502110 · Food - Restaurant	1,897.40
				<hr/> 3,373.19
Bill Pmt -Che 106551		05/13/2024 Travis Mathew	101000 · Operating - Checking Account	-89.25
Bill	91758307	04/30/2024	111910 · Special Orders	89.25
				<hr/> 89.25
Bill Pmt -Che 106552		05/13/2024 Professional Cooling & Co	101000 · Operating - Checking Account	-329.38
Bill	1854	05/01/2024	70661 · Other Contractual Services	329.38
				<hr/> 329.38
Bill Pmt -Che 106553		05/13/2024 Acushnet	101000 · Operating - Checking Account	-5,442.30
Bill	917488311	03/16/2024	121100 · Merchandise - Pro Shop	1,773.77
Bill	917488310	03/16/2024	121100 · Merchandise - Pro Shop	3,668.53
				<hr/> 5,442.30
Bill Pmt -Che 106554		05/13/2024 Pepsi	101000 · Operating - Checking Account	-1,182.20
Bill	72307321	04/20/2024	502210 · N/A Beverage - Restaurant	225.60
Bill	37093607	04/24/2024	502210 · N/A Beverage - Restaurant	496.25
Bill	37093606	04/24/2024	502210 · N/A Beverage - Restaurant	460.35
				<hr/> 1,182.20
Bill Pmt -Che 106555		05/13/2024 Siesta Key Cigars LLC	101000 · Operating - Checking Account	-963.43
Bill	1157	05/02/2024	121100 · Merchandise - Pro Shop	963.43
				<hr/> 963.43
Bill Pmt -Che 106556		05/13/2024 SRIXON / Cleveland Golf /	101000 · Operating - Checking Account	-378.57
Bill	7811396 SO	02/14/2024	121100 · Merchandise - Pro Shop	378.57
				<hr/> 378.57
Bill Pmt -Che 106557		05/13/2024 Callaway Golf Company	101000 · Operating - Checking Account	-2,567.34
Bill	937525522	01/18/2024	121100 · Merchandise - Pro Shop	672.86
Bill	937860459	03/14/2024	111910 · Special Orders	870.34
Bill	937865074	03/14/2024	111910 · Special Orders	501.92
Bill	937860460	03/14/2024	111910 · Special Orders	386.40
Bill	937871725	03/15/2024	111910 · Special Orders	135.82
				<hr/> 2,567.34
Bill Pmt -Che 106558		05/13/2024 Raintree Graphics	101000 · Operating - Checking Account	-169.23

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

May 2024

Bill	63318	04/15/2024	702100 · Course and Grounds Maintenance	169.23
				169.23
Bill Pmt -Che 106559		05/13/2024	Priswing Software 101000 · Operating - Checking Account	-349.00
Bill	INV2217607	05/01/2024	70680 · Dues and Subscriptions	349.00
				349.00
Bill Pmt -Che 304626		05/10/2024	Champion Brands Inc. 101000 · Operating - Checking Account	-41.75
Bill	3336012	05/08/2024	502410 · Beer - Restaurant	41.75
				41.75
Bill Pmt -Che 304627		05/10/2024	Champion Brands Inc. 101000 · Operating - Checking Account	-262.50
Bill	336013	05/08/2024	502410 · Beer - Restaurant	262.50
				262.50
Bill Pmt -Che 304628		05/14/2024	North Florida Sales 101000 · Operating - Checking Account	-1,032.90
Bill	3913749	05/09/2024	502410 · Beer - Restaurant	1,032.90
				1,032.90
Bill Pmt -Che 304629		05/14/2024	Breakthru Beverage 101000 · Operating - Checking Account	-1,429.61
Bill	115557319	05/01/2024	502510 · Wine - Restaurant	536.10
			502610 · Liquor - Restaurant	893.51
				1,429.61
Bill Pmt -Che 304630		05/14/2024	Southern Glazer's Of FL 101000 · Operating - Checking Account	-1,758.15
Bill	2769419	05/08/2024	502610 · Liquor - Restaurant	471.00
			502510 · Wine - Restaurant	1,287.15
				1,758.15
Bill Pmt -Che 304631		05/20/2024	Clay County Utility Author 101000 · Operating - Checking Account	-504.82
Bill	050624-6759	05/06/2024	70600 · Utilities	504.82
				504.82
Bill Pmt -Che 304632		05/20/2024	Clay County Utility Author 101000 · Operating - Checking Account	-709.62
Bill	050624-6765	05/06/2024	70600 · Utilities	709.62
				709.62
Bill Pmt -Che 304633		05/20/2024	Clay County Utility Author 101000 · Operating - Checking Account	-89.17
Bill	050624-6772	05/06/2024	70600 · Utilities	89.17
				89.17

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

May 2024

Bill Pmt -Che 203285		05/13/2024 ECOLAB	101000 · Operating - Checking Account	-288.40
Bill	6344931463	04/16/2024	82200 · Leases - Food & Beverage	288.40
				288.40
Bill Pmt -Che 203286		05/13/2024 Global Golf Sales	101000 · Operating - Checking Account	-1,156.91
Bill	INV/2024/11063	04/18/2024	121100 · Merchandise - Pro Shop	169.66
Bill	INV/2024/10923	05/01/2024	703510 · Member Relations	987.25
				1,156.91
Bill Pmt -Che 203287		05/13/2024 Grainger	101000 · Operating - Checking Account	-112.07
Bill	9089583224	04/17/2024	70460 · Repairs - Equipment	112.07
				112.07
Bill Pmt -Che 203288		05/13/2024 Hampton Golf, Inc. - 1	101000 · Operating - Checking Account	-13,207.46
Bill	128056	04/30/2024	703320 · Internet	633.47
			70680 · Dues and Subscriptions	853.56
			602830 · Employee Recruiting & Screening	158.00
			70570 · Postage and S & H	12.43
Bill	127997	05/01/2024	703700 · Centralized Services	3,000.00
			703200 · Marketing and Advertising	1,550.00
			801100 · Management Fees	7,000.00
				13,207.46
Bill Pmt -Che 203289		05/13/2024 Trigon Turf Sciences, LLC	101000 · Operating - Checking Account	-1,471.47
Bill	005068	04/17/2024	707100 · Fertilizer - Course	1,471.47
				1,471.47
Bill Pmt -Che 304634		05/13/2024 Champion Brands Inc.	101000 · Operating - Checking Account	-164.00
Bill	03333473	05/03/2024	502410 · Beer - Restaurant	164.00
				164.00
Bill Pmt -Check		05/01/2024 Taylor Made Golf Company	101000 · Operating - Checking Account	0.00
Bill	37188241	02/20/2024 Taylor Made Golf Company, I	200000 · Accounts Payable StrongRoom	-491.88
Bill	37188261	02/20/2024 Taylor Made Golf Company, I	200000 · Accounts Payable StrongRoom	-491.88
Bill	37214375	03/01/2024 Taylor Made Golf Company, I	200000 · Accounts Payable StrongRoom	-48.36
Bill	37225055	03/01/2024 Taylor Made Golf Company, I	200000 · Accounts Payable StrongRoom	-193.62
Bill	37212892	03/02/2024 Taylor Made Golf Company, I	200000 · Accounts Payable StrongRoom	-128.96
Bill	37352985	04/14/2024 Taylor Made Golf Company, I	200000 · Accounts Payable StrongRoom	-665.14
				-2,019.84
Bill Pmt -Che 304635		05/16/2024 PNC Equipment Finance	101000 · Operating - Checking Account	-7,945.74
Bill	1954027	04/15/2024	88230 · Leases - Maint. Equipment	7,945.74
				7,945.74

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
May 2024

7,945.74

Bill Pmt -Che 304636 **05/21/2024** **Champion Brands Inc.** **101000 · Operating - Checking Account** **-1,501.65**

Bill	3340740	05/15/2024	502410 · Beer - Restaurant	1,501.65
				1,501.65

Bill Pmt -Che 8635 **05/17/2024** **HelenRunjo** **101000 · Operating - Checking Account** **-5,769.44**

Bill	051724-	05/17/2024	79480 · Repairs - Clubhouse	4,024.49
				964.65
				299.86
				17.74
				462.70
				5,769.44

Bill Pmt -Check **05/01/2024** **Site One Landscape Supply** **101000 · Operating - Checking Account** **0.00**

Bill	139242677-001	03/21/2024	Site One Landscape Supply 200000 · Accounts Payable StrongRoom	-4,154.05
				-4,154.05

Bill Pmt -Che 106560 **05/17/2024** **Sea Breeze Food Service** **101000 · Operating - Checking Account** **-117.72**

Bill	1551686	05/03/2024	502110 · Food - Restaurant	117.72
				117.72

Bill Pmt -Che 106561 **05/17/2024** **Callaway Golf Company** **101000 · Operating - Checking Account** **-1,307.00**

Bill	937520057	01/17/2024	121100 · Merchandise - Pro Shop	2,652.00
				2,652.00

Bill Pmt -Che 106562 **05/17/2024** **Global Turf Equipment Sale** **101000 · Operating - Checking Account** **-234.06**

Bill	48829	05/14/2024	70460 · Repairs - Equipment	234.06
				234.06

Bill Pmt -Che 106563 **05/17/2024** **Homer Hatcher** **101000 · Operating - Checking Account** **-4,140.00**

Bill	050324-	05/03/2024	707600 · Flowers, Shrubs and Trees	4,140.00
				4,140.00

Bill Pmt -Che 106564 **05/17/2024** **Harrell's, LLC** **101000 · Operating - Checking Account** **-700.00**

Bill	01880948	05/01/2024	707100 · Fertilizer - Course	700.00
				700.00

Bill Pmt -Check **05/15/2024** **SRIXON / Cleveland Golf / X** **101000 · Operating - Checking Account** **0.00**

Bill	7914312 SO	04/17/2024	SRIXON / Cleveland Golf / X 200000 · Accounts Payable StrongRoom	-595.08
				-595.08

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
May 2024

Bill Pmt -Che 1111114	05/17/2024 Sysco	101000 · Operating - Checking Account	-4,809.93
		Sysco	200000 · Accounts Payable StrongRoom
Bill	483608690	04/15/2024	502110 · Food - Restaurant
			502610 · Liquor - Restaurant
			72510 · Paper Supplies - F & B
Bill	483613704	04/18/2024	502110 · Food - Restaurant
			502610 · Liquor - Restaurant
			79270 · Janitorial Supllies - Admin.
			72510 · Paper Supplies - F & B
			432.46
			4,809.93
Bill Pmt -Che 203290	05/17/2024 Alsc0	101000 · Operating - Checking Account	-18.51
Bill	LJAC1199674	05/01/2024	72510 · Paper Supplies - F & B
Bill	LJAC1197984	05/01/2024	72520 · Linen Service - F & B
			9.61
			18.51
Bill Pmt -Che 106565	05/20/2024 DirectTV	101000 · Operating - Checking Account	-350.28
Bill	059441655X240505	05/05/2024	70670 · Music & Cable Service
			350.28
			350.28
Bill Pmt -Che 304640	05/17/2024 Champion Brands Inc.	101000 · Operating - Checking Account	-602.00
Bill	3340744	05/15/2024	504100 · Beer - COGS
			602.00
			602.00
Bill Pmt -Che ACH	05/20/2024 Paychex	101000 · Operating - Checking Account	-259.36
Bill	ach	05/20/2024	603400 · Insurance Benefits
			259.36
			259.36
Bill Pmt -Che 304641	05/20/2024 North Florida Sales	101000 · Operating - Checking Account	-1,794.50
Bill	3918643	05/16/2024	502410 · Beer - Restaurant
			1,794.50
			1,794.50
Bill Pmt -Che 304642	05/20/2024 Breakthru Beverage	101000 · Operating - Checking Account	-1,152.40
Bill	115726608	05/10/2024	502510 · Wine - Restaurant
			502610 · Liquor - Restaurant
			703510 · Member Relations
			534.10
			1,152.40
Bill Pmt -Che 304643	05/21/2024 Comcast	101000 · Operating - Checking Account	-389.31
Bill	042724-7464	04/27/2024	70670 · Music & Cable Service
			389.31
			389.31

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
May 2024

Bill Pmt -Che 304644	05/23/2024 Breakthru Beverage	101000 · Operating - Checking Account	-2,370.58
Bill	115795127	05/15/2024	703510 · Member Relations
			502510 · Wine - Restaurant
			502610 · Liquor - Restaurant
			676.03
			2,370.58
Bill Pmt -Che 304645	05/24/2024 Southern Glazer's Of FL	101000 · Operating - Checking Account	-3,537.97
Bill	279458	05/16/2024	502610 · Liquor - Restaurant
			703510 · Member Relations
			532.50
			3,537.97
Bill Pmt -Che online	05/23/2024 Sysco	101000 · Operating - Checking Account	-6,290.94
Bill	483619806	04/22/2024	502110 · Food - Restaurant
			502610 · Liquor - Restaurant
			72500 · Supplies - Food & Beverage
			72510 · Paper Supplies - F & B
Bill	483622984	04/24/2024	502110 · Food - Restaurant
			502610 · Liquor - Restaurant
			72500 · Supplies - Food & Beverage
Bill	483624944	04/25/2024	502110 · Food - Restaurant
Bill	483623951	04/25/2024	502160 · COGS-Food Beverage Cart
Bill	483626224	04/26/2024	502110 · Food - Restaurant
			502210 · N/A Beverage - Restaurant
			502610 · Liquor - Restaurant
			72270 · Janitorial Supllies - F & B
			72510 · Paper Supplies - F & B
			416.65
			6,290.94
Bill Pmt -Che 8636	05/23/2024 Hampton Golf, Inc. - 1	101000 · Operating - Checking Account	-5,000.00
Bill	127696	01/01/2024	141100 · Prepaid Expense - Insurance
			204900 · Accrued Expenses Misc.
			25,654.61
			33,857.29
Check	Online	05/23/2024 D B P R	101000 · Operating - Checking Account
			72830 · Licenses and Permits - F & B
			294.00
			294.00
Bill Pmt -Che 106566	05/24/2024 Sterling Cut Glass	101000 · Operating - Checking Account	-676.16
Bill	0578589-IN	04/24/2024	703510 · Member Relations
			676.16
			676.16
Bill Pmt -Che 106567	05/24/2024 Sea Breeze Food Service	101000 · Operating - Checking Account	-2,296.00

**The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail**

May 2024

Bill	1552267	05/08/2024	502110 · Food - Restaurant	1,016.07
Bill	1552399	05/09/2024	502110 · Food - Restaurant	989.33
Bill	1552842	05/10/2024	502110 · Food - Restaurant	290.60
				<hr/> 2,296.00
Bill Pmt -Che 106568		05/24/2024	Pike Creek Turf Inc. 101000 · Operating - Checking Account	-4,619.67
Bill	24-104993	05/01/2024	707500 · Mulch - Course	4,619.67
				<hr/> 4,619.67
Bill Pmt -Che 106569		05/24/2024	Travis Mathew 101000 · Operating - Checking Account	-7,458.00
Bill	91755660	05/01/2024	703510 · Member Relations	6,666.00
			121100 · Merchandise - Pro Shop	792.00
				<hr/> 7,458.00
Bill Pmt -Che 106570		05/24/2024	Professional Cooling & Co 101000 · Operating - Checking Account	-329.38
Bill	1831	04/01/2024	70661 · Other Contractual Services	329.38
				<hr/> 329.38
Bill Pmt -Che 106571		05/24/2024	State Industrial Products 101000 · Operating - Checking Account	-149.85
Bill	903335733	05/06/2024	70460 · Repairs - Equipment	149.85
				<hr/> 149.85
Bill Pmt -Che 106572		05/24/2024	GreatAmerica Financial Ser 101000 · Operating - Checking Account	-780.24
Bill	36457270	04/29/2024	89200 · Leases - Office Equipment	780.24
				<hr/> 780.24
Bill Pmt -Che 106573		05/24/2024	Applied Maintenance Supp 101000 · Operating - Checking Account	-195.40
Bill	7029503435	05/01/2024	70460 · Repairs - Equipment	195.40
				<hr/> 195.40
Bill Pmt -Che 106574		05/24/2024	Acushnet 101000 · Operating - Checking Account	-799.06
Bill	917573120	04/01/2024	111910 · Special Orders	486.85
Bill	917556406	04/01/2024	121100 · Merchandise - Pro Shop	49.71
Bill	917604653	04/01/2024	121100 · Merchandise - Pro Shop	262.50
				<hr/> 799.06
Bill Pmt -Che 106575		05/24/2024	Turf Control LLC 101000 · Operating - Checking Account	-220.20
Bill	INV30954	04/25/2024	704000 · Course and Grounds Maintenance	694.20
				<hr/> 694.20
Bill Pmt -Che 106576		05/24/2024	Martin Coffee 101000 · Operating - Checking Account	-357.00

**The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail**

May 2024

Bill	82396	05/01/2024	502100 · N/A Beverage - Restaurant	151.00
Bill	83950	05/13/2024	502210 · N/A Beverage - Restaurant	206.00
				<hr/> 357.00
Bill Pmt -Che 106577		05/24/2024	PureFit, Inc. 101000 · Operating - Checking Account	-89.67
Bill	817548	04/25/2024	502160 · COGS-Food Beverage Cart	89.67
				<hr/> 89.67
Bill Pmt -Che 106578		05/24/2024	Inoveyt, LLC 101000 · Operating - Checking Account	-650.00
Bill	000013	05/03/2024	121100 · Merchandise - Pro Shop	650.00
				<hr/> 650.00
Bill Pmt -Che 106579		05/24/2024	TEAM NexBelt Operating, I 101000 · Operating - Checking Account	-1,529.78
Bill	413194	05/01/2024	121100 · Merchandise - Pro Shop	1,529.78
				<hr/> 1,529.78
Bill Pmt -Che 106580		05/24/2024	Homer Hatcher 101000 · Operating - Checking Account	-2,000.00
Bill	487328	05/01/2024	707600 · Flowers, Shrubs and Trees	2,000.00
				<hr/> 2,000.00
Bill Pmt -Che 106581		05/24/2024	Callaway Golf Company 101000 · Operating - Checking Account	-3,936.96
Bill	937539474	01/20/2024	121100 · Merchandise - Pro Shop	758.26
Bill	937558470	02/07/2024	121100 · Merchandise - Pro Shop	1,247.10
Bill	937558471	02/07/2024	121100 · Merchandise - Pro Shop	997.68
Bill	937920064	03/22/2024	111910 · Special Orders	432.00
Bill	937935989	03/25/2024	111910 · Special Orders	501.92
				<hr/> 3,936.96
Bill Pmt -Che 106582		05/24/2024	Tri-State Pump & Control, 101000 · Operating - Checking Account	-332.54
Bill	1150051	05/01/2024	70460 · Repairs - Equipment	332.54
				<hr/> 332.54
Bill Pmt -Che 203291		05/24/2024	Gate Fuel Services, Inc 101000 · Operating - Checking Account	-2,880.04
Bill	5993755	05/06/2024	706200 · Fuel & Oil	2,880.04
				<hr/> 2,880.04
Bill Pmt -Che 203292		05/24/2024	Site One Landscape Supply 101000 · Operating - Checking Account	-1,340.43
Bill	139242677-001	03/21/2024	707040 · Chemicals - Course	4,154.05
Bill	139242677-002	03/25/2024	707040 · Chemicals - Course	749.65
				<hr/> 4,903.70
Bill Pmt -Che 203293		05/24/2024	Metro-Rooter 101000 · Operating - Checking Account	-725.00

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
May 2024

Bill	050324-	05/03/2024	79480 · Repairs - Clubhouse	725.00
				<u>725.00</u>
Bill Pmt -Che 304659		05/23/2024	Champion Brands Inc. 101000 · Operating - Checking Account	-194.90
Bill	3347013	05/22/2024	502410 · Beer - Restaurant	194.90
				<u>194.90</u>
Bill Pmt -Che 304660		05/23/2024	Champion Brands Inc. 101000 · Operating - Checking Account	-649.00
Bill	3347017	05/22/2024	502410 · Beer - Restaurant	649.00
				<u>649.00</u>
Bill Pmt -Check		05/21/2024	Callaway Golf Company 101000 · Operating - Checking Account	0.00
Bill	937819455	03/07/2024	Callaway Golf Company 200000 · Accounts Payable StrongRoom	-1,137.50
				<u>-1,137.50</u>
Bill Pmt -Check		05/28/2024	Sysco 101000 · Operating - Checking Account	0.00
Bill	483631085	05/01/2024	Sysco 200000 · Accounts Payable StrongRoom	-1,687.66
				<u>-1,687.66</u>
Bill Pmt -Che 304662		05/28/2024	North Florida Sales 101000 · Operating - Checking Account	-910.45
Bill	3923705	05/24/2024	502410 · Beer - Restaurant	856.90
			502610 · Liquor - Restaurant	53.55
				<u>910.45</u>
Bill Pmt -Che 8637		05/30/2024	Hampton Golf, Inc. - 1 101000 · Operating - Checking Account	-5,857.29
Bill	127696	01/01/2024	141100 · Prepaid Expense - Insurance	8,202.68
			204900 · Accrued Expenses Misc.	25,654.61
				<u>33,857.29</u>
Bill Pmt -Che online		05/30/2024	Sysco 101000 · Operating - Checking Account	-7,101.09
Bill	483631085	05/01/2024	502110 · Food - Restaurant	1,327.80
			79270 · Janitorial Supplies - Admin.	359.86
Bill	483636789	05/01/2024	502210 · N/A Beverage - Restaurant	43.80
			72510 · Paper Supplies - F & B	187.35
			72550 · Supplies - F & B Misc.	170.05
			502110 · Food - Restaurant	1,137.38
Bill	483638976	05/02/2024	502610 · Liquor - Restaurant	522.16
			502110 · Food - Restaurant	1,173.38
			72510 · Paper Supplies - F & B	876.64
			72500 · Supplies - Food & Beverage	170.05
Bill	483640517	05/03/2024	502160 · COGS-Food Beverage Cart	314.40
			72510 · Paper Supplies - F & B	518.72

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

May 2024

			502110 · Food - Restaurant	329.61
				<u>7,131.20</u>
Bill Pmt -Che 106583	05/30/2024 Sterling Cut Glass	101000 · Operating - Checking Account		-424.84
Bill	0577737-IN	05/01/2024	703510 · Member Relations	424.84
				<u>424.84</u>
Bill Pmt -Che 106584	05/30/2024 Sea Breeze Food Service	101000 · Operating - Checking Account		-4,241.67
Bill	1553372	05/15/2024	502110 · Food - Restaurant	234.49
			703510 · Member Relations	234.49
Bill	1553371	05/15/2024	502110 · Food - Restaurant	52.75
			703510 · Member Relations	924.37
Bill	1553584	05/16/2024	703510 · Member Relations	128.70
			502610 · Liquor - Restaurant	111.93
			502410 · Beer - Restaurant	53.67
			502110 · Food - Restaurant	544.33
Bill	1554002	05/17/2024	502110 · Food - Restaurant	103.82
Bill	1554	05/17/2024	502110 · Food - Restaurant	660.40
			72540 · Misc. Serving Equipment	75.69
Bill	1554095	05/17/2024	703510 · Member Relations	207.06
Bill	1554614	05/24/2024	502110 · Food - Restaurant	634.47
Bill	1554615	05/24/2024	502110 · Food - Restaurant	110.33
Bill	1555268	05/24/2024	502110 · Food - Restaurant	165.17
				<u>4,241.67</u>
Bill Pmt -Che 106585	05/30/2024 Pukka, Inc.	101000 · Operating - Checking Account		-896.40
Bill	5105491-IN	05/02/2024	121100 · Merchandise - Pro Shop	896.40
				<u>896.40</u>
Bill Pmt -Che 106586	05/30/2024 Dagmar Marketing	101000 · Operating - Checking Account		-400.00
Bill	7686	05/09/2024	703320 · Internet	400.00
				<u>400.00</u>
Bill Pmt -Che 106587	05/30/2024 My Alarm Center	101000 · Operating - Checking Account		-211.86
Bill	18972119	06/01/2024	202300 · Due to Others - Misc	132.00
			70660 · Security Alarm Monitoring	79.86
				<u>211.86</u>
Bill Pmt -Che 106588	05/30/2024 NexAir, LLC	101000 · Operating - Checking Account		-120.92
Bill	0012005932	04/30/2024	70460 · Repairs - Equipment	120.92
				<u>120.92</u>
Bill Pmt -Che 106589	05/30/2024 Central Turf & Irrigation S	101000 · Operating - Checking Account		-2,939.24

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail

May 2024

Bill	4796539-00	04/30/2024	704000 · Course and Grounds Maintenance	537.44
Bill	4393336-00	04/30/2024	704000 · Course and Grounds Maintenance	1,155.49
Bill	4796535-00	04/30/2024	704000 · Course and Grounds Maintenance	1,246.31
				<hr/> 2,939.24
Bill Pmt -Che 106590		05/30/2024	Callaway Golf Company 101000 · Operating - Checking Account	-3,038.19
Bill	937639928	02/07/2024	121100 · Merchandise - Pro Shop	498.84
Bill	937819455	03/07/2024	141300 · Prepaid Expenses - Other	975.00
			71530 · Supplies - Driving Range	162.50
Bill	937968076	04/01/2024	111910 · Special Orders	258.66
Bill	937968074	04/01/2024	111910 · Special Orders	260.00
Bill	937968075	04/01/2024	111910 · Special Orders	241.92
Bill	938023491	04/05/2024	111910 · Special Orders	842.67
Bill	938048816	04/10/2024	121100 · Merchandise - Pro Shop	145.60
Bill	938048814	05/01/2024	703510 · Member Relations	496.00
				<hr/> 3,881.19
Bill Pmt -Che 106591		05/30/2024	Republic Services 101000 · Operating - Checking Account	-1,336.86
Bill	0687-001430586	05/16/2024	72630 · Waste Removal	1,336.86
				<hr/> 1,336.86
Bill Pmt -Che 106592		05/30/2024	LWT Specialty Tire LLC 101000 · Operating - Checking Account	-680.00
Bill	7542	05/22/2024	70460 · Repairs - Equipment	680.00
				<hr/> 680.00
Bill Pmt -Che 106593		05/30/2024	Acushnet 101000 · Operating - Checking Account	-1,268.26
Bill	917221641	02/06/2024	121100 · Merchandise - Pro Shop	302.00
Bill	917657708	04/01/2024	111910 · Special Orders	120.86
Bill	917765214	04/10/2024	111910 · Special Orders	365.40
Bill	917765750	05/01/2024	121100 · Merchandise - Pro Shop	96.00
			111910 · Special Orders	384.00
				<hr/> 1,268.26
Bill Pmt -Che 106594		05/30/2024	Turf Control LLC 101000 · Operating - Checking Account	-710.80
Bill	INV31180	05/07/2024	704100 · Irrigation - Repair & Maint.	710.80
				<hr/> 710.80
Bill Pmt -Che 106595		05/30/2024	Pepsi 101000 · Operating - Checking Account	-1,150.43
Bill	22470658	05/01/2024	502210 · N/A Beverage - Restaurant	751.05
Bill	33541856	05/08/2024	502610 · Liquor - Restaurant	399.38
				<hr/> 1,150.43
Bill Pmt -Che 203294		05/30/2024	Ag-Pro Companies 101000 · Operating - Checking Account	-161.32

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

May 2024

Bill	P45241	05/06/2024	70400 · Repairs - Equipment	161.32	
				161.32	
Bill Pmt -Che 203295		05/30/2024	Alsco	101000 · Operating - Checking Account	-410.21
Bill	LJAC1203718	05/08/2024	72520 · Linen Service - F & B	404.39	
			71510 · Supplies - Pro Shop	5.82	
				410.21	
Bill Pmt -Che 203296		05/30/2024	Bulloch Fertilizer Co., Inc.	101000 · Operating - Checking Account	-856.41
Bill	1002027	04/05/2024	704000 · Course and Grounds Maintenance	42.00	
Bill	1002183	04/17/2024	707100 · Fertilizer - Course	538.04	
Bill	1002221	04/18/2024	707100 · Fertilizer - Course	276.37	
				856.41	
Bill Pmt -Che 203297		05/30/2024	Global Golf Sales	101000 · Operating - Checking Account	-367.78
Bill	INV/2024/13199	05/10/2024	71540 · Supplies - Course	215.78	
Bill	INV/2024/13209	05/10/2024	703510 · Member Relations	75.00	
Bill	INV/2024/13221	05/10/2024	121100 · Merchandise - Pro Shop	77.00	
				367.78	
Bill Pmt -Che 203298		05/30/2024	Site One Landscape Supply	101000 · Operating - Checking Account	-4,680.90
Bill	139511837-001	03/28/2024	707040 · Chemicals - Course	1,474.05	
Bill	139450227-001	03/28/2024	70500 · Operating Supplies	258.00	
Bill	139516920-001	03/29/2024	70500 · Operating Supplies	148.05	
Bill	139244957-001	04/01/2024	704000 · Course and Grounds Maintenance	1,123.34	
Bill	139259396-001	04/05/2024	70500 · Operating Supplies	268.05	
Bill	139775987-001	04/10/2024	704000 · Course and Grounds Maintenance	788.24	
Bill	139930157-001	04/10/2024	707100 · Fertilizer - Course	621.17	
				4,680.90	
Bill Pmt -Che 203299		05/30/2024	Trigon Turf Sciences, LLC	101000 · Operating - Checking Account	-875.14
Bill	005328	05/03/2024	704000 · Course and Grounds Maintenance	875.14	
				875.14	
Bill Pmt -Che 203300		05/30/2024	Wesco Turf Inc	101000 · Operating - Checking Account	-711.64
Bill	41199680	04/29/2024	704000 · Course and Grounds Maintenance	711.64	
				711.64	
Bill Pmt -Che 203301		05/30/2024	Arizona Manufacturing & E	101000 · Operating - Checking Account	-1,182.79
Bill	708004	05/09/2024	121100 · Merchandise - Pro Shop	1,182.79	
				1,182.79	
Bill Pmt -Che 203302		05/30/2024	GOLFNOW	101000 · Operating - Checking Account	-93.00

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
May 2024

Bill	INV00091075	05/03/2024	70680 · Dues and Subscriptions	93.00
				93.00
Bill Pmt -Che 106597		05/31/2024	Callaway Golf Company 101000 · Operating - Checking Account	-6,087.95
Bill	937498652	01/11/2024	121200 · Rental Equipment	3,569.30
Bill	937672429	02/14/2024	121200 · Rental Equipment	421.24
Bill	937672431	02/14/2024	121200 · Rental Equipment	339.89
Bill	937695348	03/01/2024	121200 · Rental Equipment	1,757.52
				6,087.95
Bill Pmt -Che 106598		05/31/2024	Governmental Managemen 101000 · Operating - Checking Account	-477.50
Bill	627	05/01/2024	801100 · Management Fees	477.50
				477.50
Bill Pmt -Che 304671		05/31/2024	Champion Brands Inc. 101000 · Operating - Checking Account	-570.00
Bill	3351868	05/29/2024	502410 · Beer - Restaurant	570.00
				570.00
Bill Pmt -Che 304671		05/31/2024	Champion Brands Inc. 101000 · Operating - Checking Account	-142.00
Bill	3351867	05/29/2024	502410 · Beer - Restaurant	142.00
				142.00
Bill Pmt -Che 106596		05/30/2024	ForeUp Marketing 101000 · Operating - Checking Account	-119.20
Bill	05-2024-34458	05/01/2024	703320 · Internet	119.20
				119.20
Check 3237		05/08/2024	Trivia Guy 101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				400.00
Check 3238		05/10/2024	Allison Bolsega 101100 · In House Checking	-105.41
			502110 · Food - Restaurant	105.41
				105.41
Check 3240		05/02/2024	brian kilchenstein 101100 · In House Checking	-83.58
			402110 · Food - Restaurant	83.58
				83.58
Check 3239		05/10/2024	brian kilchenstein 101100 · In House Checking	-101.76
			502110 · Food - Restaurant	101.76
				101.76

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
May 2024

101.76

Check	3242	05/15/2024 Trivia Guy	101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				<u>400.00</u>
Check	3243	05/17/2024 Lou Henningsen	101100 · In House Checking	-200.00
			703510 · Member Relations	200.00
				<u>200.00</u>
Check	3245	05/17/2024 Jonathan Lee	101100 · In House Checking	-500.00
			703510 · Member Relations	500.00
				<u>500.00</u>
Check	3247	05/23/2024 james murdock	101100 · In House Checking	-300.00
			72300 · Patron Events - F & B	300.00
				<u>300.00</u>
Check	3244	05/22/2024 Trivia Guy	101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				<u>400.00</u>
Check	3248	05/29/2024 Trivia Guy	101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				<u>400.00</u>
Check	Debit	05/01/2024 Amazon Marketplace	101300 · Debit Card	-35.46
			71300 · Patron Events - Pro Shop	35.46
				<u>35.46</u>
Check	Debit	05/05/2024 Target	101300 · Debit Card	-59.32
			79480 · Repairs - Clubhouse	59.32
				<u>59.32</u>
Check	Debit	05/10/2024 Walgreens	101300 · Debit Card	-330.75
			60800 · Employee Training and Education	330.75
				<u>330.75</u>
Check	Debit	05/10/2024 Target	101300 · Debit Card	-56.83
			79560 · Office Supplies - Admin.	14.89

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

May 2024

			502100 · WA Beverage - Restaurant	28.78	
			79560 · Office Supplies - Admin.	13.16	
				<hr/>	
				56.83	
Check	debit	05/12/2024	Trader Joe's	101300 · Debit Card	-216.84
				72300 · Patron Events - F & B	216.84
					<hr/>
					216.84
Check	Debit	05/12/2024	Walmart	101300 · Debit Card	-40.68
				502110 · Food - Restaurant	40.68
					<hr/>
					40.68
Check	Debit	05/15/2024	Amazon Marketplace	101300 · Debit Card	-25.90
				72550 · Supplies - F & B Misc.	25.90
					<hr/>
					25.90
Check	Debit	05/15/2024	Amazon Marketplace	101300 · Debit Card	-66.60
				79560 · Office Supplies - Admin.	66.60
					<hr/>
					66.60
Check	Debit	05/15/2024	Panera Bread	101300 · Debit Card	-104.67
				69800 · Training & Ed. - Administration	104.67
					<hr/>
					104.67
Check	Debit	05/20/2024	BP Gas Station	101300 · Debit Card	-3.11
				703510 · Member Relations	3.11
					<hr/>
					3.11
Check	Debit	05/20/2024	BP Gas Station	101300 · Debit Card	-141.55
				703510 · Member Relations	85.79
				703510 · Member Relations	34.31
				703510 · Member Relations	21.45
					<hr/>
					141.55
Check	Debit	05/21/2024	Winn Dixie	101300 · Debit Card	-31.95
				502110 · Food - Restaurant	31.95
					<hr/>
					31.95
Check	Debit	05/24/2024	Amazon Marketplace	101300 · Debit Card	-214.99
				72300 · Patron Events - F & B	214.99
					<hr/>
					214.99

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

May 2024

Check	Debit			
		05/28/2024 Walmart	101300 · Debit Card	-24.36
			502110 · Food - Restaurant	24.36
				<hr/>
				24.36
TOTAL				352,704.85

Eagle Harbor Swim and Tennis Park

Check Detail

Type	Date	Name	Account	Original Amount
Check	05/02/2024	Publix	101300 · Debit Card	-22.12
			700310 · Activities & Events-Tennis	22.12
				<u>22.12</u>
Check	05/02/2024		101200 · Depository Account	-48.00
			709720 · Bank Service Charges	48.00
				<u>48.00</u>
Check	05/03/2024	Broudy's Liquors	101300 · Debit Card	-83.83
			700310 · Activities & Events-Tennis	83.83
				<u>83.83</u>
Check	05/03/2024	Winn Dixie	101300 · Debit Card	-40.56
			700310 · Activities & Events-Tennis	40.56
				<u>40.56</u>
Check	05/03/2024	Winn Dixie	101300 · Debit Card	-27.90
			700310 · Activities & Events-Tennis	27.90
				<u>27.90</u>
Check	05/03/2024	Home Depot	101300 · Debit Card	-18.21
			704050 · Tennis Courts - Repair & Maint.	18.21
				<u>18.21</u>
Check	05/03/2024	La Nopalera Mexican Restaurant	101300 · Debit Card	-648.44
			700310 · Activities & Events-Tennis	648.44
				<u>648.44</u>
Check	05/08/2024	Discount Tire	101300 · Debit Card	-227.90
			704050 · Tennis Courts - Repair & Maint.	227.90
				<u>227.90</u>
Check	05/08/2024	Sunshine 346	101300 · Debit Card	-10.00
			704050 · Tennis Courts - Repair & Maint.	10.00
				<u>10.00</u>
Check	05/08/2024	Crown Trophy	101300 · Debit Card	-325.30
			700310 · Activities & Events-Tennis	325.30
				<u>325.30</u>

Eagle Harbor Swim and Tennis Park

Check Detail

Type	Date	Name	Account	Original Amount
Check	05/10/2024	Broudy's Liquors	101300 · Debit Card	-55.89
			700310 · Activities & Events-Tennis	55.89
				<u>55.89</u>
Check	05/13/2024	Home Depot	101300 · Debit Card	-54.02
			704050 · Tennis Courts - Repair & Maint.	54.02
				<u>54.02</u>
Check	05/15/2024	Rained Out	101300 · Debit Card	-144.00
			703360 · Dues & Subscriptions	144.00
				<u>144.00</u>
Check	05/16/2024	Publix	101300 · Debit Card	-27.16
			700310 · Activities & Events-Tennis	27.16
				<u>27.16</u>
Check	05/16/2024	Publix	101300 · Debit Card	-133.28
			700310 · Activities & Events-Tennis	133.28
				<u>133.28</u>
Check	05/16/2024	goodr	101300 · Debit Card	-807.00
			121000 · Merchandise - Tennis	807.00
				<u>807.00</u>
Check	05/17/2024	Broudy's Liquors	101300 · Debit Card	-55.89
			700310 · Activities & Events-Tennis	55.89
				<u>55.89</u>
Check	05/18/2024	hp instant ink	101300 · Debit Card	-34.39
			705600 · Office Supplies	34.39
				<u>34.39</u>
Check	05/22/2024	Apple	101300 · Debit Card	-12.55
			703360 · Dues & Subscriptions	12.55
				<u>12.55</u>
Check	05/22/2024	Walmart	101300 · Debit Card	-337.86
			705400 · Miscellaneous Expenses	337.86
				<u>337.86</u>

Eagle Harbor Swim and Tennis Park

Check Detail

Type	Date	Name	Account	Original Amount
April 2024				
Check	05/23/2024	Walmart	101300 · Debit Card	-97.03
			700310 · Activities & Events-Tennis	97.03
				<u>97.03</u>
Check	05/23/2024	Domino's Pizza	101300 · Debit Card	-196.24
			700310 · Activities & Events-Tennis	196.24
				<u>196.24</u>
Check	05/24/2024	Walmart	101300 · Debit Card	-12.77
			700310 · Activities & Events-Tennis	12.77
				<u>12.77</u>
Check	05/24/2024	Broudy's Liquors	101300 · Debit Card	-55.89
			700310 · Activities & Events-Tennis	55.89
				<u>55.89</u>
Check	05/24/2024	Sarah Ansboury Pickleball Academy	101300 · Debit Card	-270.00
			608000 · Employee Training & Education	270.00
				<u>270.00</u>
Check	05/28/2024	Domino's Pizza	101300 · Debit Card	-60.00
			700310 · Activities & Events-Tennis	60.00
				<u>60.00</u>
Check	05/30/2024	Trophy House	101300 · Debit Card	-1,957.00
			700310 · Activities & Events-Tennis	1,957.00
				<u>1,957.00</u>
Check	05/30/2024	Home Depot	101300 · Debit Card	-27.91
			704050 · Tennis Courts - Repair & Maint.	27.91
				<u>27.91</u>
Check	05/06/2024	Boost Mobile	101300 · Debit Card	-35.00
			706500 · Telephone	35.00
				<u>35.00</u>
Check	05/01/2024	RCS Training	101100 · In House Checking	-300.00
			608000 · Employee Training & Education	300.00
				<u>300.00</u>

Eagle Harbor Swim and Tennis Park Check Detail

Type	Date	Name	Account	Original Amount
April 2024				
Bill Pmt -Che	05/10/2024	North Florida Sales	101100 · In House Checking	-53.75
Bill	05/07/2024		704610 · Equipment Repairs	53.75
				53.75
Check	05/14/2024	First Coast Summer Swim League	101100 · In House Checking	-3,000.00
			22480 · Swim Team	3,000.00
				3,000.00
Bill Pmt -Che	05/03/2024	Pepsi-Cola	101000 · Operating - Checking Account	-457.12
Bill	04/17/2024		502200 · Beverages Cost Of Goods Sold	230.12
Bill	04/25/2024		502200 · Beverages Cost Of Goods Sold	227.00
				457.12
Bill Pmt -Che	05/03/2024	Poolsure	101000 · Operating - Checking Account	-3,356.25
Bill	04/22/2024		707010 · Chemicals - Pools	967.50
Bill	04/22/2024		707010 · Chemicals - Pools	541.25
Bill	04/22/2024		707010 · Chemicals - Pools	907.50
Bill	04/25/2024		707010 · Chemicals - Pools	252.50
Bill	04/25/2024		707010 · Chemicals - Pools	687.50
				3,356.25
Bill Pmt -Che	05/03/2024	GFL Environmental	101000 · Operating - Checking Account	-3,951.31
Bill	04/19/2024		706310 · Refuse and Portables	948.05
Bill	04/19/2024		706310 · Refuse and Portables	3,003.26
				3,951.31
Bill Pmt -Che	05/03/2024	Welch Tennis Courts Inc	101000 · Operating - Checking Account	-47.14
Bill	04/11/2024		704050 · Tennis Courts - Repair & Maint.	47.14
				47.14
Bill Pmt -Che	05/03/2024	The Pool Bros	101000 · Operating - Checking Account	-10,876.43
Bill	04/16/2024		704020 · Pools - Repair & Maint.	10,876.43
				10,876.43
Bill Pmt -Che	05/03/2024	Roberts Oxygen Company	101000 · Operating - Checking Account	-160.55
Bill	04/30/2024		703800 · Other Contractual Services	160.55
				160.55
Bill Pmt -Che	05/10/2024	Welch Tennis Courts Inc	101000 · Operating - Checking Account	-325.04
Bill	04/23/2024		704050 · Tennis Courts - Repair & Maint.	325.04

Eagle Harbor Swim and Tennis Park

Check Detail

Type	Date	Name	Account	Original Amount
April 2024				325.04
Bill Pmt -Che	05/10/2024	Deonna Ice Cream	101000 · Operating - Checking Account	-1,199.35
Bill	05/08/2024		502100 · Food - Cost of Goods Sold	1,199.35
				<u>1,199.35</u>
Bill Pmt -Che	05/10/2024	Poolsure	101000 · Operating - Checking Account	-2,416.75
Bill	04/30/2024		707010 · Chemicals - Pools	610.00
Bill	04/30/2024		707010 · Chemicals - Pools	438.00
Bill	04/30/2024		707010 · Chemicals - Pools	398.75
Bill	04/30/2024		707010 · Chemicals - Pools	610.00
Bill	05/01/2024		707010 · Chemicals - Pools	135.00
Bill	05/01/2024		707010 · Chemicals - Pools	45.00
Bill	05/01/2024		707010 · Chemicals - Pools	90.00
Bill	05/01/2024		707010 · Chemicals - Pools	90.00
				<u>2,416.75</u>
Bill Pmt -Che	05/10/2024	Logo Express	101000 · Operating - Checking Account	-2,669.32
Bill	04/18/2024		700300 · Promotional Activities	2,669.32
				<u>2,669.32</u>
Bill Pmt -Che	05/10/2024	The Crossings at Fleming Island CDD	101000 · Operating - Checking Account	-2,750.00
Bill	05/01/2024		801100 · Management Fees	2,750.00
				<u>2,750.00</u>
Bill Pmt -Che	05/10/2024	The Crossings at Fleming Island CDD	101000 · Operating - Checking Account	-7,850.00
Bill	05/01/2024		23703 · Boat Storage - Monthly	7,850.00
				<u>7,850.00</u>
Bill Pmt -Che	05/10/2024	Swim Zone	101000 · Operating - Checking Account	-2,794.80
Bill	04/18/2024		22480 · Swim Team	2,794.80
				<u>2,794.80</u>
Bill Pmt -Che	05/15/2024	The Crossings at Fleming Island CDD	101000 · Operating - Checking Account	-2,825.30
Bill	04/30/2024		22480 · Swim Team	150.00
			608000 · Employee Training & Education	368.00
			702700 · Janitorial Supplies	18.36
			703000 · Activities & Events-Lifestyles	669.52
			703830 · Muzak	57.90
			703840 · Contract Services	362.49
			705010 · Supplies	127.94
			705600 · Office Supplies	296.97
			705600 · Office Supplies	774.12
				<u>2,825.30</u>

Eagle Harbor Swim and Tennis Park

Check Detail

April 2024

Type	Date	Name	Account	Original Amount
Bill Pmt -Che	05/24/2024	Champion Brands, Inc	101000 · Operating - Checking Account	-161.62
Bill	05/10/2024		121000 · Merchandise - Tennis	73.68
			504100 · Beer - Cost of Goods Sold	87.94
				<u>161.62</u>
Bill Pmt -Che	05/03/2024	Alsco	101000 · Operating - Checking Account	-231.00
Bill	04/11/2024		705440 · Towel Expense	77.00
Bill	04/18/2024		705440 · Towel Expense	77.00
Bill	04/25/2024		705440 · Towel Expense	77.00
				<u>231.00</u>
Bill Pmt -Che	05/03/2024	Cheney Brothers	101000 · Operating - Checking Account	-1,733.54
Bill	04/23/2024		502100 · Food - Cost of Goods Sold	910.04
			702700 · Janitorial Supplies	755.13
			705230 · Paper Supplies	68.37
				<u>1,733.54</u>
Bill Pmt -Che	05/03/2024	Hampton Golf, Inc.	101000 · Operating - Checking Account	-500.00
Bill	05/01/2024		801100 · Management Fees	500.00
				<u>500.00</u>
Bill Pmt -Che	05/03/2024	Gegervision IT	101000 · Operating - Checking Account	-780.00
Bill	04/30/2024		703840 · Contract Services	390.00
			703840 · Contract Services	390.00
				<u>780.00</u>
Bill Pmt -Che	05/03/2024	K-Swiss	101000 · Operating - Checking Account	-346.49
Bill	03/15/2024		121000 · Merchandise - Tennis	196.57
Bill	03/15/2024		121000 · Merchandise - Tennis	272.77
Bill	04/01/2024		121000 · Merchandise - Tennis	44.95
				<u>514.29</u>
Bill Pmt -Che	05/16/2024	Eagle Harbor Golf Club	101000 · Operating - Checking Account	-132.00
Bill	05/01/2024		703820 · Security Alarm Monitoring	66.00
			703820 · Security Alarm Monitoring	66.00
				<u>132.00</u>
Bill Pmt -Che	05/13/2024	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-1,500.00
Bill	04/22/2024		706010 · Electric	1,500.00
				<u>1,500.00</u>

Eagle Harbor Swim and Tennis Park

Check Detail

Type	Date	Name	Account	Original Amount
April 2024				
Bill Pmt -Che	05/10/2024	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-644.00
Bill	04/19/2024		706010 · Electric	644.00
				<u>644.00</u>
Bill Pmt -Che	05/09/2024	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-2,384.00
Bill	04/18/2024		706010 · Electric	2,384.00
				<u>2,384.00</u>
Bill Pmt -Che	05/02/2024	Comcast	101000 · Operating - Checking Account	-302.59
Bill	04/11/2024		706500 · Telephone	302.59
				<u>302.59</u>
Bill Pmt -Che	05/13/2024	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-396.00
Bill	04/22/2024		706010 · Electric	396.00
				<u>396.00</u>
Bill Pmt -Che	05/13/2024	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-288.00
Bill	04/22/2024		706010 · Electric	288.00
				<u>288.00</u>
Bill Pmt -Che	05/14/2024	Comcast	101000 · Operating - Checking Account	-204.57
Bill	04/23/2024		706500 · Telephone	204.57
				<u>204.57</u>
Bill Pmt -Che	05/13/2024	Comcast	101000 · Operating - Checking Account	-493.67
Bill	04/22/2024		706500 · Telephone	493.67
				<u>493.67</u>
Bill Pmt -Che	05/02/2024	North Florida Sales	101000 · Operating - Checking Account	-750.73
Bill	05/02/2024		504100 · Beer - Cost of Goods Sold	750.73
				<u>750.73</u>
Bill Pmt -Che	05/15/2024	Sharp Energy, Inc.	101000 · Operating - Checking Account	-1,961.18
Bill	04/30/2024		706200 · Gas, Oil, and Propane	1,961.18
				<u>1,961.18</u>
Bill Pmt -Che	05/01/2024	Champion Brands, Inc	101000 · Operating - Checking Account	-39.00
Bill	05/01/2024		700310 · Activities & Events-Tennis	39.00
				<u>39.00</u>

Eagle Harbor Swim and Tennis Park

Check Detail

Type	Date	Name	Account	Original Amount
April 2024				
Bill Pmt -Che	05/08/2024	Champion Brands, Inc	101000 · Operating - Checking Account	-108.62
Bill	05/08/2024		121000 · Merchandise - Tennis	108.62
				<u>108.62</u>
Bill Pmt -Che	05/01/2024	Champion Brands, Inc	101000 · Operating - Checking Account	-128.35
Bill	05/01/2024		121000 · Merchandise - Tennis	128.35
				<u>128.35</u>
Bill Pmt -Che	05/08/2024	Champion Brands, Inc	101000 · Operating - Checking Account	-72.00
Bill	05/08/2024		700310 · Activities & Events-Tennis	72.00
				<u>72.00</u>
Bill Pmt -Che	05/30/2024	Clay County Utility Authority	101000 · Operating - Checking Account	-218.14
Bill	05/06/2024		706100 · Water & Sewerage	218.14
				<u>218.14</u>
Bill Pmt -Che	05/30/2024	Clay County Utility Authority	101000 · Operating - Checking Account	-190.11
Bill	05/06/2024		706100 · Water & Sewerage	190.11
				<u>190.11</u>
Bill Pmt -Che	05/30/2024	Clay County Utility Authority	101000 · Operating - Checking Account	-623.10
Bill	05/06/2024		706100 · Water & Sewerage	623.10
				<u>623.10</u>
Bill Pmt -Che	05/30/2024	Clay County Utility Authority	101000 · Operating - Checking Account	-197.63
Bill	05/06/2024		706100 · Water & Sewerage	197.63
				<u>197.63</u>
Bill Pmt -Che	05/30/2024	Clay County Utility Authority	101000 · Operating - Checking Account	-465.15
Bill	05/06/2024		706100 · Water & Sewerage	465.15
				<u>465.15</u>
Bill Pmt -Che	05/30/2024	Clay County Utility Authority	101000 · Operating - Checking Account	-1,218.28
Bill	05/06/2024		706100 · Water & Sewerage	1,218.28
				<u>1,218.28</u>
Bill Pmt -Che	05/30/2024	Clay County Utility Authority	101000 · Operating - Checking Account	-865.10
Bill	05/06/2024		706100 · Water & Sewerage	865.10
				<u>865.10</u>

Eagle Harbor Swim and Tennis Park

Check Detail

Type	Date	Name	Account	Original Amount
April 2024				
Bill Pmt -Che	05/25/2024	Comcast	101000 · Operating - Checking Account	-731.39
Bill	05/04/2024		706500 · Telephone	731.39
				<u>731.39</u>
Bill Pmt -Che	05/09/2024	Division of Hotels and Restaurants	101000 · Operating - Checking Account	-262.00
Bill	05/09/2024		708300 · License and Permits	262.00
				<u>262.00</u>
Bill Pmt -Che	05/16/2024	North Florida Sales	101000 · Operating - Checking Account	-648.06
Bill	05/16/2024		504100 · Beer - Cost of Goods Sold	648.06
				<u>648.06</u>
Bill Pmt -Che	05/24/2024	Comcast	101000 · Operating - Checking Account	-300.70
Bill	05/03/2024		706500 · Telephone	300.70
				<u>300.70</u>
Bill Pmt -Che	05/10/2024	Premier Beverage Company, LLC	101000 · Operating - Checking Account	-1,206.00
Bill	05/03/2024		700300 · Promotional Activities	1,206.00
				<u>1,206.00</u>
Bill Pmt -Che	05/10/2024	North Florida Sales	101000 · Operating - Checking Account	-755.06
Bill	05/09/2024		504100 · Beer - Cost of Goods Sold	755.06
				<u>755.06</u>
Bill Pmt -Che	05/28/2024	North Florida Sales	101000 · Operating - Checking Account	-828.00
Bill	05/23/2024		700300 · Promotional Activities	370.79
			504100 · Beer - Cost of Goods Sold	457.21
				<u>828.00</u>
TOTAL				72,860.93

FIFTH ORDER OF BUSINESS

Review of Eagle Harbor Golf Club in Fleming Island, Florida

Prepared For:

Crossings at Fleming Island Community Development District

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Prepared By:



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June 2024

Table of Contents

INTRODUCTION AND OVERALL SUMMARY	3
Introduction	3
Overall Summary	3
Current Conditions.....	3
Staffing Changes	4
Daily Playing Fees.....	4
Member Dues / Fees	5
Food & Beverage Operations.....	5
Player Development and Programming	6
Macro Environment	6
Local Market.....	8
Financial Performance.....	8
10-Year Capital Plan Update.....	9
10-Year Financial Pro Forma	10
EAGLE HARBOR GOLF CLUB – 2024 REVIEW	11
Existing Golf Course Conditions Review	11
Golf Course	11
Ancillary Components.....	15
Operations Overview.....	16
Fees and Charges	17
Food and Beverage Operations	19
Merchandising / Retailing	20
Staffing Changes	21
Marketing, Direct Selling, and Programming.....	21
Golf Carts	23
Potential Revenue Opportunity	23
Financial Performance Analysis	24
Rounds and Membership Activity.....	24
Revenues	25
Expenses.....	27
Economic Performance Summary.....	28
MARKET ANALYSIS	29
Golf Market Supply and Demand Indicators	29
National Golf Industry Overview	29
National Golf Industry Overview Summary – Potential Implications for EHGC	33
Local Market Golf Supply and Demand Summary	34
Competitive Golf Market.....	35
EAGLE HARBOR GC FACILITY IMPROVEMENT PLAN	37
Maintenance and Repair Projects	38

Remainder FY 2024	38
FY 2025 – FY 2028 or Annual Recurring	38
Capital Expenditures & Projects	38
FY 2025 – FY 2028	38
Long-Term (FY 2029 – FY 2033)	39
NGF Summary 10-Year Maintenance, Repair & CIP	40
Maintenance and Repair Projects – FY 2024 – FY 2033	40
Capital Projects – FY 2024 – FY 2033	40
PROJECTED FINANCIAL PERFORMANCE (FY24–FY33)	41
Basic Assumptions	41
Estimated Future Performance (FY 2024 – FY 2033)	42
Revenue and Expense Projection (FY 2024 – FY 2033)	43
Cash Flow Results – EHGC (FY 2024 – FY 2033)	44
Limiting Conditions	44
APPENDICES	45
Appendix A – Golf Course Life Cycle	46
Appendix B – National Rounds Played Reports	47
Appendix C – Demographic Trends Data	53
Appendix D – Primary Competitors – Summary Information	57

Introduction and Overall Summary

INTRODUCTION

The following report provides a summary of National Golf Foundation Consulting's ("NGF") review of the Crossings at Fleming Island 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 2023, as well as updated information and data supplied to NGF in spring 2024.

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 recent operating data for Eagle Harbor GC. NGF did not undertake a comprehensive review of operations as part of this update, which focuses on changes to the operation, golf course, and support amenities since spring 2023. This report includes the annual update to the recommended 10-year capital plan, as well as 10-year cash flow projections.

OVERALL SUMMARY

This year's update on Eagle Harbor Golf Club comprises a summary review of facility conditions; improvement needs (updated 10-year capital plan); the macro market environment; competitive market; recent facility financial performance; and key changes in operations (e.g., staffing, programming, etc.). Also, NGF updates the 10-year financial pro forma to reflect recent trends and other available information.

Hampton Golf continues to follow best business practices in operating, managing, marketing, and maintaining Eagle Harbor GC, while the District continues its commitment to improving facilities. The new on-site management team has expertise in F&B operations, hospitality, and merchandising, which bodes well for the future of several revenue centers. EHGC remains in a revenue growth trend, but aggressive increases in expenses due to the cost of labor, as well as the facility's elevated service profile, resulted in a modest operational loss in FY23 that was similar to prior two years. Management is optimistic that with continued revenue growth and a moderation in cost inflation to more normalized levels, EHGC will soon be operating in the black, reaching "Level 1" performance.

This section comprises a summary of NGF's 2024 review of EHGC. Supporting narrative and details are found in the body of the report and the Appendix.

Current Conditions

NGF interviewed the District and EHGC management in May 2024 to update current conditions in consultation with Hampton Golf staff. The District reports that the golf course continues to be in good overall condition, with staff able to address any temporary fixes that are needed. However, key infrastructure continues to age and components such as irrigation system (underground components), greens, and tees will ultimately require replacement.

Our interviews 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 maintenance, and capital investment (especially par-3 tees, greens, cart paths, bridges, lake banks) will be required to maintain playability and EHGC's favorable market position.

One issue that has been persistent in recent years is that the Tif Eagle greens installed in 2016, while still generally holding up well, continue to be encroached, in patches, by the old

bermudagrass variety. The high quality of the greens is a differentiator for EHGC in this market, so it should at least be on the District's radar over the next ±5 years to bid out a project to dig out the existing greens mix to a depth of about 6 inches and resurface the greens.

New maintenance protocols and policies – To increase pace of play and in response to the encroachment of the Dwarf bermudagrass, EHGC has instituted new maintenance protocols:

- Verticutting of fairways (started May 2024), which were raised slightly. Roughs are being cut lower. These actions increase playability.
- Weekly topdressing + aggressive verticutting to abate the Dwarf encroachment.
- Heavy fertilizer & watering, which has resulted in the turf coming back strong.
- Weekend pin placements must be preapproved by management so that pace is appropriate during heavy play times.

Staffing Changes

The primary staffing changes since NGF's study in 2023 were the hiring of replacements for three key positions - Superintendent, Food & Beverage Manager, and Special Events Manager. Some summary background on the new hires, as well as the General Manager who was hired at the time of last year's report:

- **General Manager** – The GM has well-rounded experience that includes nearly two decades at a semi-private golf club in Wisconsin, first as Director of Sales & Events and for the last 10+ years as General Manager. She oversees all aspects of EHGC, but the focus, at least for the short term, will be on development and community engagement.
- **Superintendent** – The new staff person is a GCSAA Class A Superintendent with many years' experience and is certified by various state associations, including the Florida Turf Grass Association and the Florida Golf Course Superintendents Association.
- **Food & Beverage Manager** – The new F&B Manager comes from high-end pizza style restaurants in New York. He has a strong commitment to customer service and staff management.
- **Special Events Manager** – The new Special Events Manager has a proven record for sales and exceptional customer service and was promoted from the Banquet Captain position at EHGC.

Daily Playing Fees

The basic fee parameters of dynamic pricing at Eagle Harbor GC are now within the range of \$37 (offseason twilight, up from \$25) to \$85 (peak season prime time rate) for non-Eagle Harbor residents, though fees may reach as high as \$98 for weekend play during The Players Championship held in Ponte Vedra Beach. Eagle Harbor residents have set rack rates, which range from \$37 to \$62 for 18-hole play.

The dynamic pricing booking process is now fully integrated, seamless, and producing positive results. Protocols instituted last year have resulted in more accurate charging and an overall increase in revenue on a per golfer basis. The logistical challenges were amended and everyone is charged the proper rate based on their player type.

Aside from dynamic pricing, there are several potential intervening variables and factors that can affect average daily rate (ADR), such as the mix of rounds played, the pricing power that in the golf market since the pandemic, and yearly weather variations. Still, dynamic pricing has clearly had a positive effect on average daily rates and green fee revenue since implementation at EHGC:

- The year-over-year (calendar 2022 vs. 2021) increases in average rate and green fee revenue were 15.2% and 26.9%, respectively. The increases in these metrics for 2023 were 7.9% and 7.2%, despite slightly lower rounds played.
- Isolating only the January through April period, 2022 vs. 2021 showed robust **increases in average rate and green fee revenue of 34% and 53.2%, respectively.** Through April 2024, YOY average rate increased 6.9% while total revenue fell by 4.2% due to a 9.7% decrease in rounds played (weather related).

Member Dues / Fees

After holding member dues steady in FY23, at \$265 for Single and \$310 for Family, management increased these respective dues by \$35 and \$40, respectively, for FY24. In July 2021, management instituted a **one-time Initiation Fee** (\$1,000 for Single / \$1,500 for Family) for new full golf members of Eagle Harbor GC. The initiation fee has subsequently been raised significantly and stands at **\$3,000** for Single and **\$3,750** for Family. NGF believes these increases are market-appropriate given Eagle Harbor's positioning.

- 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 remains close to its optimal capacity for full golf members (134 current; cap is 140). Rounds played per member have risen significantly over the last five years, to ± 90 . This trend reflects pandemic-related surge in participation as well as the higher proportion of Full Golf members. The latter trend also resulted in a large increase in average revenue per member, from just under \$1,800 in FY19 to \$2,951 in FY23, a jump of more than 64%.
- Last year we observed that grandfathered dues for some members were well below both EHGC current rates and below market rates. Last year NGF recommended that these dues be "brought to parity" in step, over a predetermined time. Hampton Golf began adjusting the grandfathered rates in 2022 and plans, over time, to bring all members to equal rates by category, though there were no adjustments last year. NGF recommends, as a best business practice, that management equalize the member dues by October 1 (FY25) for those individuals that have been paying discounted dues for many years.
 - The biggest increases would be absorbed by 3 Senior Single members that are currently paying monthly dues of only \$209, and 6 Senior Family members now paying \$278. For this subgroup, NGF believes that bringing them to parity over two years, or by October 1, 2026, is a reasonable strategy.

Food & Beverage Operations

- Top line revenue growth for the Food & Beverage operation at Eagle Harbor continues to grow, with total revenue from non-golf patrons and activities increasing substantially over the last year due to the increase in events and special offerings. Talons is 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, aggressive direct selling, and the sizable "fall-out-of-bed" market (7,000+) from which Talons draws.
- EHGC's General Manager and the Hampton Golf Regional Manager are bringing fresh ideas to draw new programs and events. For example, Talons is developing a live music concert series, murder mystery dinners, and Elvis impersonator shows. Management also wants to establish Talons as a great place to watch televised sporting events, some of which (e.g., Monday Night Football) will necessitate longer operating hours.

- The District is committed to improvement projects to expand efficiency and capacity, such as a kitchen reconfiguration plan to increase storage space and improve capacity, investing in new equipment that will provide more menu flexibility (some pieces already purchased), and enhancing the outside wedding venue. Management has created a reservation system for large brunch opportunities on Mother's Day and Easter that can host more than 400 guests.
- Key macro issues continue to negatively affect businesses in the hospitality and service industries, including challenges in attracting and retaining labor. Strong competition for workers has resulted in wage inflation; 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

EHGC has developed a new foundation for their player development. The core of the program continues to be PGA Junior league and Sunday Drop-in Clinics. The Summer camps draw strong participation; management is considering the addition of a Saturday Junior Clinic. Other programming highlights included:

- In terms of adult instruction, 'Beers and Balls' remains popular and successful. 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.
- The Head Golf Professional has developed and implemented the PGA Program project clinic series, "Drive for Show, Putt for Dough".
- The first Ladies' Operation 36 Program was filled to half capacity, with the hope that the summer session would draw more participants. The club also initiated a 4-hole league for ladies, featuring a 20-minute clinic followed by 4 holes of play in the evening.
- At the beginning of the year, the club offered a package for instruction from the Head Professional and one of the Assistant Professionals, named "New Year, New Golfer". It was structured so that beginners and seasoned players would get valuable instruction to start golfing or for a tune up. The package comprised three 30-minute lessons, the first being putting, followed by chipping, and finishing with the full swing. Together, 35 packages were sold for the first quarter of 2024, totaling 105 lessons.

Macro Environment

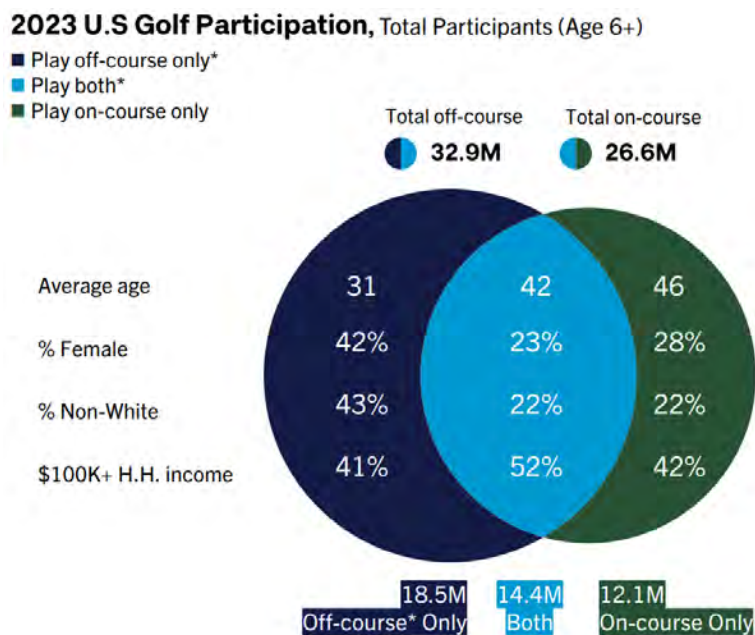
Golf facilities largely appear to be in a healthy place in mid-2024, with quality golf courses continuing to experience strong rounds activity and pricing power. Below NGF provides a summary of important national trends for the golf industry that may have direct or indirect effect on the operations of facilities such as Eagle Harbor Golf Club.

Participation - There has been a net gain of 2.3 million on-course golfers over the past four years, with 2023 marking the 6th straight year overall of green grass participation increases. That had not happened in two decades.

Encouragingly, these net gains are coming from areas where the industry has been placing its focus to supplement the loyal, core base of long-time, committed players. Demographically, it's been the youth (+40%), Black (+58%), Hispanic (+25%) and Female (+25%) cohorts that have seen the largest proportional increases since 2019.

Gains away from the golf course are more significant, with an 18% year-over-year jump and a remarkable 41% increase vs. 2019. In 2022, total off-course engagement (27.9 million) for the first

time eclipsed those who play on the course. Overall, golf's U.S. consumer base is now a record 45 million, with three distinct participant groups (see graphic below).



*Source: National Golf Foundation
*Off-course golf includes golf entertainment venues (Topgolf, Drive Shack, etc.), standalone driving ranges, and/or live hundreds of businesses that now have simulators and screen golf setups

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

Females: Female on-course participation has grown to 7.0 million, the most since 2006 (prior to the Great Recession). There has been a net gain of 1.4M women and girls playing traditional golf since 2019. This represents 60% of the post-pandemic net golfer growth. While females account for 26% of on-course participants – the highest proportion on record – their representation among the off-course only participant base is even greater, at 7.8 million in 2023.

Beginners: The number of beginners rose to 3.4 million in 2023, surpassing the record of 3.3 million set the previous year; more than 15 million beginners have taken up the game over the last 5 years. The last few 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.

Juniors: In 2023, 3.5 million youths (age 6-17) played golf on a course, an increase of 4% over 2022. There were more on-course youth golfers in 2023 than any year since 2006; this segment has experienced the largest gains of any age group, growing by ~ 1 million, or 40%, since 2019, and is proportionally more diverse (females and minorities) than the broader green-grass golf population.

Young Adults: The number of young adults playing “green grass” golf increased for the third consecutive year and is at its highest point since 2015. Ongoing NGF survey research indicates that interest in playing among non-golfing young adults is high, with more than 5 million saying they are “very interested” in taking up the game.

Summary Implications for EHGC: Despite all the positive trends, headwinds exist. Retention and conversion remain a challenge. While 15 million+ beginners played for the first time over the past five years, the net gain in on-course participants is just a fraction of that. Encouragingly, many operators recognize that complacency is one of the biggest dangers the golf industry faces given that the surges in demand weren't caused by anything that was intentionally done to serve the product up differently. EHGC, Hampton Golf, and District management have shown that they

recognize the need to continually improve the experience and service level to attain high customer satisfaction and retention levels, as well as continued revenue growth.

Local Market

- There are an estimated 381,500 people residing within 10 miles of EHGC in 2023. The 10-mile market is expected to add nearly 22,000 new residents between 2023 and 2028. *Projected 5-year growth rates in the subject markets are about 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 \$122,000, or nearly 52% higher than the corresponding national figure of \$80,504. At 42.6 years, the **median age** is also considerably higher than the national media of 38.7 years. Both income and age correlate positively with golf participation/ frequency, except among the very elderly.
- NGF proprietary golf demand indices indicate about 2,170 golfers living within 2 miles of EHGC, and about 31,500 within 10 miles, representing modest increase over prior year – attributable to both population growth and increasing participation rates. The 10-mile submarket will add about 4,000 golfers by 2028 – nearly double the 5-year increase that we noted in last year’s report.
- NGF estimates there are about 1,450 “**very interested**” **non-golfers** in the 2-mile market (including many within EH). These prospective golfers represent a good opportunity to invite and onboard new golfers, especially within the “captive audience” market of the Eagle Harbor community.
- NGF research indicates that rounds played among Eagle Harbor and its competitive set seem to have stabilized (weather-adjusted) after a significant run-up in activity from mid-2020 through the spring of 2023 (the pandemic surge). Overall, NGF estimates that annual rounds played among EHGC and the competitive set remain about 10% to 15% higher, on average, than they were immediately prior to the pandemic. *Though rounds may be stabilizing, they are being sold at higher average rates over the last few years.*
- Use of dynamic pricing is now the standard in this market. Based on our review of online rates during May 2024, the top of the local daily fee market remains in the range of \$75 to \$90 for a peak season prime time round of golf at facilities such as secondary EHGC competitors, Golf Club at South Hampton and St. Johns G&CC, the latter of which showed a prime-time rate as high as \$98.
- Green fees at the middle price tier facilities, including key EHGC competitors Eagle Landing Golf Club and GC at Fleming Island, increased again in 2023, in the range of about \$4 to \$8 for prime-time rounds. As we observed last year, these continued increases reflect two national trends – pricing power in the market and the necessity to keep up with rising input costs.

Financial Performance

- **Rounds played** have been in the range of 43,000 to 45,000 for the last four full fiscal years – a sharp increase over FY19 (39,335) - and, especially, the three-year average of about 35,100 between FY16 and FY18. The increase of nearly 10,000 rounds from those prior levels equates to a robust 28% surge.
- Total **Full Golf membership** is 134, not including 12 Junior members. Members are more active since the pandemic, averaging in the range of 85 to 92 rounds per year, up from 60 to 65 pre-pandemic. (Some of this increase is due to a higher percentage of full golf members). NGF believes full golf memberships in the range of 120 to 135 and play

percentage of $\pm 30\%$ are appropriate targets for EHGC in the context of preserving a strong inventory of prime tee times for daily fee users, while still providing a reliable source of dues income each year.

- **Revenue growth** - Total revenue reached a high-water mark of just over \$4.0 million in FY23, a 6.3% increase over FY22. Leading the way was a \$133,000 increase in playing fees (including green/cart fees, member dues, and initiation fees), which were up by 6.8% despite a slight decline in rounds played. Total revenue grew by about \$239,000, or 6.3%, year over year. Over the 5-year period, total facility revenue increased by about \$918,000, or just under 30%.
- Total **revenue per round** rose by an impressive 8.8% in FY22 and another 7.1% in FY23, surpassing \$90 for the first time. Contributing to that increase was **golf playing fee revenue** (green fees / carts / member dues + initiation fees) per round, which increased by 7.6% in FY23, to \$47.11 - this after an impressive 11.5% increase the prior year. This metric has been improved each year since 2019 and recent gains are attributable to strong tee sheet management, implementation of dynamic pricing for public tee times (bolstered by pricing power since the pandemic), increases in member dues, and the introduction of a membership initiation fee.
- The **food & beverage** operation reached an all-time high of more than \$1.47 million in FY23. After generating profits the prior three years, net income declined to a loss of **(\$110,000)** in the face of a \$156,000 increase (22.6%) in labor expense; **overall, labor expense has increased by 58.5% over a two-year span.** Wages have increased with the minimum wage and the increase in events and patrons – as well as the higher service profile that has necessitated additional staffing and commissions. Still, if rental revenue is included in F&B revenues, the operation was essentially break-even in 2023.
- **Operating expenses** totaled about \$3.34 million in FY23, excluding cost of sales, depreciation, debt service (interest and principal), etc. This amount represented a 6% year-over-year increase, down sharply from a 17.9% increase last year that was due primarily to a nearly 27% increase in labor expenses. Labor expense as a percentage of total facility operating expenses, which accounted for 43.7% of total facility expenses in FY19 and 40.6% in FY20, has increased steadily and stood at 55.3% in FY23.

10-Year Capital Plan Update

The CDD continues to improve Eagle Harbor Golf Club. Notable improvements since last year's report include, but are not limited to:

- Installed a completely new irrigation pump system, renovated the pump house, and installed a filter system.
- Ongoing bunker renovations, tree removal and root pruning.
- Removed and replaced 100's of feet of concrete cart paths (\$110K).
- Renovated the driving range tee line with new mats and signage.
- Completely renovated and upgraded 2 island green bridges and renovated the bridge from #5 green to #6 tee box.

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 (FY23), the short/intermediate-term (FY24 – FY27), and for the longer-term (FY28 through FY32).

10-Year Financial Pro Forma

- The NGF Consulting preliminary cash flow projection shows that EHGC should produce about \$4.2 million in total gross operational revenue (all sources) in FY24. Though rounds played are projected to stabilize at 45,000, the pro forma model shows total revenue growing to \$4.86 million by FY28, and to about \$5.8 million by FY33, as result of moderate annual increases in revenue inputs, continued commitment to marketing and direct sales, strong management, and aggressive growth in F&B revenues resulting from facility and program improvements like kitchen enhancements, attraction of more special events, and expanded operating hours.
- Based on expense estimates prepared by NGF Consulting, we project that EHGC will produce net ordinary income equating to a loss of about **(\$6,600)** in FY24, with losses increasing modestly throughout the 10-year period unless expense growth moderates at some point.
- NGF financial projections were prepared based on existing and projected market conditions, and 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 will continue at Eagle Harbor GC due to continual facility and operational improvements. *We note these projections show net ordinary income very close to break-even, so if rounds played, revenues per round, or expenses have positive variances, Eagle Harbor GC could easily achieve Level 1 performance - revenues that cover basic operating expenses – in the short-term future.*

Eagle Harbor Golf Club – 2024 Review

In this section, we provide an updated overview of Eagle Harbor Golf Club, as well as the competitive market in which it operates, as of spring 2023. 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 District and EHGC management in May 2024 to update current conditions in consultation with Hampton Golf staff. The District reports that the golf course continues to be in good overall condition, with staff able to address any temporary fixes that are needed. However, key infrastructure continues to age and components such as irrigation system (underground components), greens, and tees will ultimately require replacement.

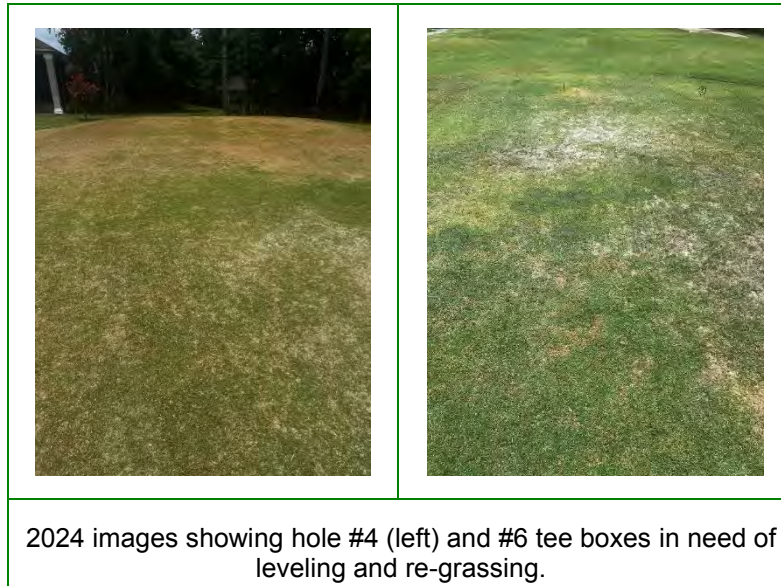
The golf course is in good condition, allowing the club to maintain a competitive advantage over nearby facilities such as Eagle Landing GC and Fleming Island GC. Our interview revealed no urgent problems that would need to be addressed immediately to prevent the loss of revenue or that would entail large capital expense. Although the facility has benefitted from recent upgrades, ongoing maintenance and capital investment (especially par-3 tees, greens, cart paths, bridges, lake banks) will be required to maintain playability and EHGC's favorable market position.

Golf Course

A review of key golf course components follows:

- **Greens** – The Tif Eagle greens installed in 2016 are generally holding up well, but the old bermudagrass variety continues to grow through in patches. While the superintendent is confident that the greens are manageable, 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 it should at least be on the District's radar over the next ±5 years to bid out a project to dig out the existing greens mix to a depth of about 6 inches and resurface the greens (likely 9 holes at a time).
- **New Maintenance protocols and policies** – To increase pace of play and in response to the encroachment of the Dwarf bermudagrass, EHGC has instituted new maintenance protocols:
 - Verticutting of fairways (started May 2020), which were raised slightly. Roughs are being cut lower. These actions increase playability.
 - Weekly topdressing + aggressive verticutting to abate the Dwarf encroachment.
 - Heavy fertilizer & watering, which has resulted in the turf coming back strong.
 - Weekend pin placements must be preapproved by management so that pace is appropriate during heavy play times.

- **Tee Boxes** – Several tee boxes show excessive wear and damage from heavy use. This is 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 but three (#4 #,6, #13) of the four par-3 tee boxes need to be leveled and sodded / re-grassed.

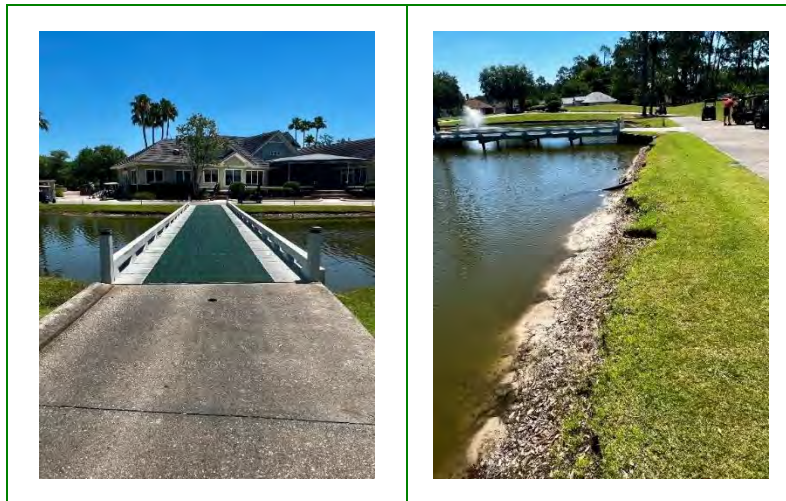


- **Overall Turf Condition** – Despite a relative lack of rainfall, overall turf health remains good, with some trouble spots owing primarily to tree shading. The good conditions are attributable to the expertise of the maintenance crew and sufficient irrigation. The good turf conditions that help EHGC compete effectively for market share belie the importance of the District continuing to set aside money for the eventual irrigation system replacement.
- **Bunkers** - 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.
- **Trees** – The numerous trees on property 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. Tree trimming work is ongoing. Biennial tree root pruning (esp. 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 affect turf health is a must.
- **Cart Paths** – 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. A good quality and efficient cart path and bridge system enhances the appeal of a golf course facility by adding comfort to patrons, expanding the number of playable hours / days, expanding the life of golf carts, and improving the condition of the golf course playing area. About \$110,000 has been spent on cart path repairs since our last study, including the entire path on hole #12. Next up in terms of priority repairs are the cart paths on hole #18 approaching the clubhouse.



2024 images showing cart paths in need of repair.

- **Bridges** – Bridge repairs are ongoing, and three remain in need of re-surfacing. The most recent work was to restore both bridges at the island green near the clubhouse (see below), including the addition of lights, new paint, and astroturf.



2024 images showing restoration of the island green bridges near the clubhouse.

- **Irrigation** – The golf course irrigation system is functioning properly and benefitting from about \$250,000 recently invested on all new valves that allow for single-hole isolation so that the system doesn't have to frequently be shut on and off. The District has also invested in replacing aging irrigation heads and about \$500,000 was invested since our last report to bring in new pumps and control system. For 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 to 1992.
- **Lake Banks** – The edges around lakes, especially close to greens complexes, remain a significant challenge due to aggressive erosion. Staff actively manages the edges, so large-scale capital investment can potentially be deferred as part of a longer-term facility renovation master plan. One notable lake bank area is around the large practice green in front of clubhouse, as well as hole #5 and #6. Banks around #14 and #16 are

also a priority. While improving the lake banks in these areas may not be 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, including near greens complexes, show erosion and should be addressed, mostly through ongoing maintenance.

- **Driving Range** – The driving range has limited tee space and the result had been a range tee area that was in poor overall condition from overuse. The addition of a line of artificial turf mats a couple of years ago helped to improve conditions. The area in front of the mat teeing area, as well as parts of the landing area, were recently resodded to improve the visual aesthetics of the facility. During this process, EHGC was able to redo the mat teeing area in-house and create a much more appealing driving range tee. They were able to create stations that amounted to 21 total hitting spots for golfers to be evenly spaced. With the ability to do this in-house, management was able to bring in a higher-quality mat and border each one with a Fescue type artificial turf for contrast.



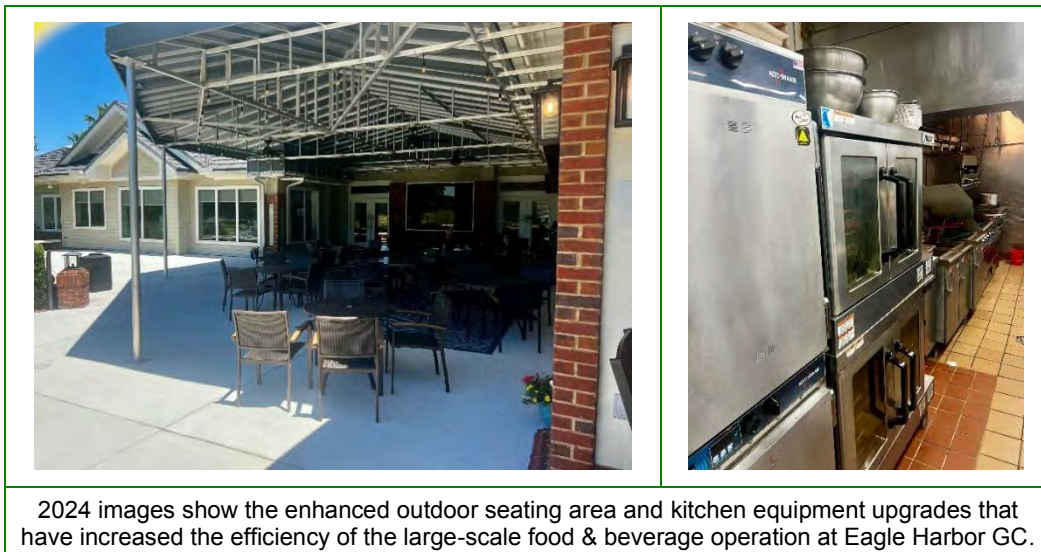
2023-24 improvements to the driving range teeing area, including introduction of new club holders and higher-quality mats, each bordered with a Fescue type artificial turf for contrast

- The **range landing area** on the range is among the lowest areas on the property and drainage problems – typically noticed after unusually heavy rains – impact ball retrieval and the visual quality of the targets. Improvements to the driving range “floor” may be deferred for the short term to address more pressing needs, though parts of the landing area were re-sodded since the 2023 report.

Ancillary Components

Following is a high-level review of ancillary components that support golf operations:

- **Clubhouse** – Clubhouse improvements over the last 5+ years have resulted in a more efficient layout, enhanced by new flooring, paint, fixtures and furniture. In addition to larger capacity, the interior has a modernized look that helps to draw non-golf related business, including events. In previous years NGF noted that the kitchen size, including storage capacity, was constraining the ability to host larger parties and banquets, and that kitchen reconfiguration / expansion should be considered a priority improvement. However, the purchase of new kitchen equipment seems to have mitigated the constraint, and this is no longer considered a high-priority capital need.



- **Back of Clubhouse** – Limited storage capacity requires some improvisation, 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. The building appears to be in good condition; recent improvements include repairs to holes in the walls, tearing out of old insulation and replacement with an insulating coating, and installation of some new lighting.
- **Other Golfer Support Amenities** – EHGC has two on-course comfort stations (one on each 9 holes) that are in good working order and provide adequate service. High-quality maintenance of these facilities should be a priority for EHGC to provide the level of on-course service consistent with public golf courses operating at the high end of the market. 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. We recommend that this amenity be completed by adding a water connection and ice machine.



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. EHGC's maintenance facility is of adequate size and provides 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. The improvement of the maintenance facility should be included as part of a long-term (beyond the next 10-15 years) capital plan for EHGC.
- **Parking Lot** – The parking lot still has significant cracking and potholes in areas that should be repaired to provide the highest level of entrance appeal and match the overall quality of the golf course and clubhouse.

OPERATIONS OVERVIEW

The management and oversight structure for Eagle Harbor GC remains in place, with Hampton Golf providing management and operations service for a monthly fee. Direct oversight of the Hampton Golf management contract is provided by The Crossings at Fleming Island CDD.

Hampton Golf continues to follow best business practices in operating, managing, marketing, and maintaining Eagle Harbor GC. New growth initiatives are underway for food & beverage, merchandising, and programming. EHGC continues to be in generally good condition from a maintenance standpoint, though ongoing work is required for greens, tee boxes (esp. par-3), cart paths, bunkers, lake banks, and bridges. The facility continues on a positive revenue trajectory, but expense growth must be managed if the EHGC is to generate an operating profit.

Following are NGF summary observations regarding key operational components, with recommendations where applicable.

Fees and Charges

Daily Fee Golf Rates

In October 2021, Eagle Harbor GC converted 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 \$37 (offseason twilight, up from \$25) to \$85 (peak season prime time rate) for non-Eagle Harbor residents, though fees may reach as high as \$98 for weekend play during The Players Championship held in Ponte Vedra Beach. Eagle Harbor residents have set rack rates, which range from \$37 to \$62 for 18-hole play.

NGF Discussion – Daily Fees

There were some logistical challenges with respect to the rollout of dynamic pricing in 2021 and 2022, primarily related to the booking process, but the practice is now fully integrated, seamless, and producing positive returns. Tee time booking begins at the website eagleharborgc.com, allowing pro shop staff to check for tee time availability and quote the price based on the supply. Those people eligible for discounts, residents, military, first responders, etc., present proof of eligibility at check-in and staff make the adjustment at the register. (The resident database on the computer is used to verify residency).

Hampton Golf provided NGF with a report that shows average daily rates (public play only) for the last 3+ calendar years, including the time since dynamic pricing was implemented in October 2021. Aside from dynamic pricing, there are several potential intervening variables and factors that can affect average daily rate (ADR), such as the mix of rounds played, the pricing power that has been experienced in the golf market since the pandemic, and yearly weather variations. The tables below appear to clearly illustrate the positive effect dynamic pricing has had on growth of ADR and green fee revenue since implementation at EHGC:

- The year-over-year (calendar 2022 vs. 2021) increases in average rate and green fee revenue were 15.2% and 26.9%, respectively. The increases in these metrics for 2023 were 7.9% and 7.2%, despite slightly lower rounds played.
- Isolating only the January through April period, 2022 vs. 2021 showed robust **increases in average rate and green fee revenue of 34% and 53.2%, respectively.** Through April 2024, YOY average rate increased 6.9% while total revenue fell by 4.2% due to a 9.7% decrease in rounds played.

Average Daily Rate – Public Rounds (2021 - 2023) w/ Year-over-Year Percentage Change					
	2021	2022	% Change	2023	% Change
Rounds Played	28,819	31,733	10.1%	31,525	(0.06%)
Revenue	\$1,103,480	\$1,400,060	26.9%	\$1,501,005	7.2%
Average Rate	\$38.29	\$44.12	34.0%	\$47.61	7.9%

Note: Dynamic pricing implemented October 2021.

Average Daily Rate – Public Rounds (Through April: 2021 - 2023) w/ YOY Percentage Change					
	2021	2022	% Change	2023	% Change
Rounds Played	10,170	11,623	14.3%	10,493	(9.7%)
Revenue	\$379,324	\$580,952	53.2%	\$556,500	(4.2%)
Average Rate	\$37.30	\$49.98	34.0%	\$53.04	6.9%

Member Dues

After holding member dues steady in FY23, at \$265 for Single and \$310 for Family, management increased these respective dues by \$35 and \$40, respectively, for FY24. In July 2021, management instituted a **one-time Initiation Fee** (\$1,000 for Single / \$1,500 for Family) for new full golf members of Eagle Harbor GC. The initiation fee has subsequently been raised significantly and stands at \$3,000 for Single and \$3,750 for Family. NGF believes these increases are market-appropriate given Eagle Harbor's positioning.

Eagle Harbor GC Member Fees (FY 2024)			
Monthly Fees			
Category	Golden Eagle	Active Military	Junior*
Single	\$300	\$225	\$120
Family	\$350	\$275	+\$75 each additional
Cart Fees (per Player)			
9-Hole Cart	\$16	18-Hole Cart	\$26
Pers. Cart Single Ann.	\$1,500	Family Ann.	\$2,000
EH Cart Single Annual	\$2,000	EH Single Ann.	\$2,750
*Junior: 15 and under Note: Initiation Fees: Single - \$3,000, Family - \$3,750; 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 has subsequently risen to ± 90, 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 \$2,951 in FY23, a jump of more than 64%.

Eagle Harbor GC Membership Trends					
Memberships	FY2019	FY2020	FY 2021	FY2022	FY2023
Total Members	180	n/a	155	n/a	154
Member Rounds	10,998	13,488	13,743	n/a	13,090
Total Member Revenue	\$323,317	\$363,410	\$405,496	n/a	\$454,386
Avg. Rounds per Member	61.1	n/a	88.7	n/a	85
Avg. Revenue per Member	\$1,796	n/a	\$2,616	n/a	\$2,951
Revenue per Member Round	\$29.40	\$26.94	\$29.51	n/a	\$34.71
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. The Full Golf membership stands at 134 in spring 2024, with an additional 8 Range memberships and 12 Junior memberships.

Based on Eagle Harbor’s strong leadership position in the local competitive marketplace, as well as the current inflationary atmosphere, the club should have pricing power to raise dues modestly yearly or every other year to keep up with inflation and competitive pricing. Based on NGF’s review of competitive facility dues in spring 2024, we believe that modest dues increases are justifiable and supportable for FY25. Another important reason to raise dues is that average daily rates for public play have gone up significantly, which means that to maintain rate integrity and keep dues at a reasonable multiple of average public fees, membership dues should go up. This is especially true because EHGC members are playing more frequently than they did prior to the pandemic.

Finally, we’ve noted in previous reports that grandfathered dues for some members were well below both EHGC current rates and below market rates. Last year NGF recommended that these dues be “brought to parity”. Hampton Golf began adjusting the grandfathered rates in 2022 but there were no adjustments last year. NGF recommends, as a best business practice, that management equalize the member dues by October 1 (FY25) for those individuals that have been paying discounted dues for many years.

This includes 35 Family Golden Eagle members for whom monthly dues would increase from \$280 to \$350 (if current dues hold for FY25). Another consideration is to bring all Golden Eagle members to monthly dues of \$325, which would result in savings for members now paying full freight and - at most - a 16% increase for grandfathered members. The biggest increases would be absorbed by 3 Senior Single members that are currently paying monthly dues of only \$209, and 6 Senior Family members now paying \$278. For this subgroup, NGF believes that bringing them to parity over two years, or by October 1, 2026, is a reasonable strategy.

Food and Beverage Operations

Top line revenue growth for the Food & Beverage operation at Eagle Harbor continues to grow, with total revenue from non-golf patrons and activities increasing substantially over the last year due to the increase in events and special offerings. Talons is 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,

aggressive direct selling, and the sizable “fall-out-of-bed” market (7,000+) from which Talons draws.

EHGC’s General Manager and the Hampton Golf Regional Manager are bringing fresh ideas to draw new programs and events. For example, Talons is developing a live music concert series, murder mystery dinners, and Elvis impersonator shows, to mention a few new events. Management also wants to establish Talons as a great place to watch televised sporting events, some of which (e.g., Monday Night Football) will necessitate longer operating hours. The restaurant is now open 7 days a week.

In previous reports we note some inherent limitations that acted to constrain organic revenue growth by making it impractical to host larger events. These included 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. NGF was told that these constraints have been mitigated by the addition of new kitchen equipment but that an expansion is still planned. The new management has created a reservation system for large brunch opportunities on Mother’s Day and Easter that can host more than 400 guests.

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. 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 that will provide more menu flexibility, and enhancing the outside wedding venue. Additionally, the new GM will be working closely with the Hampton Golf Regional Manager to develop ideas and strategies that will increase revenues.

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; 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.

Merchandising / Retailing

Management reports they were successful in introducing new brands in the pro shop since last year’s NGF report. The Callaway partnership continues to drive the basis of sales with hard goods and premium soft goods. Travis Mathew is the premium brand of apparel that has been the most successful in the golf shop. Putting the Eagle Harbor GC logo on the sleeve and making it larger has been well received; the plan is to change to the new full logo for the next fiscal year. Fresh price point brands like Swannies and Yatta Golf have been very successful in the first year of introduction, with the possibility of uniforms and Member Guest in coming years for Swannies.

There has been an added focus on fitting events, which have been a “huge success”. With a focus on Callaway for the partnership, the club is heading for record hard good sales through the specific brand. That same focus has been used for price point balls and gloves to streamline the higher quantity items for inventory and sales purposes. This makes for a simpler golf operation when it comes to the retail store. With the new Titleist woods coming out this year, the start to the next fiscal year should be off to the same start. Management reports that the structure is in place for the retail space to improve in terms of both sales and margins.

Staffing Changes

The primary staffing changes since NGF's study in 2023 were the hiring of replacements for three key positions - Superintendent, Food & Beverage Manager, and Special Events Manager. The former long-time Superintendent remains with Hampton Golf, but now has regional responsibilities over several clubs, including Eagle Harbor. Some summary background on the new hires, as well as the General Manager who was hired in 2023 (source: Hampton Golf):

- **General Manager** – The GM has well-rounded experience that includes nearly two decades at a semi-private golf club in Wisconsin, first as Director of Sales & Events and for the last 10+ years as General Manager. She oversees all aspects of EHGC, but the focus, at least for the short term, will be on development and community engagement.
- **Superintendent** – The new staff person is a GCSAA Class A Superintendent with many years' experience and is certified by various state associations, including the Florida Turf Grass Association and the Florida Golf Course Superintendents Association.
- **Food & Beverage Manager** – The new F&B Manager comes from high-end pizza style restaurants in New York. He has a strong commitment to customer service and staff management.
- **Special Events Manager** – The new Special Events Manager has a proven track record for sales and exceptional customer service and was promoted from the Banquet Captain position at EHGC.

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. 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 focus on the Eagle Harbor community. Key marketing and selling activities include:

- **Membership Marketing** – Hampton Golf focuses on offering 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** – Eagleharborgc.com is well organized and includes all the information that is important to high quality public golf facilities. Management actively tracks Search Engine Optimization (SEO) statistics. The website features a lot of photos, especially in the 'Weddings' section (includes a video also), emphasizing the quality and attractiveness of the venue. Additionally, there are overhead videos of all the golf holes.
- **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); Global Cuisine Tour (every second Friday of every month); and Happy Hour daily from 3pm to 7pm.
 - The Sales and Events Director regularly attends area wedding shows. In recent years, a Banquet Captain position was added to allow the S&E Director to concentrate exclusively on sales.
- **Social Media** – EHGC is active on Facebook, Instagram, and Twitter. These vehicles allow the club to do marketing at the facility level without going through the corporate office to advertise specials, post pictures, etc.

Organized Golf Activities

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

Tournaments and Leagues

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

- **Golf Associations** – EHGC has active men's and ladies golf associations, although a large portion of association members are members as well.
- **Tournaments and Outings:** EHGC generated about \$120,300 in playing fee revenue in FY23 from outside tournaments and outings. The management of these events, which also produce food & beverage and merchandise revenue, is now facilitated by Golf Genius Premium, the implementation of which has essentially paid for itself. The professional staff can charge more per player with tournament registration through Golf Genius. Additionally, all member games are transitioning to using Golf Genius so that the pro shop has control over player counts, resulting in a more efficient tee sheet.
- EHGC has become a premier location for **Charity Events**, hosting more in FY23 than in any past year. That business continues to thrive, and the club continues to be more competitive for prestigious tournaments. In FY24, EHGC hosted the Rolling Red Professional Tour, MLGT Clay County Open, SHU Spring Break Invitational, PGA Collegiate Club Event, and Junior/Senior FSGA events. The hope is to one day host a chapter or section event.
- **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. In May 2024 the club hosted a 48-team Member-Guest event. The top 8 flights + one wild card entered a pure alternate shot playoff, starting on #9. The event was so popular it reportedly drew 110 spectator carts.

- **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’. The main example is the summertime *Thursday Night Scramble* - a 9-hole event held every Thursday, with 55 people participating. The inaugural edition of the Ladies’ 4-hole league has been a success. There is also going to be a Couples League every other Monday night to kickstart the summer in June.

Player Development and Programming

Eagle Harbor GC under Hampton Golf has been very active in player development and overall programming, with a strong focus on juniors and increasing engagement among residents of the Eagle Harbor community. EHGC has developed a new foundation for their player development. The core of the program continues to be PGA Junior league and Sunday Drop-in Clinics. The Summer camps draw strong participation; management is considering the addition of a Saturday Junior Clinic. Other programming highlights included:

- There were many developments in adult instruction throughout the year as well. ‘Beers and Balls’ continues to be a success. One day a month in summer (and, often, in the shoulder seasons), this program 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.
- The Head Golf Professional has developed and implemented the PGA Program project clinic series, “Drive for Show, Putt for Dough”.
- The first Ladies’ Operation 36 Program was filled to half capacity, with the hope that the summer session would draw more participants. As noted, the club also initiated a 4-hole league for ladies, featuring a 20-minute clinic followed by 4 holes of play in the evening.
- At the beginning of the year, the club offered a package for instruction from the Head Professional and one of the Assistant Professionals. This package - named “New Year, New Golfer” - was structured so that beginners and seasoned players would get valuable instruction to start golfing or for a tune up. The package comprised three 30-minute lessons, the first being putting, followed by chipping, and finishing with the full swing. Together, 35 packages were sold for the first quarter of 2024, totaling 105 lessons.

Golf Carts

Eagle Harbor received a new 72- car Club Car fleet in February 2023. The new carts, which have Lithium-Ion batteries, are top-of-the-line and feature Visage GPS fleet management, along with the Shark Experience. The latter offers music and entertainment choices, as well as distance-to-pin measurements, hole flyovers, and pro tips. The new carts should give Eagle Harbor another competitive advantage in the market, assist the pro shop with pace of play management, and greatly mitigate cost of repairs and lost revenues from lack of functioning fleet.

Potential Revenue Opportunity

Eagle Harbor GC management is exploring the potential revenue opportunity of adding two high-quality golf simulators in air-conditioned space proximate to the bar area. NGF research and consulting experience has revealed high utilization rates for quality simulators – especially in busy clubs with sports bar or casual dining themes. Simulator utilization rates are enhanced by active programming, such as leagues, and not only draw new patrons but also make a facility more competitive for events such as corporate team building meetings.

FINANCIAL PERFORMANCE ANALYSIS

NGF has reviewed the rounds activity, membership, revenue, and expense performance of EHGC for FY 2023 and partial year FY 2024. Key findings are summarized below.

Rounds and Membership Activity

Rounds played at EHGC has been in the range of 43,000 to 45,000 for the last four full fiscal years – a sharp increase over FY19 (39,335) - and, especially, the three-year average of about 35,100 between FY16 and FY18. The increase of nearly 10,000 rounds from those prior levels equates to a robust 28% surge. NGF attributes the positive trajectory to factors such as recent facility investments, strong management, excellent course maintenance, and positive macro factors in both the regional and national golf industries. More importantly, these rounds are being sold at a higher average rate due to several factors, including “pricing power” in the market, the implementation of dynamic pricing for daily tee times, increases in annual member dues, and the introduction of an initiation fee for full golf members.

Except for FY19, when Eagle Harbor had 180 total members due to a relatively high number of *Range Plus* members (now stands at just 8), total EHGC membership has generally been in the mid-150s during the last several years, including 154 on the FY23 rolls. Total Full Golf membership in FY23 is 134, not including 12 Junior members. Members, including Range Plus, are more active since the pandemic, averaging in the range of 85 to 92 rounds per year, up from 60 to 65 pre-pandemic. (Some of this increase is due to a higher percentage of full golf members). Eagle Harbor’s membership has consistently accounted for about 28% to 32% of total play for more than a decade. NGF believes full golf memberships in the range of 120 to 135 and play percentage of ±30% are appropriate targets for EHGC in the context of preserving a strong inventory of prime tee times for daily fee users, while still providing a reliable source of dues income each year.

Eagle Harbor Golf Club Rounds Played and Membership (FY2019 - FY2023)					
	FY2019	FY2020	FY2021	FY2022	FY2023
Member Rounds	10,998	13,488	13,743	13,380	13,090
Guest/Daily Fee Rounds	28,337	31,489	29,049	31,300	31,268
Total Rounds	39,335	44,977	42,792	44,680	44,359
Estimated Total Members	180	n/a	155	n/a	154
Rounds per Member	61.1	n/a	88.7	n/a	85.0
Member Rounds % of Total	28.0%	30.0%	32.1%	n/a	29.5%
Source: Eagle Harbor GC.					

Year-over-Year Rounds Played through April 2024

Rounds played through April 2024 are about 2.2% ahead of last year's pace. Total play October through April has increased each of the last 5 years, and these rounds are being sold at a higher rate.

EHGC Total Rounds Played - First 7 Months (FY2020 – FY2024)								
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	7-Month Total
FY 2020	3,109	3,274	3,095	3,372	3,491	4,658	3,994	24,993
FY 2021	3,524	3,196	3,515	3,696	2,832	4,292	4,072	25,127
FY 2022	3,343	2,804	3,622	3,280	3,812	4,089	4,409	25,359
FY 2023	3,614	3,124	3,208	3,425	3,491	4,777	4,185	25,824
FY 2024	4,023	3,233	3,214	3,172	3,647	4,770	4,322	26,401
Difference '20 - '24								5.6%

Revenues

Growth continues, with total revenue reaching a high-water mark of just over \$4.0 million in FY23, a 6.3% increase over prior year. Leading the way was a \$133,000 increase in playing fees (including green/cart fees, member dues, and initiation fees), which were up by 6.8% despite a slight decline in rounds played. Total revenue grew by about \$239,000, or 6.3%, year over year. Over the 5-year period, total facility revenue increased by about \$918,000, or just under 30%.

Eagle Harbor Golf Club Total Revenue (FY 2019 – FY 2023)					
Revenue Center	2019	2020	2021	2022	2023
Member Fees / Dues	\$323,317	\$363,410	\$405,496	\$416,725	\$450,201
Green / Cart Fees	1,045,552	1,248,937	1,275,052	1,540,249	1,639,769
Merchandise Sales	215,016	215,713	292,540	191,153	228,498
Total F & B Sales*	1,383,033	1,060,923	1,209,087	1,418,562	1,472,352
Rental Revenue	46,308	54,460	57,846	100,926	118,854
Membership (Other)	3,917	4,989	4,269	3,395	4,185
Misc. Income*	70,394	75,864	71,676	94,905	91,451
Total Revenue	\$3,087,538	\$3,024,295	\$3,315,965	\$3,765,915	\$4,005,310
Annual Change in Revenue	13.45%	-2.05%	9.64%	13.6%	6.3%

Source: Eagle Harbor GC.
*Excludes rental revenue and miscellaneous income.

Average Revenue per Round

Excluding pandemic year FY20, total facility average revenue per round was remarkably consistent from FY18 to FY21, at ± \$78.00 during that period. Total revenue per round rose by an impressive 8.8% in FY22 and another 7.1% in FY23, surpassing \$90 for the first time. Contributing to that increase were:

- **Food & beverage revenue** continues to set new high-water marks, with revenue per round rising by 4.5% to \$33.19. Though expressed on a per-round basis, most of the growth continues to come from non-golf related restaurant, bar, and event business.
- **Golf playing fee revenue** (green fees / carts / member dues + initiation fees) per round increased by 7.6% in FY23, to \$47.11 - this after an impressive 11.5% increase the prior year. This metric has been improved each year since 2019 and recent gains are attributable to strong tee sheet management, implementation of dynamic pricing for public tee times (bolstered by pricing power since the pandemic), increases in member dues, and the introduction of a membership initiation fee.
- **Merchandise sales** have been highly erratic over the 5-year period but rose by more than 20% per round in FY23. New merchandise strategies and initiatives should turn this into a more predictable revenue center going forward. **Miscellaneous income** continued its positive trajectory, thanks partly to increased driving range use. The \$4.84 per round achieved in FY23 is 55% higher than in FY21.

Eagle Harbor Golf Club Average Revenue per Round FY2019 – FY2023					
	2019	2020	2021	2022	2023
Total Members	180	n/a	155	n/a	154
Member Rounds	10,998	13,488	13,743	13,380	13,090
Guest/Daily Fee Rounds	28,337	31,489	29,049	31,300	31,269
Total Rounds	39,335	44,977	42,792	44,680	44,359
Fees/Dues per Member	\$1,796	n/a	\$2,616	n/a	\$2,923
Per Total Round:					
Green / Cart/ Member Dues & Fees	\$34.80	\$35.85	\$39.27	\$43.80	\$47.11
Merchandise Sales	\$5.47	\$4.80	\$6.84	\$4.28	\$5.15
Food & Beverage Revenue	\$35.16	\$23.59	\$28.25	\$31.75	\$33.19
Miscellaneous Income*	\$3.07	\$3.01	\$3.13	\$4.46	\$4.84
Total Revenue per Round	\$78.49	\$67.24	\$77.49	\$84.29	\$90.29
Source: Eagle Harbor GC					
*Miscellaneous income includes rentals, driving range, membership (other) category.					

Food and Beverage Operation

The food & beverage operation at Eagle Harbor continues to grow impressively, reaching an all-time high of more than \$1.47 million (*excluding* rental and miscellaneous revenue) in FY23. Thanks to a very high volume of “non-golf” business, the scale of EHGC’s F&B operation is far larger than NGF observes at most public/semi-private golf courses, especially those in Eagle Harbor’s green fee range.

The EHGC F&B operation had become consistently profitable after years of large-scale losses, including more than **(\$400,000)** in FY16. F&B generated positive net ordinary incomes (excluding rental revenue and miscellaneous income) in each of the three prior fiscal years, with the operating margin improving from 4.3% in FY20 to 6.4% in FY22. However, net income declined to a loss of **(\$110,000)** in the face of a \$156,000 increase (22.6%) in labor expense; **overall, labor expense has increased by 58.5% over a two-year span.** Wages have increased with the minimum wage and the increase in events and patrons – as well as the higher service profile - has necessitated additional staffing and commissions. Still, if rental revenue is included in F&B revenues, the operation was essentially break-even in 2023.

Eagle Harbor Golf Club Food & Beverage Revenue Center: FY2021 – FY2023			
	2021	2022	2023
Total Operating Rev.*	\$1,209,087	\$1,418,562	\$1,472,352
Less:			
Cost of Goods Sold	\$423,621	\$487,524	\$504,946
Total Labor Expense	\$534,441	\$691,389	\$847,319
Total Non-Labor Exp.	\$182,362	\$148,991	\$131,325
Net Ordinary Income	\$68,663	\$90,658	(\$119,238)
Operating Margin	5.7%	6.4%	(7.5%)
Source: Eagle Harbor GC.			
*Excluding rental revenue and miscellaneous income			

Talons’ physical space improvements, expert management, evolving menus, and aggressive direct sales efforts for banquets and other events have been key to the impressive turnaround for the food & beverage operation at EHGC. While NGF is confident that management, including the new General Manager, will continue to increase revenues, a significant macro headwind in the form of rising labor costs may dampen profitability in the short run.

Expenses

Direct expenses to operate EHGC totaled about \$3.34 million in FY23, excluding cost of sales, depreciation, debt service (interest and principal), etc. This amount represented a 6% year-over-year increase, down sharply from a 17.9% increase last year that was due primarily to a nearly 27% increase in labor expenses. Labor expense as a percentage of total facility operating expenses, which accounted for 43.7% of total facility expenses in FY19 and 40.6% in FY20, has increased steadily and stood at 55.3% in FY23. The labor cost as a percentage of total expense remains within industry standards, especially considering the large-scale F&B operation.

Eagle Harbor Golf Club Total Operating Expenses: FY 2021 – FY 2023			
	2021	2022	2023
Total Labor Expense	\$1,341,457	\$1,699,543	\$1,849,171
Total Non-Labor Exp.	\$1,332,533	\$1,452,787	\$1,493,208
Total Operating Exp.	\$2,673,990	\$3,152,330	\$3,342,379

At this writing in late spring 2024, U.S. price and wage inflation are muted compared to a year ago but remain persistent, as does the competitiveness of the labor market in the service industry. Hampton Golf and EHGC staff will have to continue to be vigilant and nimble in navigating these challenges to ensure that the golf facility achieves profitability.

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 ±80% over the last few years (81.6% in FY23). F&B COGS declined to 34.1% in FY23, down from 37% in FY22, despite rising food costs.

Economic Performance Summary

EHGC’s annual total revenue has increased by more than \$917,000 since 2019, surpassing \$4 million for the first time in FY23. While revenue growth persists, input cost inflation and an increase in the service profile of the food & beverage operation have prevented the facility from turning a profit. The total net loss on operations (net ordinary income) has been remarkably similar over the last three fiscal years, ranging from **(\$28,368)** this past year to **(\$29,734)** in FY21.

It is clear to NGF that if Eagle Harbor GC continues to increase revenues through current initiatives and fee increases, achieving what the District has defined as “Level 1” performance – revenues that cover basic operating expenses – is certainly within reach if expense growth moderates and/or activity levels (e.g., rounds played) grow even moderately.

Eagle Harbor Golf Club Summary of Golf Facility Performance: FY 2019 – FY 2023					
	2019	2020	2021	2022	2023
Total Operating Rev.	\$3,087,839	\$3,024,295	\$3,315,965	\$3,765,915	\$4,005,310
Less:					
Cost of Goods Sold	\$704,764	\$586,156	\$661,129	\$643,226	\$691,299
Total Operating Exp.	\$2,436,526	\$2,447,056	\$2,684,570	\$3,152,330	\$3,342,379
Net Ordinary Income	(\$53,451)	(\$8,917)	(\$29,734)	(\$29,641)	(\$28,368)
Source: Eagle Harbor GC.					

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

Below NGF provides a summary of important national trends for the golf industry that may have direct or indirect effect on the operations of facilities such as Eagle Harbor Golf Club.

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. Total spending on golf 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. Chief challenges include retention of new beginning golfers and ***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 (more below). This was due to many factors, not the least of which is the fact that golf is an outdoor activity that is conducive to social distancing.

Key Trends in Demand

Participation - Golf participation is one of the core measures of golf’s vitality. The national golfer number (people age 6+ that had played at least one round of golf the prior 12 months) showed net attrition between 2012 and 2017 but has generally been on the rise over the last half decade plus, increasing from 23.8 million people in 2017 to 25.1 million in 2021. Counting both on-course and off-course participation, 37.5 million Americans age 6+ played golf in 2021.

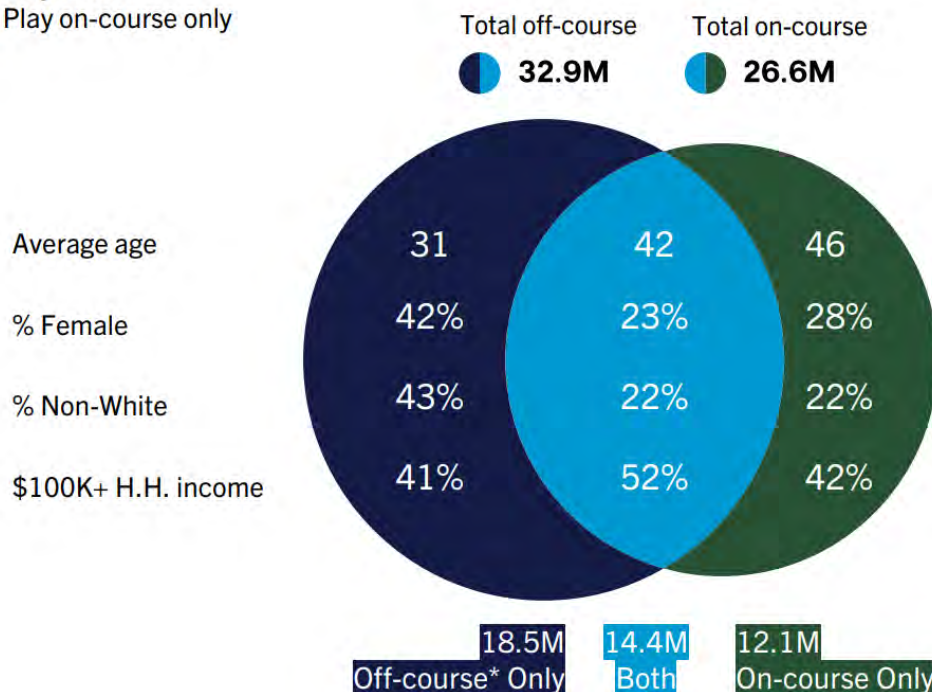
Traditional, on-course participation was up again in 2022, with a net increase of 500,000 golfers to 25.6 million in total. In 2023, the number of green grass golfers grew by another million, to 26.6 million, an increase of 4% over 2022 and 14% since 2019. **There has been a net gain of 2.3 million on-course golfers over the past four years, with 2023 marking the 6th straight year overall of green grass participation increases. That had not happened in two decades.**

Encouragingly, these net gains are coming from areas where the industry has been placing its focus to supplement the loyal, core base of long-time, committed players. Demographically, it’s been the youth (+40%), Black (+58%), Hispanic (+25%) and Female (+25%) cohorts that have seen the largest proportional increases since 2019.

Gains away from the golf course are more significant, with an 18% year-over-year jump and a remarkable 41% increase vs. 2019. In 2022, total off-course engagement (27.9 million) for the first time eclipsed those who play on the course. Overall, golf’s U.S. consumer base is now a record 45 million, with three distinct participant groups (see graphic below).

2023 U.S Golf Participation, Total Participants (Age 6+)

- Play off-course only*
- Play both*
- Play on-course only



Rounds Played 2021-2024 – For 2021, national rounds were up by 5.5%, after a much larger increase the prior year due to the pandemic. Overall play was down by 3.7% in 2022, largely attributable to poor weather in key markets. Last year proved to be another strong one, with rounds up in the overall U.S. by 4.2%. Through April 2024, national rounds are up 4.2% year-over-year. ([Appendix B](#)). For Florida, rounds were up by 6% in 2021, down by 2.6% in 2022, up by 0.6% in 2023, and *down* by 4.1% for the first four months of 2024; the Jacksonville submarket was down by less than 1% year-over-year in 2022, saw an increase of 3.5% for 2023, and behind by 4.1% through April 2024.

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 59 to 78 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

With a decade and a half of net attrition in golf course supply, it’s understandable that this contraction has gotten a lot of attention. However, if examined objectively and with a longer view, it is clear golf is in a better place today than it was when the current ‘supply correction’ began in 2005. The number of golf course closures has declined each of the past four years, a sign the U.S. market is moving closer to equilibrium. In 2023, there were approximately 90 18-hole equivalent closures, the fewest since 2004, before the current correction began. Since 2006, there has been a net decline of about 2,200 18-hole equivalent courses, or roughly 13% of total U.S. supply. But over the same period, there have been:

- 550+ new 18-HEQ course openings.
- 1,600+ reconstructions and/or major renovations.
- 275+ course resurrections (instances where a facility is closed – seemingly for good – and then the property gets new life, often as an entirely new course).

In addition to an improved supply/demand balance, the U.S. now has a higher-quality supply of courses that are, overall, in better shape than ever. Also, more than 1,000 off-course facilities such as golf entertainment and simulator venues, have been added, providing inviting onramps for new participants.

Finally, many of the golf course closures in the last decade have been a direct result of the demand for land to develop residential and commercial real estate. 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:

New Course Development & Investment in Existing Facilities: New course development in 2023 – 32 facilities comprising 23.1 18HEQs - climbed to its highest levels in more than a decade. Of the 32 courses that opened in 2023, half were nine holes or fewer, and 13 of them were Par-3 layouts. Investment in major renovation projects remains elevated and 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. At the end of 2023, there were almost twice as many new courses or course additions under active construction (close to 70) than the three-year pre-pandemic average. (Another 48 were in planning across the U.S.)

Increasing Diversity: A closer look at on-course participants (golfers) in 2023 shows a continuing trend towards diversification – spurred in some respect by the heightened interest and engagement generated by off-course forms of golf.

- The number of Asian, Hispanic, and Black on-course golfers was up 8% to 6.1 million, a net gain of almost 500,000 year-over-year. This represents an increase of 27% since 2019. People of color now represent 23% of “green grass” golfers – also a new high mark in representativeness.
- While people of color now represent about 40% of the U.S. population age 6- and-up, they account for about 23% of green-grass golfers and 25% of off-course only golfers (8 million).

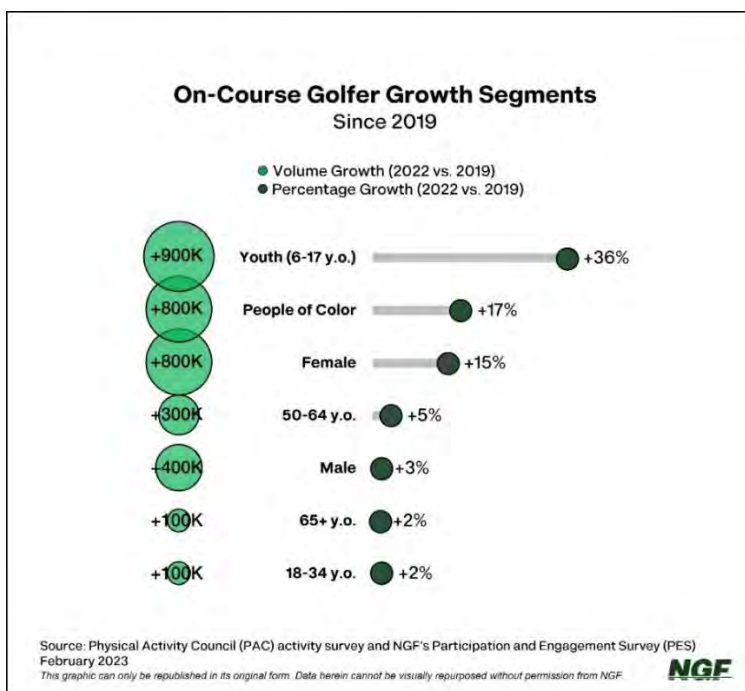
Females: Female on-course participation has grown to 7.0 million, the most since 2006 (prior to the Great Recession). There has been a net gain of 1.4M women and girls playing traditional golf since 2019. This represents 60% of the post-pandemic net golfer growth. While females account for 26% of on-course participants – the highest proportion on record – their representation among the off-course only participant base is even greater, at 7.8 million in 2023.

Beginners: The number of beginners rose to 3.4 million in 2023, surpassing the record of 3.3 million set the previous year; more than 15 million beginners have taken up the game over the last 5 years. The last few 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. Nearly 4 in 10 beginning golfers are women, and the percentage of non-Caucasian beginners is significantly higher than the corresponding percentage in the total golf population.

Juniors: In 2023, 3.5 million youths (age 6-17) played golf on a course, an increase of 4% over 2022. There were more on-course youth golfers in 2023 than any year since 2006; this segment has experienced the largest gains of any age group, growing by ~ 1 million, or 40%, since 2019, and is proportionally more diverse (females and minorities) than the broader green-grass golf population.

Young Adults: the category of young adults (18 to 34-year-olds) is among the sport’s biggest customer age segments, with 6.3 million on-course participants and 4.8 million off-course participants. The number of young adults playing “green grass” golf has increased for the third consecutive year and is at its highest point since 2015. Ongoing NGF survey research indicates that interest in playing among non-golfing young adults is high, with more than 5 million saying they are “very interested” in taking up the game. The fun and entertainment aspects of golf - especially when consumable in relatively short time windows - are particularly salient to this cohort.

Off-Course Participation: Driven primarily by the popularity and growth of Topgolf, a non-traditional form of golf entertainment, there were an estimated 32.9 million off-course participants (only those activities that involve hitting a ball with a golf club) in 2023, up by 18% from 2022 and by 41% since 2019. Off-course participation has eclipsed on-course in each of the past two years and has more than doubled since 2014 (14.3M).

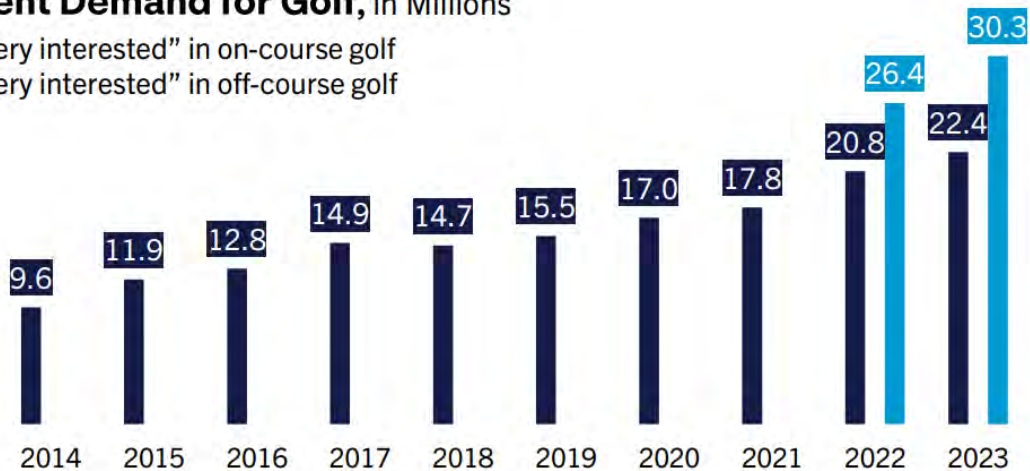


Latent Demand: In 2023, the number of “non-golfers” who say they’re very interested in playing golf on a golf course reached 22.4 million, moving the industry closer to a 1:1 ratio between current on-course customers and on-course prospects. This measure, which NGF terms “latent demand,” reflects opportunity for the game. Golf’s challenge has been to convert more of that interest into positive experiences and committed, long-term participants.

There’s no question increased access to less-intimidating and approachable forms of off-course golf has contributed to increased interest in taking up the traditional game. In recent years, NGF has also measured latent demand for entertainment golf, which serves as a proxy for overall off-course demand. The size of this prospect pool is especially notable – outsizing that for green grass by 35% (30.3M compared to 22.4M) and revealing nearly a 1:1 ratio between current customers and prospects.

Latent Demand for Golf, in Millions

- “Very interested” in on-course golf
- “Very interested” in off-course golf



National Golf Industry Overview Summary – Potential Implications for EHGC

Golf facilities largely appear to be in a healthy place in mid-2024, with quality golf courses continuing to experience strong rounds activity and pricing power. Industry-wide, there’s positive momentum for golf courses when it comes to play and participation, as well as the improved perception and popularity of the green grass game. NGF research shows that over 90% of Core golfers (8+ rounds played per year) expect to play as much or more golf in the coming year as they did in 2023. Three quarters expect to continue at their current pace, with 18% indicating they plan to play more often. Only 7% said they expect to play less in 2024. Other indicators point to the sustainability of a new normal:

- Rounds played tracking more than 10% ahead of recent historical averages
- A growing committed base of “players and payers”
- A deep well of interested prospects
- Improved facility health
- Positivity around golf’s grand

Headwinds do still exist. Retention and conversion remain a challenge - while 15 million+ beginners played for the first time over the past five years, the net gain in on-course participants is just a fraction of that. Encouragingly, many operators recognize that complacency is one of the biggest dangers the golf industry faces given that the surges in demand weren’t caused by anything that was intentionally done to serve the product up differently. Eagle Harbor GC, Hampton Golf, and District management have shown that they recognize the need to continually improve the experience and service level to attain high customer satisfaction and retention levels, as well as continued revenue growth.

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 **381,500 people residing within 10 miles** of EHGC in 2023. The 10-mile market is expected to add nearly 22,000 new residents between 2023 and 2028. *Projected 5-year growth rates in the subject markets are about 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 \$122,000, or nearly 52% higher than the corresponding national figure of \$80,504. At 42.6 years, the **median age** is also considerably higher than the national media of 38.7 years. Median income is more modest in the 10-mile trade area; still, at \$90,814, it is 12.8% higher than the U.S. median. Both income and age correlate positively with golf participation/frequency, except among the very elderly.
- **Golf participation rate:** The golf participation rate in the immediate 2-mile radial around EHGC is 11.6%, or 38% higher than the overall U.S. rate of 8.4%. The 10-mile primary trade area for the club shows a participation rate that is moderately higher than the national benchmark. The relatively strong numbers in the local markets are primary attributable to relatively high incomes and demographic profiles predictive of strong demand for golf. NGF proprietary golf demand indices indicate about 2,170 golfers living within 2 miles of EHGC, and about 31,500 within 10 miles, representing modest increase over prior year – attributable to both population growth and increasing participation rates. The 10-mile submarket is projected to add about 4,000 golfers by 2028 – nearly double the 5-year increase that we noted in last year's report.
- The **tourism industry** in the Jacksonville/Duval County area has recovered fully from the pandemic. Total visitation was once again about 23 million in 2023, 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.
- NGF estimates about 1,450 “**very interested**” **non-golfers** in the 2-mile market (including many within EH). Management's goal to rebuild the player development program at EHGC should have a component aimed at inviting and onboarding prospective new golfers, especially within the captive market of Eagle Harbor.

Golf Supply

- There are eight total golf facilities, totaling 153 holes, within ten miles of EHGC, including six that are public or semi-private. Several facilities lie just outside the 10-mile radial. The 20-mile market is home to 26 facilities (18 public), totaling 441 holes.
- The primary 10-mile trade area has about 2 times as many golfers per 18 holes of golf (both total and public) than the national benchmark, though the ratio is similar to the national standard for public premium (peak riding green fee >\$80) golf.
- The NGF Golf Facility Database shows no new golf facilities either in planning or under construction in EHGC's trade area. Glen Kernan Golf and Country Club – a private 18-hole club in Jacksonville - was purchased by local developer Corner Lot in 2024 and will be closed for about one year for a renovation led by 2003 U.S. Open champion Jim Furyk. Hampton Golf will manage the facility.

COMPETITIVE GOLF MARKET

The charts shown in [Appendix D](#) illustrate summary information for EHGC and the public/ semi-private facilities that are its primary and secondary competitors. The charts show summary rounds played estimates, member fee, and daily fee information for each facility profiled. NGF key findings, focusing on changes since our last report in mid-2023:

- NGF research indicates that **rounds played** among Eagle Harbor and its competitive set seem to have stabilized (weather-adjusted) after a significant run-up in activity from mid-2020 through the spring of 2023 (the pandemic surge). Overall, NGF estimates that annual rounds played among EHGC and the competitive set remain about 10% to 15% higher, on average, than they were immediately prior to the pandemic. Though rounds may be stabilizing, they are being sold at higher average rates over the last few years.
- Use of **dynamic pricing** is now firmly entrenched in this market. Based on our review of online rates during May 2024, the top of the local daily fee market remains in the range of \$75 to \$90 for a peak season prime time round of golf at facilities such as secondary EHGC competitors, Golf Club at South Hampton and St. Johns G&CC, the latter of which showed a prime-time rate as high as \$98.
- **Green fees** at the middle price tier facilities, including key EHGC competitors Eagle Landing Golf Club and GC at Fleming Island, increased again in 2023, generally in the range of \$4 to \$8 for prime-time rounds. As we observed last year, these continued increases reflect two national trends – pricing power in the market and the necessity to keep up with rising input costs.
- **Membership dues** have also increased at several facilities in the competitive set, generally in the range of \$10 to \$20 per month, depending on type. With Eagle Harbor's increase in **initiation fees** to \$3,000 Individual / \$3,750 Family, the club is now close to the \$4,000 joining fees at St. Johns and Golf Club at South Hampton.
- **Eagle Landing** and **Fleming Island** remain the most direct competitors to EHGC. The semi-private clubs located east of the river, such as South Hampton and St. Johns G&CC, are secondary competitors.
 - **Eagle Landing Golf Club**, managed by Troon Golf, has been an improved competitor to EHGC in recent years, with both golf course and clubhouse enhancements. ELGC has a large-scale food & beverage operation; after reporting \$1.5 million in revenue for 2022, an increase of 25% over prior year, management tells NGF that revenues grew to \$1.7 million for 2023, despite a relatively small clubhouse. Rounds played in 2023 were in line with prior year,

but average rate increased by another \$2 following a 10% increase the year before. The club's breakfast, lunch & beverage special - available Monday-Friday for an \$11 fee at check-in – remains a draw, and weekend full-fee rates include an alcoholic or non-alcoholic beverage.

- **Fleming Island Golf Club** is a lower fee facility that lags considerably behind Eagle Harbor GC in terms of course conditions and overall quality of golf experience but remains active due to affordable green fees and support from the ±4,000 homes in the community. Fleming Island is especially competitive to Eagle Harbor for senior rates. The facility has a popular amenity in its “Top of the Tee” golf entertainment venue that includes 10 covered and furnished hitting bays with Toptracer technology and the air-conditioned TeeHouse Bar.
- **St. Johns G&CC, South Hampton, and Eagle Landing** remain the most active clubs, with estimated annual rounds in the middle-to-upper 50,000s. Each, like Eagle Harbor GC, has a significant membership component.
- **Bent Creek GC**, owned by the City of Jacksonville and once among the most active facilities in the local market, seems to have largely recovered from the struggle it had with the grow-in of its new greens in 2021. Online reviews are generally favorable, but this difficult course (narrower fairways, a lot of water, forced carries) can result in slow pace of play. Also, the condition of tee boxes seems to be a continuing issue.
- **Cimarrone Golf Club** reports to be under new ownership and making improvements throughout the property - both on and off the golf course. The website is promoting new programs and *The Wild One* loyalty program.
- **Julington Creek Golf Club** underwent a renovation in 2022 that included new TifEagle turf on the greens, rebuilding of the driving range, improvements to bunkers and tees, minor irrigation upgrades, and enhanced aesthetics throughout the course. Future projects are slated to include cart path improvements and extensive irrigation system upgrade. The facility website in early June 2024 indicates there may be some lingering issues with the new greens, especially on the back 9.

Eagle Harbor GC Facility Improvement Plan

The CDD continues to improve Eagle Harbor Golf Club. Notable improvements since the 2023 report include, but are not limited to:

- Installed a completely new irrigation pump system, renovated the pump house, and installed a filter system.
- Ongoing bunker renovations, tree removal and root pruning.
- Removed and replaced 100's of feet of concrete cart paths (\$110K).
- Renovated the driving range tee line with new mats and signage.
- Completely renovated and upgraded 2 island green bridges; renovated bridge from #5 green to #6 tee box.
- Construction of maintenance wash station.
- Installed new fencing around maintenance and cart storage facilities.
- Ongoing refreshing of the clubhouse interior and exterior. Patio area - new tables, chairs, and carpets. Enhanced greenery and landscaping around clubhouse area.
- New kitchen equipment and service ware.
- Other:
 - Updated clubhouse doors.
 - Upgraded video security system.
 - Ordered new carryall golf carts for fall 2024 delivery.
 - Updated signage throughout the course.

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 (FY24), the short / intermediate term (FY25 – FY28), and for the longer-term (FY29 through FY33).

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). All estimates are in 2024 dollars; some costs are based on estimates provided by the District, while others are solely from NGF expertise and that of its industry sources.

MAINTENANCE AND REPAIR PROJECTS

Continued cart path repair and leveling of par-3 tees is a high priority.

Remainder FY 2024

1. **Cart Path Repairs:** Continual work to stay ahead on cart path repairs and fixes at an annual cost of **\$10,000**.
2. **Tree Root Pruning:** Fixing large tree root intrusions. **NGF estimated cost = \$5,775 (Lump sum)**.
3. **Bridge Repairs:** Renovation of #11 to #12 bridge. **EHGC estimated cost = \$11,000 (Lump sum)**.

FY 2025 – FY 2028 or Annual Recurring

1. **Cart Paths:** Continual work to stay ahead on cart path repairs and fixes at an annual cost of **\$12,000**. (Per District).
2. **Irrigation Repairs:** Annual cost of **\$5,000** to replace irrigation heads and fix drainage issues as needed.
3. **Tree Root Pruning:** Continual work to fix large tree root intrusions. **EHGC estimated annual cost = \$5,775 (Lump sum)**.
4. **Bridge Repairs:** Repair bridge at hole #4. **NGF estimated cost = \$12,000**.
5. **Environmentally Sensitive Area Maintenance:** The sensitive areas on holes #15 and #4 to be completed via contract with a third-party vendor at **\$7,000** per year.

CAPITAL EXPENDITURES & PROJECTS

FY 2025 – FY 2028

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 a relief to staff. **EHGC estimated cost = \$23,000 (work done in house)**.
2. **Tee Renovation (Par-3 holes):** The tee boxes of the par-3 holes are particularly beat up due to their small size. The renovation will resurface and enlarge them. **EHGC estimated cost = \$176,000 (lump sum)**.
3. **Driving Range Repair:** Repair tee area, drainage; extensive work to landing area, including leveling/removal of current target “greens”. **EHGC estimated cost = \$202,000 for range improvements and drainage fixes**.
4. **Irrigation and Drainage Projects (holes #1, #5, #9, #10 and #17):** Additional surface/ subsurface drainage is needed to enhance the quality of the playing surface. **EHGC estimated cost = \$25,000**.
5. **Bunkers:** In-house renovation of 12 select greenside bunkers. **EHGC estimated cost = \$74,400 (12 @ \$6,200/ bunker)**.
6. **Tree Trimming/Thinning:** Trimming large trees and removing dead and dying trees is a priority for EHGC. **EHGC estimated cost = \$34,500 total**.
7. **Clubhouse Enhancements:** Replacement of one additional A/C unit. **NGF/District estimated cost = \$11,500**.

8. **Parking Lot:** Repair of parking lot (e.g., new asphalt surface). ***EHGC estimated cost = \$87,400 (38,000sf @ \$2.30/sf) for new surface and striping.***
9. **Lake Bank Rebuild (holes #11, #14, and #16):** Repair damage done by Nutria and general erosion. ***Estimated cost = \$17,325 (3 @ \$5,775 per hole).***

Long-Term (FY 2029 – FY 2033)

1. **Outside Storage Unit:** TBD; several options being considered, including utilizing unused space at “back of house”.
2. **Kitchen Expansion plus Equipment:** Various pieces to improve service efficiency, menu flexibility. ***EHGC estimated cost = \$400,000.***
3. **Irrigation System Renovation:** The addition of a new piping and other below-ground fixes. ***EHGC estimated cost = \$925,000 (lump sum in 2024 dollars).*** Assumed to be funded through a capital reserve savings plan of \$165,000 per year, through FY 2028.
4. **Lake Bank Improvements (Optional):** Bulkhead inside and outside pond near the practice green and holes #5 and #6. ***EHGC estimated cost = \$202,000 (Lump sum).***

NGF SUMMARY 10-YEAR MAINTENANCE, REPAIR & CIP

Maintenance and Repair Projects – FY 2024 – FY 2033

10-Year Maintenance and Repair Plan for Eagle Harbor Golf Club						
	Remainder FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY29-FY33
FY 2024 Maintenance Projects						
Cart Path Repairs	\$10,000					
Tree Root Pruning	\$5,775					
Bridge Repairs (#11 to #12)	\$11,000					
FY2025 - FY2028 or Recurring						
Cart Path Repairs		\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Irrigation Repairs		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Tree Root Pruning		\$5,775	\$5,775	\$5,775	\$5,775	\$5,775
Bridge Repairs @ Hole #4		\$12,000				
Environmental Area Maintenance		\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Annual Total	\$26,775	\$41,775	\$29,775	\$29,775	\$29,775	\$29,775
Source: NGF Consulting and Eagle Harbor GC						

Capital Projects – FY 2024 – FY 2033

10-Year Capital Improvement Plan for Eagle Harbor Golf Club						
	Remainder FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY29-FY33
FY25 - FY28 Capital Projects						
Driving Range Repair		\$202,000				
Tee Renovation (Par-3 holes)		\$176,000				
Irrigation and Drainage Projects		\$25,000				
Tree Trimming/Thinning		\$34,500				
Clubhouse A/C Unit Replace		\$12,500				
New Water/Ice Station		\$23,000				
Bunker Renovation (12 total)		\$37,200	\$37,200			
Parking Lot Improvements			\$87,400			
Lake Bank Rebuild				\$17,325		
FY29 - FY33 Capital Projects						
Outside storage unit for kitchen						TBD
Kitchen Expansion & Equip.						\$400,000
<i>Reserve for Irrigation Reno</i>	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	Irrigation Proj.
Base Annual Total	\$165,000	\$675,200	\$289,600	\$182,325	\$165,000	\$400,000
Bulkhead (Optional)						\$202,000
Source: NGF Consulting and Eagle Harbor GC						

Projected Financial Performance (FY24–FY33)

NGF Consulting has created a cash flow model for EHGC, in consideration of actual recent facility performance, preliminary information shared with NGF regarding the FY25 budget, and current and expected market conditions. Key assumptions are shown below.

BASIC ASSUMPTIONS

- The regional and national economic condition remains largely stable, and the very high input cost inflation will continue to moderate.
- 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 45,000 through FY33, reflecting recent activity levels and trends.
- Average **golf playing fee revenue per round** (green and cart fees plus member dues & initiation fees) is projected to be \$48.53 in FY24, a 3% increase over actual FY23 numbers. We have assumed 2.75% annual growth through FY33, reflecting continued revenue management through dynamic pricing, in conjunction with increases in member dues.
- **Food & beverage** revenue projections (expressed as per-round average) reflect an upward trajectory, as well as new programs, events and operating hours anticipated for this year and beyond. NGF assumes \$34.85 per round for FY24, representing 5% growth over actual FY23, growing at 5% annually through FY33.
- **Merchandise** sales are \$5.33 per round in FY24, a 3.5% increase over FY23 results. Annual growth is 3.5% through FY33, to reflect the Head Golf Professional's merchandising strategies, offerings, and programs, such as club fitting events.
- **Miscellaneous** income (including rentals, driving range, and "other membership income"), we project the per-round number as \$4.96 in FY24, growing by 2.5% annually through FY33.
- **Cost of goods sold (COGS)** percentage for merchandise is held steady at 75% for the 10-year period, assuming improved margins over the 81% realized in FY23. Food & beverage COGS is assumed to be 35% throughout the 10-year period.
- **Total Operating Expense** is projected to be \$3.49 million in FY 2024, representing a 4.5% increase in both labor and non-labor expense over actual FY 2023. Growth in both categories is projected at 3.5% annually thereafter through FY 2033. NGF projects Labor Expense (all departments) to be 55% of total expense throughout.

ESTIMATED FUTURE PERFORMANCE (FY 2024 – FY 2033)

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 2024 – FY 2033)

	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Total Rounds Played	44,359	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
Revenues per Round											
Golf Playing Fees	\$47.11	\$48.53	\$49.86	\$51.23	\$52.64	\$54.09	\$55.58	\$57.11	\$58.68	\$60.29	\$61.95
F & B Sales	\$33.19	\$34.85	\$36.59	\$38.42	\$40.34	\$42.36	\$44.48	\$46.70	\$49.04	\$51.49	\$54.07
Merchandise Sales	\$5.15	\$5.33	\$5.52	\$5.71	\$5.91	\$6.12	\$6.33	\$6.55	\$6.78	\$7.02	\$7.27
Misc. Inc. (incl. Range, Rental, Misc. Memb.)	\$4.84	\$4.96	\$5.08	\$5.21	\$5.34	\$5.47	\$5.61	\$5.75	\$5.89	\$6.04	\$6.19
Revenues											
Golf Playing Fees	\$2,089,970	\$2,183,800	\$2,243,800	\$2,305,500	\$2,368,900	\$2,434,100	\$2,501,000	\$2,569,800	\$2,640,500	\$2,713,100	\$2,787,700
F & B Sales	1,472,352	1,568,300	1,646,700	1,729,100	1,815,500	1,906,300	2,001,600	2,101,700	2,206,800	2,317,100	2,433,000
Merchandise Sales	228,498	239,900	248,300	257,000	266,000	275,300	284,900	294,900	305,200	315,900	327,000
Misc. Income (incl. Range)	214,490	223,000	228,600	234,300	240,200	246,200	252,300	258,600	265,100	271,700	278,500
Total Revenue	\$4,005,310	\$4,215,000	\$4,367,400	\$4,525,900	\$4,690,600	\$4,861,900	\$5,039,800	\$5,225,000	\$5,417,600	\$5,617,800	\$5,826,200
Cost of Goods Sold											
Food & Beverage	\$504,946	\$548,900	\$576,300	\$605,200	\$635,400	\$667,200	\$700,600	\$735,600	\$772,400	\$811,000	\$851,600
Merchandise	\$186,352	\$179,900	\$186,200	\$192,800	\$199,500	\$206,500	\$213,700	\$221,200	\$228,900	\$236,900	\$245,300
Total COGS	\$691,298	\$728,800	\$762,500	\$798,000	\$834,900	\$873,700	\$914,300	\$956,800	\$1,001,300	\$1,047,900	\$1,096,900
Adjusted Gross Income		\$3,486,200	\$3,604,900	\$3,727,900	\$3,855,700	\$3,988,200	\$4,125,500	\$4,268,200	\$4,416,300	\$4,569,900	\$4,729,300
Expenses											
Labor	\$1,849,171	\$1,932,400	\$2,000,000	\$2,070,000	\$2,142,500	\$2,217,500	\$2,295,100	\$2,375,400	\$2,458,500	\$2,544,500	\$2,633,600
Other Operating & Administrative	\$1,493,208	\$1,560,400	\$1,615,000	\$1,671,500	\$1,730,000	\$1,790,600	\$1,853,300	\$1,918,200	\$1,985,300	\$2,054,800	\$2,126,700
Total Expenses	\$3,342,379	\$3,492,800	\$3,615,000	\$3,741,500	\$3,872,500	\$4,008,100	\$4,148,400	\$4,293,600	\$4,443,800	\$4,599,300	\$4,760,300
Net Ordinary Income		(\$6,600)	(\$10,100)	(\$13,600)	(\$16,800)	(\$19,900)	(\$22,900)	(\$25,400)	(\$27,500)	(\$29,400)	(\$31,000)

Cash Flow Results – EHGC (FY 2024 – FY 2033)

The NGF Consulting preliminary cash flow projection shows that EHGC should produce about \$4.2 million in total gross operational revenue (all sources) in FY24. Though rounds played are projected to stabilize at 45,000, the pro forma model shows total revenue growing to \$4.86 million by FY28, and to about \$5.8 million by FY33, as result of moderate annual increases in revenue inputs, continued commitment to marketing and direct sales, strong management, and aggressive growth in F&B revenues resulting from facility and program improvements like kitchen enhancements, attraction of more special events, and expanded operating hours.

Based on expense estimates prepared by NGF Consulting, we project that EHGC will produce net ordinary income equating to a loss of about **(\$6,600)** in FY24, with losses increasing modestly throughout the 10-year period unless expense growth moderates at some point.

Limiting Conditions

The income estimates presented in this report plan were prepared based on existing and projected market conditions, and 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 will continue at Eagle Harbor GC due to continual facility and operational improvements. *We note these projections show net ordinary income very close to break-even, so if rounds played, revenues per round, or expenses have positive variances, Eagle Harbor GC could easily achieve Level 1 performance - revenues that cover basic operating expenses.* From a practical standpoint, Hampton Golf and the CDD will need to respond to variable market conditions and unforeseen external factors.

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

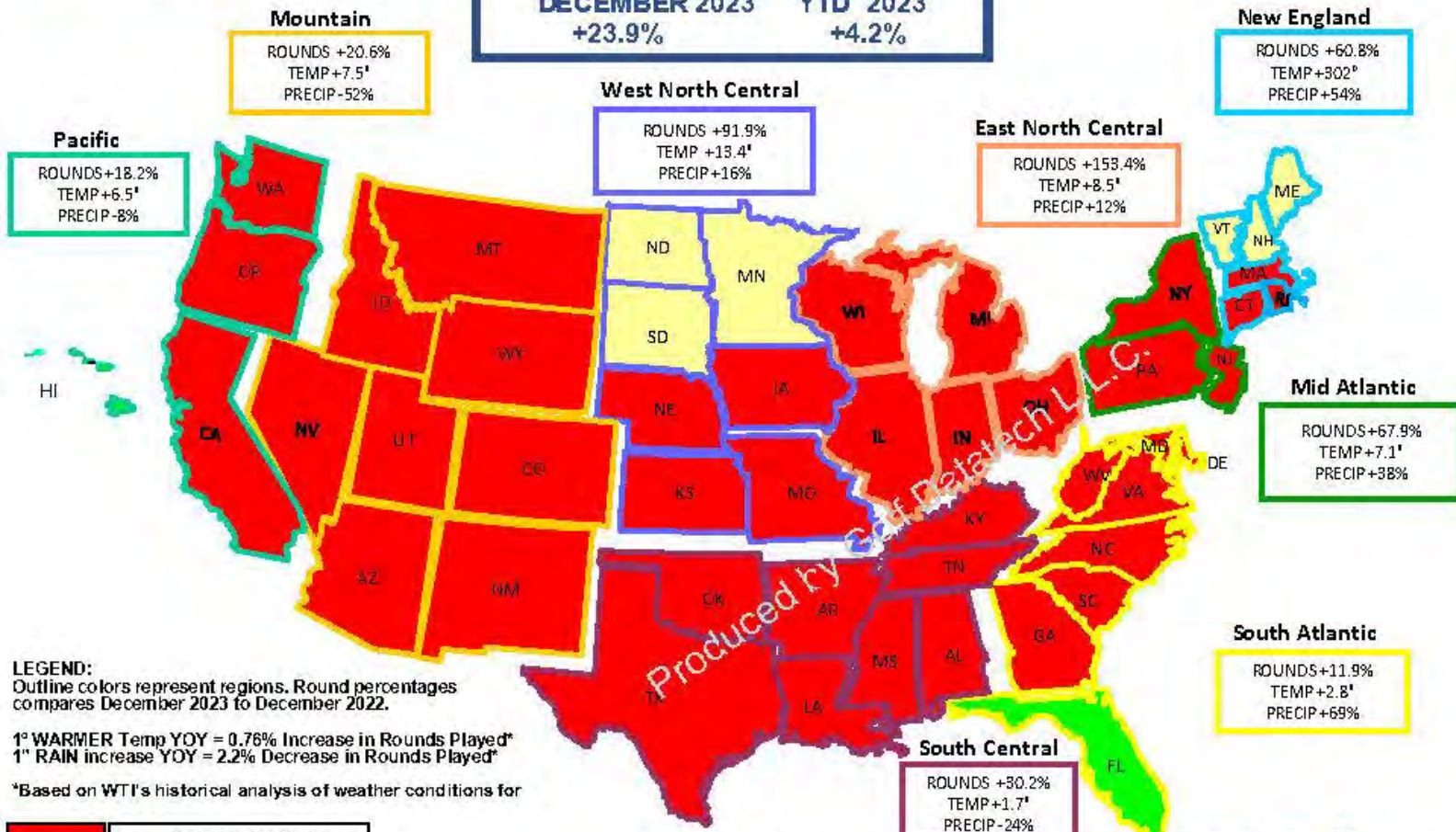
APPENDIX B – NATIONAL ROUNDS PLAYED REPORTS



National Rounds Played Report

Page 1 of 3

DECEMBER 2023 **YTD 2023**
+23.9% **+4.2%**



LEGEND:
 Outline colors represent regions. Round percentages compares December 2023 to December 2022.
 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





s represent the differences in number of rounds

December 2023

	DEC	YTD
PACIFIC	18.2%	0.2%
CA	15.0%	-1.7%
Los Angeles	11.7%	-0.2%
Orange County	8.9%	0.1%
Palm Springs	NA	-2.0%
Sacramento	53.2%	-3.3%
San Diego	4.6%	0.8%
San Francisco/Oakland	27.5%	-4.0%
HI	1.3%	-3.6%
OR	39.1%	4.8%
Portland	51.3%	1.3%
WA	47.0%	6.1%
Seattle	20.0%	5.3%
MOUNTAIN	20.6%	2.0%
AZ	10.5%	-1.8%
Phoenix	9.0%	-2.3%
CO	42.7%	3.5%
Denver	48.4%	2.2%
ID, WY, MT, UT	649.1%	2.8%
NM	9.1%	18.4%
NV	25.2%	2.4%
Las Vegas	22.3%	3.6%
WEST NORTH CENTRAL	91.9%	6.3%
KS, NE	85.7%	9.0%
ND, SD	NA	-6.1%
MN	0.0%	4.7%
Minneapolis/St.Paul	NA	1.9%
IA, MO	96.0%	9.6%
St Louis	135.3%	11.5%
Kansas City	83.3%	12.2%

	DEC	YTD
UNITED STATES	23.9%	4.2%
Public Access	23.2%	4.5%
Private	26.0%	2.8%

	DEC	YTD
EAST NORTH CENTRAL	153.4%	6.8%
IL	141.0%	8.7%
Chicago	127.2%	8.7%
IN	184.4%	8.3%
MI	152.6%	0.5%
Detroit	116.8%	1.4%
OH	132.1%	10.9%
Cincinnati	164.5%	10.2%
Cleveland	137.3%	8.0%
WI	1332.3%	7.1%

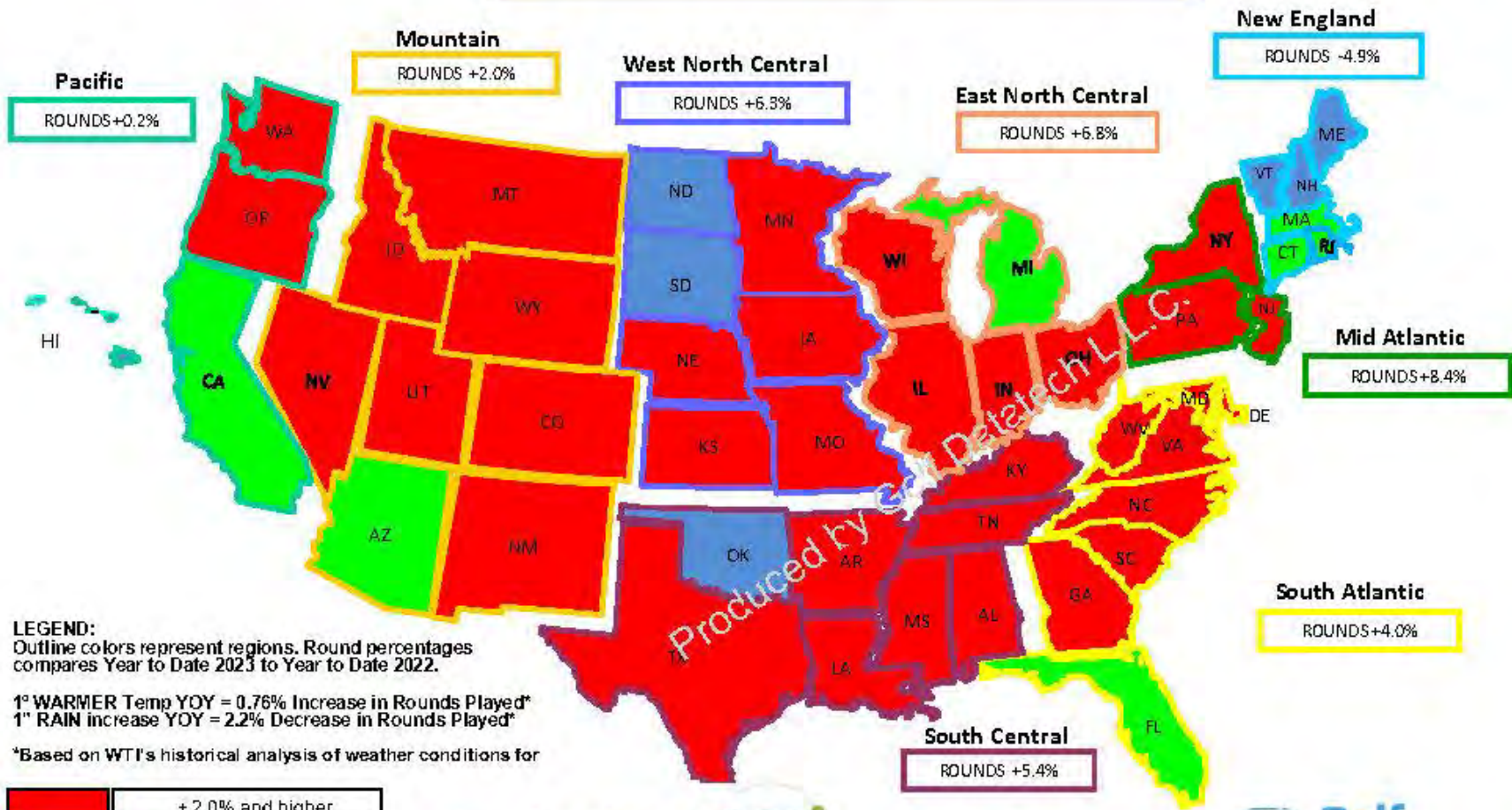
	DEC	YTD
SOUTH CENTRAL	30.2%	5.4%
AL	22.3%	8.0%
AR, LA, MS	54.3%	13.3%
OK	23.5%	-2.3%
KY, TN	55.3%	6.1%
TX	21.3%	2.9%
Dallas/Ft. Worth	19.5%	0.1%
Houston	28.7%	1.8%
San Antonio	18.1%	-3.0%

NA=Not reporting at this time.

	DEC	YTD
SOUTH ATLANTIC	11.9%	4.0%
DE, DC, MD	44.1%	11.7%
Washington/Baltimore	75.7%	12.1%
FL	1.5%	0.6%
Jacksonville	3.6%	3.5%
Orlando	0.7%	-1.7%
Tampa	20.7%	3.6%
Palm Beach	-6.5%	-2.7%
Naples/Ft Myers	-2.8%	5.2%
Miami/Ft.Lauderdale	-0.5%	4.3%
GA	28.4%	4.5%
Atlanta	37.2%	3.9%
NC	14.2%	4.2%
Greensboro/Raleigh	29.4%	4.8%
SC	7.8%	4.0%
Charleston	4.0%	9.8%
Hilton Head	11.2%	6.2%
Myrtle Beach	0.1%	3.5%
VA, WV	71.8%	10.5%
MID ATLANTIC	67.9%	8.4%
NJ	58.3%	4.3%
NY	77.0%	10.3%
New York City	78.3%	11.2%
PA	67.9%	8.4%
Philadelphia	48.2%	8.8%
Pittsburgh	127.0%	6.2%
NEW ENGLAND	60.8%	-4.9%
CT, MA, RI	60.8%	-0.5%
Boston	52.5%	-1.8%
ME, NH, VT	NA	-17.8%

The percentages represent the differences in number of rounds played comparing December 2023 to December 2022.
For more information contact Golf Datatech golfroundsplayed@golf-datatech.com

US 2023 vs. 2022 YTD through December +4.2%



LEGEND:
 Outline colors represent regions. Round percentages compares Year to Date 2023 to Year to Date 2022.

1" WARMER Temp YOY = 0.76% Increase in Rounds Played*
 1" RAIN increase YOY = 2.2% Decrease in Rounds Played*

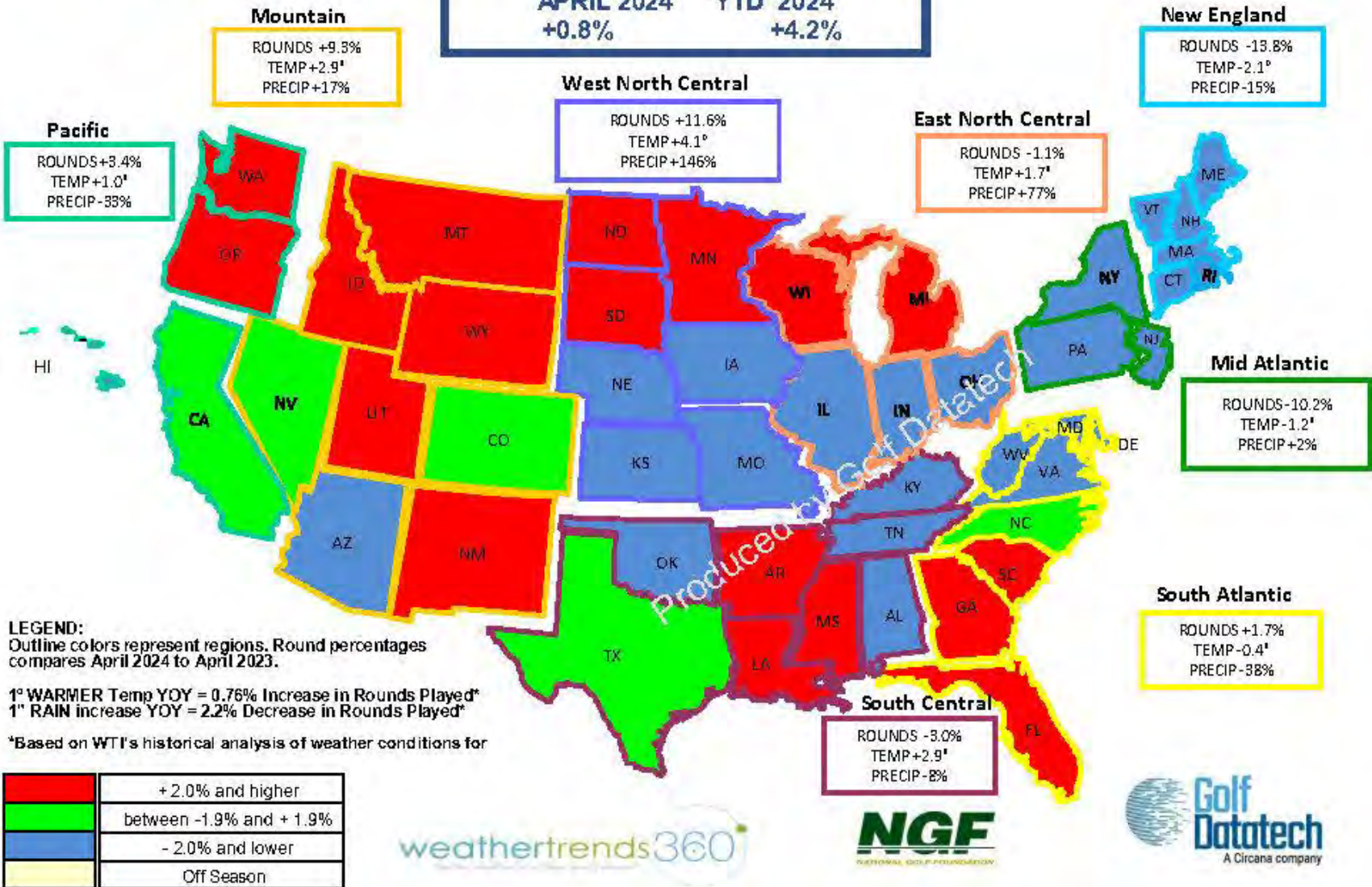
*Based on WTI's historical analysis of weather conditions for

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



National Rounds Played Report

APRIL 2024 YTD 2024
+0.8% +4.2%



National Rounds Played Report

April 2024

	APR	YTD
PACIFIC	3.4%	6.6%
CA	-0.2%	7.0%
Los Angeles	2.9%	10.9%
Orange County	-2.7%	8.4%
Palm Springs	-0.5%	-1.9%
Sacramento	1.9%	12.7%
San Diego	1.3%	7.6%
San Francisco/Oakland	-3.3%	2.9%
HI	-14.6%	-2.0%
OR	24.6%	13.5%
Portland	28.7%	13.6%
WA	9.3%	2.6%
Seattle	16.2%	2.2%
MOUNTAIN	9.3%	13.1%
AZ	-3.4%	0.8%
Phoenix	-1.9%	1.8%
CO	-0.8%	8.2%
Denver	-2.6%	7.1%
ID, WY, MT, UT	38.3%	70.4%
NM	6.3%	22.3%
NV	-1.8%	2.8%
Las Vegas	-1.1%	3.5%
WEST NORTH CENTRAL	11.6%	27.7%
KS, NE	-6.8%	16.7%
ND, SD	41.4%	41.4%
MN	151.8%	151.8%
Minneapolis/St. Paul	159.9%	159.9%
IA, MO	-6.4%	18.0%
St. Louis	-4.9%	22.0%
Kansas City	-9.3%	19.0%

	APR	YTD
UNITED STATES	0.8%	4.2%
Public Access	0.8%	4.4%
Private	0.5%	3.8%

	APR	YTD
EAST NORTH CENTRAL	-1.1%	19.3%
IL	-5.8%	22.3%
Chicago	-7.3%	18.8%
IN	-3.8%	12.1%
MI	5.2%	24.7%
Detroit	-4.5%	14.6%
OH	-7.1%	11.7%
Cincinnati	-23.7%	-12.1%
Cleveland	-2.8%	26.4%
WI	17.9%	39.3%

	APR	YTD
SOUTH CENTRAL	-3.0%	0.0%
AL	-3.4%	-5.6%
AR, LA, MS	2.5%	7.9%
OK	-4.8%	2.2%
KY, TN	-9.8%	0.9%
TX	-0.9%	-2.2%
Dallas/Ft. Worth	-11.5%	-10.7%
Houston	10.6%	1.5%
San Antonio	4.3%	5.2%

NA=Not reporting at this time.

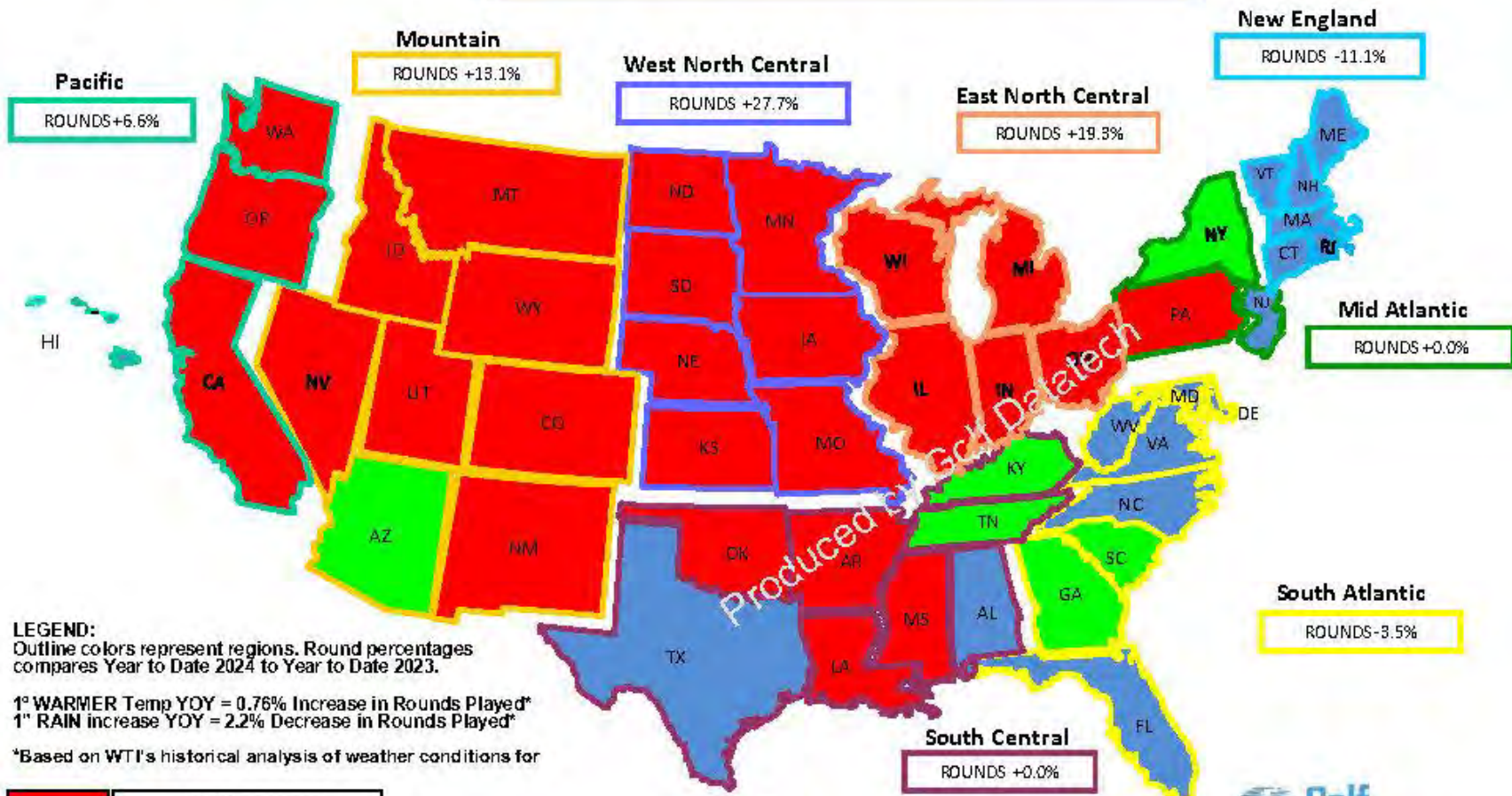
	APR	YTD
SOUTH ATLANTIC	1.7%	-3.5%
DE, DC, MD	-2.9%	-4.5%
Washington/Baltimore	-6.1%	-5.1%
FL	3.4%	-4.1%
Jacksonville	3.4%	-2.5%
Orlando	2.8%	-6.1%
Tampa	2.1%	-0.4%
Palm Beach	21.0%	3.2%
Naples/Ft. Myers	1.3%	-7.6%
Miami/Ft. Lauderdale	11.8%	2.1%
GA	4.0%	0.7%
Atlanta	5.5%	0.4%
NC	11.1%	-4.3%
Greensboro/Raleigh	9.1%	-3.0%
SC	3.1%	-1.6%
Charleston	-0.9%	0.7%
Hilton Head	8.8%	3.5%
Myrtle Beach	1.6%	-3.9%
VA, WV	-3.5%	-5.0%
MID ATLANTIC	-10.2%	0.0%
NJ	-10.2%	-5.4%
NY	-12.1%	-1.3%
New York City	-11.0%	-3.1%
PA	-8.1%	4.2%
Philadelphia	-4.6%	5.2%
Pittsburgh	-11.5%	10.3%
NEW ENGLAND	-13.8%	-11.1%
CT, MA, RI	-13.7%	-11.0%
Boston	-16.9%	-20.2%
ME, NH, VT	-16.4%	-16.4%

The percentages represent the differences in number of rounds played comparing April 2024 to April 2023.

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

National Rounds Played Report

US 2024 vs. 2023 YTD through April +4.2%



LEGEND:
Outline colors represent regions. Round percentages compares Year to Date 2024 to Year to Date 2023.

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



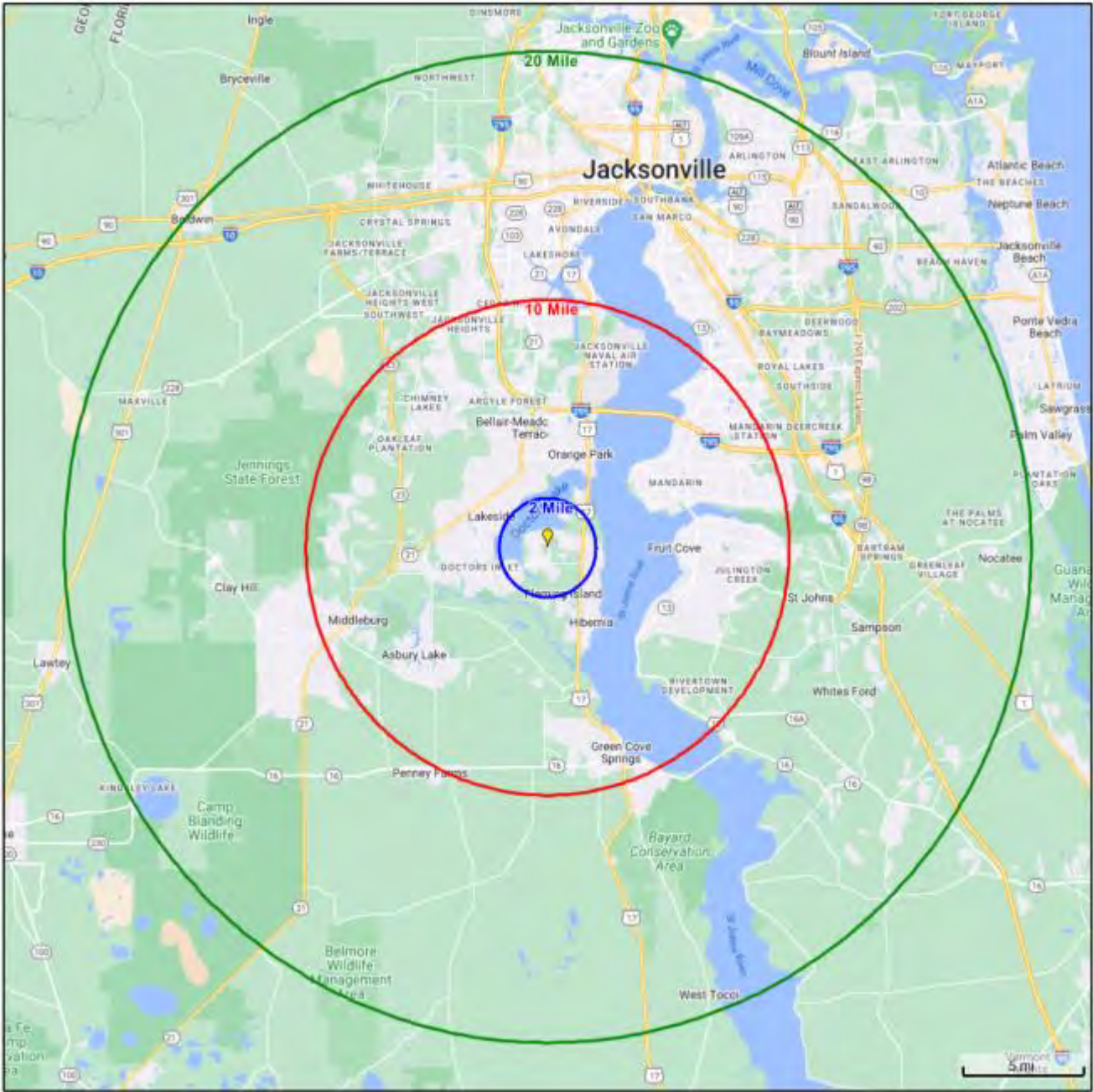
APPENDIX C – DEMOGRAPHIC TRENDS DATA

20/20 mySite- Demographic Snapshot



2217 Eagle Harbor Pkwy
Orange Park, FL 32003

Report Map Overview



Legend

Date: 6/17/2024

Trade Area

Eagle Harbor Golf Club	2-Miles	10-Miles	20-Miles	Jacksonville MSA	State of Florida	U.S.
Summary Demographics						
Population 2000 Census	12,116	244,296	737,390	1,122,718	15,982,288	281,398,967
Population 2010 Census	18,218	316,592	884,627	1,345,596	18,801,299	308,745,560
CAGR 2000-2010	4.16%	2.63%	1.84%	1.83%	1.64%	0.93%
Population 2022	19,735	381,516	1,086,728	1,663,257	22,032,327	333,609,568
CAGR 2010-2022	0.67%	1.57%	1.73%	1.78%	1.33%	0.65%
Population 2027 Projected	20,250	403,221	1,148,949	1,781,019	23,387,562	342,845,536
CAGR 2022-2027	0.52%	1.11%	1.12%	1.38%	1.20%	0.55%
Median HH Income (2022)	\$104,747	\$80,617	\$71,882	\$69,426	\$63,159	\$70,666
Median Age (2022)	41.9	39.2	37.9	38.1	41.7	37.9
Ethnicity						
White	79.5%	65.7%	58.0%	63.0%	58.2%	62.5%
African American	7.5%	18.3%	25.2%	22.3%	17.2%	13.7%
Asian	3.9%	4.3%	5.7%	4.6%	3.5%	6.9%
All Other	9.0%	11.5%	11.1%	10.0%	21.0%	16.8%
Hispanic Population						
Hispanic	8.8%	11.6%	11.3%	9.9%	26.0%	18.4%
Not Hispanic	91.2%	88.4%	88.7%	90.1%	74.0%	81.6%
CAGR = Compound Annual Growth Rate						
Eagle Harbor Golf Club	2-Miles	10-Miles	20-Miles	Jacksonville MSA	State of Florida	U.S.
Golf Demand Indicators						
Total Households	7,327	141,742	423,996	653,028	8,722,916	127,994,353
Number of Golfing Households	1,416	20,850	56,990	94,472	1,180,826	18,505,952
Seasonal Golfing Households	8	91	395	2,061	77,606	471,648
Current Demand/Interested Non-Golfers	1,297	23,008	66,694	98,913	1,332,210	20,751,417
Golfer Participation Rate	11.20%	8.50%	7.70%	8.20%	7.50%	8.10%
Number of Golfers	2,119	30,468	78,616	128,782	1,573,617	25,551,350
Number of Projected Golfers	2,146	32,486	83,966	138,573	1,682,616	26,252,196
Projected Annual Growth Rate	0.30%	1.30%	1.40%	1.50%	1.40%	0.50%
Rounds Potential (resident golfers)	33,509	458,131	1,154,395	1,949,425	24,865,448	387,542,767
Estimated Course Rounds (in-market supply)	54,932	344,262	1,078,176	2,079,491	41,962,430	387,542,486
Demand Indices						
Golfer Participation Rate	140	104	94	101	93	100
Seasonal Golfing Households	31	17	25	86	242	100
Latent Demand/Interested Non-Golfers	106	97	99	96	97	100
Rounds Potential per capita (resident golfers)	146	103	91	101	97	100
Est. Course Rounds per capita (in-market supply)	240	78	85	108	164	100

Eagle Harbor Golf Club	2-Miles	10-Miles	20-Miles	Jacksonville MSA	State of Florida	U.S.
Golf Supply						
<i>Golf Facilities</i>						
Total	1	8	27	52	895	13,946
Public	1	6	18	32	528	10,268
Public: Daily Fee	1	5	14	25	433	7,707
Public: Municipal	0	1	4	7	95	2,561
Private	0	2	9	20	367	3,678
<i>Public Golf Facilities by Price Point</i>						
Premium (>\$80)	1	3	7	13	166	1958
Standard (\$50-\$80)	0	3	7	13	247	4212
Value (<\$50)	0	0	4	6	115	4098
<i>Golf Holes</i>						
Total	18	144	450	948	18444	237084
Public	18	99	288	552	10197	169339
Public: Daily Fee	18	81	225	426	8388	126835
Public: Municipal	0	18	63	126	1809	42504
Private	0	45	162	396	8247	67745
Non-Regulation (Executive & Par-3)	0	0	9	30	2685	18753
<i>Net Change*</i>						
Net Change in Holes past 5 years	0	-9	0	-15	-1092	-10731
Percentage Total Holes Past 5 Yrs	0.0%	-6.3%	0.0%	-1.6%	-5.9%	-4.5%
Net Change in Holes past 10 Years	0	-27	-27	-24	-2319	-25077
Percentage Total Holes Past 10 Yrs	0.0%	-18.8%	-6.0%	-2.5%	-12.6%	-10.6%

*Numbers may include courses under construction and temporarily closed at the end of the year.

Eagle Harbor Golf Club	2-Miles	10-Miles	20-Miles	Jacksonville MSA	State of Florida	U.S.
Supply-Demand Ratios						
<i>Population per 18 Holes</i>						
Total	19,735	47,689	43,469	31,581	21,502	25,328
Public	19,735	69,366	67,921	54,237	38,892	35,461
Public: Daily Fee	19,735	84,781	86,938	70,278	47,280	47,345
Public: Municipal	0	381,516	310,494	237,608	219,227	141,280
Private	0	152,606	120,748	75,603	48,088	88,641
Premium (>\$80)	19,735	127,172	155,247	123,204	108,623	144,978
Standard (\$50-\$80)	0	152,606	167,189	131,310	82,006	76,346
Value (<\$50)	0	0	434,691	369,613	231,919	121,894
<i>Golfers per 18 Holes</i>						
Total	2,119	3,808	3,145	2,445	1,536	1,940
Public	2,119	5,540	4,914	4,199	2,778	2,716
Public: Daily Fee	2,119	6,771	6,289	5,441	3,377	3,626
Public: Municipal	0	30,468	22,462	18,397	15,658	10,821
Private	0	12,187	8,735	5,854	3,435	6,789
Premium (>\$80)	2,119	10,156	11,231	9,539	7,758	11,104
Standard (\$50-\$80)	0	12,187	12,095	10,167	5,857	5,847
Value (<\$50)	0	0	31,446	28,618	16,564	9,336
<i>Population Indices (National 100)</i>						
Total	78	188	172	125	85	100
Public	56	196	192	153	110	100
Private	0	172	136	85	54	100
Premium (>\$80)	14	88	107	85	75	100
Standard (\$50-\$80)	0	200	219	172	107	100
Value (<\$50)	0	0	357	303	190	100
<i>Golfers Indices (National = 100)</i>						
Total	109	196	162	126	79	100
Public	78	204	181	155	102	100
Private	0	180	129	86	51	100
Premium (>\$80)	19	91	101	86	70	100
Standard (\$50-\$80)	0	208	207	174	100	100
Value (<\$50)	0	0	337	307	177	100
<i>Rounds per 18 Holes</i>						
Rounds Potential (resident golfers)	33,509	57,266	46,176	37,014	24,267	29,423
Estimated Course Rounds (in-market supply)	54,932	43,033	43,127	39,484	40,952	29,423

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 Harbor ¹
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
Julington Creek Golf Club	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

1. Air miles from subject site, rounded to half-mile; actual driving distances will likely be greater.
 2. One of the three nine-hole courses has closed.
 Type: DF – Daily Fee; MU – Municipal; SP – Semi-Private

Fee and Rounds Played Information

The tables below show green fee and membership information for the facilities listed above. The daily rates shown include cart and reflect “rack” rates (if published), or current rates as of May 2024 as reflected by online booking engine. Some clubs have several price breaks during the afternoon, such as Golf Club at South Hampton and Cimarrone on weekends, while Eagle Landing has several rate segments that include EL resident, local resident (5 counties), Players Club, public, and senior residents. Twilight rates vary by time of year.

Daily Fee Pricing (as of Spring 2024)					
Golf Facility	18-H Prime Time Green Fee (WD/WE)	18-H Midday Green Fee (WD/WE)	18-H Aft./Tw. Green Fee (WD/WE)	9-H Green Fee (WD/WE)	Fee Information Source
Eagle Harbor Golf Club ¹	M-TH \$53 -\$65 F-SU \$63 -\$85	M-TH \$48 - \$56 F-SU \$58 - \$72	M-TH \$38 - \$41 F-SU \$41 - \$43	\$37/DNA	Booking Engine
The Golf Club at Fleming Island	7am - 11am \$58 (7 days)	11am - 3pm \$48 (7 days)	After 3pm \$38 (7 days)	\$30 (7 days)	Published online rates (effective 1/1/23)
Julington Creek Golf Club	\$50 to \$53/ \$67 to \$74	\$34 to \$38/ \$45 to \$56	\$26 to \$32/ \$26 to \$28	\$27 to \$36/ \$29 aft. only	Booking engine
Magnolia Point Golf and C.C.	\$48/\$55	\$43/\$49	\$33/\$38	\$32/\$38	Booking engine
Eagle Landing Golf Club	EL Residents \$61/\$65/\$78 Non-Residents \$70/\$75/\$85	Residents \$51/\$57/\$62 Non-Residents \$62/\$68/\$74	4 pm: \$44/\$48/\$54	\$28/\$38	Posted on website
Cimarrone Golf Club	\$59/\$89 ²	\$49-54/\$59 ²	\$39-\$44	N/A	Booking engine
The Golf Club at South Hampton	M-Th \$70/ Fri \$82; WE \$89 - Before 11am	M-Th \$52 - \$62; WE \$52 - \$69	3pm \$39 5 pm \$32 (7 days)	\$50 before noon \$45 after noon	Posted on website
Bent Creek Golf Course ³	\$45/\$59	\$36/\$39	N/A	\$30/DNA	Posted plus booking engine
St. Johns Golf & Country Club	\$75 to \$87/ \$68 to \$98	\$62/\$83	\$56-\$62 5pm	\$35/N/A Tw. only	Booking engine
1. Residents, military & seniors receive save \$5 per 18-hole rate from 7am-1pm 2. Cimarrone has several price breaks on weekends 3. Jacksonville city resident rate discounts available				N/A – Information not available DNA – Does not apply WD - Weekday WE – Weekend	

Estimated Rounds Played and Membership Fees

Golf Facility	Estimated Annual Rounds	Initiation Fee (Full Golf)	Monthly Dues Single	Monthly Dues Family	Member 9H/18H Cart Fee
Eagle Harbor Golf Club ¹	44,400	Single \$3,000 Family \$3,750	Golden Eagle \$300	Golden Eagle \$350	\$16/\$26
The Golf Club at Fleming Island ¹	44,000	DNA	\$250 Unlimited Full Golf \$500	\$350 Unlimited Full Golf \$650	\$20 (no charge for UFG)
Julington Creek Golf Club	35,000	DNA	\$200	\$250	\$15/\$25
Magnolia Point G&CC	36,000	DNA	Residents \$400 Non-Residents \$440	Residents \$550 Non-Residents \$600	N/A
Eagle Landing Golf Club	58,000	\$1,000	EL Residents \$209 Non-Residents \$226	EL Residents \$240 Non-Residents \$257	\$12/\$22
Cimarrone Golf Club	36,000	N/A	N/A	N/A	N/A
The Golf Club at South Hampton ¹	55,000	\$4,000 \$2,500 for new Junior and Legacy	\$280	\$345	n/a/\$25
Bent Creek Golf Course	N/A	DNA	\$300	DNA	Included
St. Johns Golf & Country Club	55,000	\$4,000	\$310	\$380	\$22
1. Rates do not include sales tax				Key: DNA – Does not apply N/A – Information not available	

SIXTH ORDER OF BUSINESS



June 13, 2024

Board of Supervisors
The Crossings at Fleming Island Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092

The following represents our understanding of the services we will provide *The Crossings at Fleming Island Community Development District*.

You have requested that we audit the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of *The Crossings at Fleming Island Community Development District*, as of September 30, 2024, and for the year then ended and the related notes to the financial statements, which collectively comprise *The Crossings at Fleming Island Community Development District's* basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP), as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, 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. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with U.S. GAAS and the standards for 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*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than from one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or override of internal control.
- Obtain an understanding of internal control relevant to the audit 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. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including disclosures and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude based on the audit evidence obtained, whether there are conditions or events considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of *The Crossings at Fleming Island Community Development District's* compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For 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 error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of the audit, we will assist preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with preparation of the financial statements and that you have accepted responsibility for them.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The nonattest services is limited to the drafting of financial statements as previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account codings and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of *The Crossings at Fleming Island Community Development District's* basic financial statements. Our report will be addressed to the governing body of *The Crossings at Fleming Island Community Development District*. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We will also issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2024 and the audit reports and all corresponding reports will be issued no later than June 30, 2024.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$9,200 for the year ended September 30, 2024 (\$9,200 for the years ended September 30, 2025 through September 30, 2028), unless the scope of the engagement is changed; the assistance that *The Crossings at Fleming Island Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for four additional years subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use *The Crossings at Fleming Island Community Development District's* personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Government Management Services ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 904-940-5850, CHOGGE@GMSNF.COM, OR AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

The Crossings at Fleming Island Community Development District

Acknowledged and agreed on behalf of The Crossings at Fleming Island Community Development District by:

Title: _____

SEVENTH ORDER OF BUSINESS

THE CROSSINGS *at Fleming Island*

COMMUNITY DEVELOPMENT DISTRICT



Approved Proposed Budget
FY 2025

Thursday, June 27, 2024

Presented by:



Table of Contents

1-4	<hr/>	General Fund
5-6	<hr/>	Reserve Fund
7	<hr/>	Debt Service Funds 2014A1, A2, A3 and 2017
8-11	<hr/>	Debt Service Amortization schedules 2014A1, A2, A3 and 2017
12-15	<hr/>	Water/Sewer Fund
16-20	<hr/>	Golf Fund
21	<hr/>	Capital Plan
22-23	<hr/>	Swim/Tennis Fund
24	<hr/>	Assessments

The Crossing at Fleming Island

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$3,488,035	\$3,472,672	\$15,363	\$3,488,035	\$3,487,960
Boat/RV Storage Fees	92,000	54,852	31,200	86,052	108,000
Interest Income	36,000	165,735	41,434	207,169	150,000
Misc/Newsletter Income	20,000	18,365	9,183	27,548	30,000
Rental Income	10,000	2,700	1,350	4,050	4,000
TOTAL REVENUES	\$3,646,035	\$3,714,324	\$98,529	\$3,812,853	\$3,779,960
EXPENDITURES:					
Administrative					
Supervisor Fees	\$15,000	\$6,000	\$4,000	\$10,000	\$15,000
FICA Taxes	9,200	7,339	2,000	9,339	9,200
Engineering	4,500	-	2,500	2,500	4,500
District Attorney	28,294	21,055	10,528	31,583	29,142
Litigation Counsel	40,000	20,190	-	20,190	-
Annual Audit	3,750	-	3,750	3,750	3,750
Assessment Administration	18,375	18,375	-	18,375	18,375
Arbitrage Rebate	2,100	-	1,100	1,100	1,100
Dissemination Agent	2,100	1,400	700	2,100	2,100
Trustee Fees	28,000	-	11,228	11,228	11,300
Management Fees	99,388	63,725	31,863	95,588	95,642
Information Technology	2,000	667	1,333	2,000	2,000
Telephone	700	-	150	150	1,200
Postage & Delivery	400	366	183	549	400
Insurance General Liability	87,500	75,736	-	75,736	70,243
Printing & Binding	1,400	102	250	352	1,400
Legal Advertising	2,500	499	900	1,399	2,500
Other Current Charges	5,000	470	235	705	5,000
Office Supplies	1,600	3	50	53	1,600
Dues, Licenses & Website	30,000	7,194	3,597	10,791	30,000
TOTAL ADMINISTRATIVE	\$381,807	\$223,121	\$74,366	\$297,487	\$304,452
Operations & Maintenance					
Maintenance Expenditures					
Landscape Maintenance	\$ 863,114	\$575,411	287,706	\$863,117	\$ 949,425
Landscape Maintenance - Contingency	130,000	57,571	28,786	86,357	110,000
Lake Maintenance	75,864	54,880	27,440	82,320	79,320
Cost Sharing Agreement - Stone Creek	15,000	4,807	2,404	7,211	15,000
Facility/Preventative Maintenance	215,000	149,043	74,522	223,565	250,000
Utilities	150,000	82,557	41,279	123,836	150,000
Security	45,000	20,524	17,959	38,483	45,000
Operating Reserves	18,900	-	18,900	18,900	20,875
TOTAL MAINTENANCE EXPENDITURES	\$1,512,878	\$944,793	\$498,993	\$1,443,786	\$1,619,620
TOTAL EXPENDITURES	\$1,894,685	\$1,167,914	\$573,359	\$1,741,273	\$1,924,072
Other Sources/(Uses)					
Interfund Transfer In/(Out) - SBA Reserve	(125,000)	-	(125,000)	(125,000)	(125,000)
Interfund Transfer Out - Swim & Tennis	(1,626,350)	(1,084,233)	(542,117)	(1,626,350)	(1,730,888)
Interfund Transfer In/(Out) - Capital Reserve	-	(200,000)	-	(200,000)	-
TOTAL OTHER SOURCES/(USES)	\$(1,751,350)	\$(1,284,233)	\$(667,117)	\$(1,951,350)	\$(1,855,888)
EXCESS REVENUES (EXPENDITURES)	\$-	\$1,262,177	\$(1,141,947)	\$120,230	\$(0)

The Crossing at Fleming Island

Community Development District

General Fund

Fiscal Year 2025

REVENUES

Special Assessments - On Roll

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.

Misc./Newsletter Income

Fees paid by local vendors for Newsletter space and any other miscellaneous income.

Rental Income

Fees paid to utilize meeting rooms.

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

FICA tax on all employee and Supervisor payroll.

Engineering

The District's engineering firm, **Hadden Engineering**, will be providing general engineering services to the District.

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.

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.

Arbitrage Rebate

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.

Trustee Fees

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**.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

The Crossing at Fleming Island

Community Development District

General Fund

Fiscal Year 2025

Expenditures - Administrative (continued)

Communication - Telephone

This item includes telephone and fax service.

Postage and Delivery

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

Insurance General Liability

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.

Printing and Binding

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

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

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

Due, Licenses & Subscriptions

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.

Expenditures - 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

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

Security

The District has an agreement with the **Clay County Sheriff's Office** to provide CCSO Officer patrols.

Expenditures - 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

Account #	Service Address	Avg. Monthly	Avg. Annual
Clay Electric			
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
Clay County Utility Authority			
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
		TOTAL	#####

The Crossing at Fleming Island

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$620,197	\$617,465	\$2,732	\$620,197	\$620,197
Interest Income	-	33,843	19,339	53,182	-
TOTAL REVENUES	\$620,197	\$651,308	\$22,071	\$673,379	\$620,197
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$619,697	\$410,193	\$292,995	\$703,188	\$619,697
Other Current Charges	500	-	250	250	500
TOTAL EXPENDITURES	\$620,197	\$410,193	\$293,245	\$703,438	\$620,197
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$200,000	\$-	\$200,000	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$200,000	\$-	\$200,000	\$-
TOTAL EXPENDITURES	\$620,197	\$210,193	\$293,245	\$503,438	\$620,197
EXCESS REVENUES (EXPENDITURES)	\$-	\$441,115	\$(271,174)	\$169,941	\$-

The Crossing at Fleming Island

Community Development District

Reserve Fund

Fiscal Year 2025

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 - Administrative

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 Crossing at Fleming Island

Community Development District

Approved Proposed Budget

Debt Service Series 2014A/1, A/2, A/3 and Series 2017

Description	Series 2014	Series 2014	Series 2014	Series 2017	Approved
	A/1	A/2	A/3	A/3	Proposed Budget FY2025
REVENUES:					
Special Assessments-On Roll	\$1,829,625	\$582,262	\$378,767	\$67,073	\$2,857,727
Carry Forward Surplus ⁽¹⁾	513,511	-	211,978	35,401	760,890
TOTAL REVENUES	\$2,343,136	\$582,262	\$590,745	\$102,474	\$3,618,617
EXPENDITURES:					
Interest - 11/1	\$216,113	\$61,250	\$135,200	\$21,706	\$434,269
Interest - 5/1	1,425,000	225,000	105,000	20,000	1,775,000
Principal - 5/1	216,113	6,150	135,200	21,706	379,169
TOTAL EXPENDITURES	\$1,857,225	\$292,400	\$375,400	\$63,413	\$2,588,438
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,857,225	\$292,400	\$375,400	\$63,413	\$2,588,438
EXCESS REVENUES (EXPENDITURES)	\$485,911	\$289,862	\$215,345	\$39,062	\$1,030,180

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$-
2014 A/1	\$184,050.00
2014 A/2	\$52,675.00
2014 A/3	\$131,787.50
2017	\$21,131.25
	<u>\$389,643.75</u>

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2014A/1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$10,975,000	4.000%		\$243,513	243,512.50
05/01/24	10,975,000	4.000%	1,370,000	243,513	
11/01/24	9,605,000	4.000%		216,113	1,829,625.00
05/01/25	9,605,000	4.500%	1,425,000	216,113	
11/01/25	8,180,000	4.500%		184,050	1,825,162.50
05/01/26	8,180,000	4.500%	1,490,000	184,050	
11/01/26	6,690,000	4.500%		150,525	1,824,575.00
05/01/27	6,690,000	4.500%	1,560,000	150,525	
11/01/27	5,130,000	4.500%		115,425	1,825,950.00
05/01/28	5,130,000	4.500%	1,635,000	115,425	
11/01/28	3,495,000	4.500%		78,638	1,829,062.50
05/01/29	3,495,000	4.500%	1,710,000	78,638	
11/01/29	1,785,000	4.500%		40,163	1,828,800.00
05/01/30	1,785,000	4.500%	1,785,000	40,163	1,825,162.50
Total			\$10,975,000	\$2,056,850	\$13,031,850

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2014A/2 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$1,975,000	7.000%		\$69,125	69,125.00
05/01/24	1,975,000	7.000%	225,000	69,125	
11/01/24	1,750,000	7.000%		61,250	355,375.00
05/01/25	1,750,000	7.000%	245,000	61,250	
11/01/25	1,505,000	7.000%		52,675	358,925.00
05/01/26	1,505,000	7.000%	260,000	52,675	
11/01/26	1,245,000	7.000%		43,575	356,250.00
05/01/27	1,245,000	7.000%	280,000	43,575	
11/01/27	965,000	7.000%		33,775	357,350.00
05/01/28	965,000	7.000%	300,000	33,775	
11/01/28	665,000	7.000%		23,275	357,050.00
05/01/29	665,000	7.000%	320,000	23,275	
11/01/29	345,000	7.000%		12,075	355,350.00
05/01/30	345,000	7.000%	345,000	12,075	357,075.00
Total			\$1,975,000	\$591,500	\$2,566,500

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2014A/3 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$4,260,000	6.500%		\$138,450	138,450.00
05/01/24	4,260,000	6.500%	100,000	138,450	
11/01/24	4,160,000	6.500%		135,200	373,650.00
05/01/25	4,160,000	6.500%	105,000	135,200	
11/01/25	4,055,000	6.500%		131,788	371,987.50
05/01/26	4,055,000	6.500%	110,000	131,788	
11/01/26	3,945,000	6.500%		128,213	370,000.00
05/01/27	3,945,000	6.500%	120,000	128,213	
11/01/27	3,825,000	6.500%		124,313	372,525.00
05/01/28	3,825,000	6.500%	125,000	124,313	
11/01/28	3,700,000	6.500%		120,250	369,562.50
05/01/29	3,700,000	6.500%	135,000	120,250	
11/01/29	3,565,000	6.500%		115,863	371,112.50
05/01/30	3,565,000	6.500%	145,000	115,863	
11/01/30	3,420,000	6.500%		111,150	372,012.50
05/01/31	3,420,000	6.500%	155,000	111,150	
11/01/31	3,265,000	6.500%		106,113	372,262.50
05/01/32	3,265,000	6.500%	165,000	106,113	
11/01/32	3,100,000	6.500%		100,750	371,862.50
05/01/33	3,100,000	6.500%	175,000	100,750	
11/01/33	2,925,000	6.500%		95,063	370,812.50
05/01/34	2,925,000	6.500%	190,000	95,063	
11/01/34	2,735,000	6.500%		88,888	373,950.00
05/01/35	2,735,000	6.500%	200,000	88,888	
11/01/35	2,535,000	6.500%		82,388	371,275.00
05/01/36	2,535,000	6.500%	215,000	82,388	
11/01/36	2,320,000	6.500%		75,400	372,787.50
05/01/37	2,320,000	6.500%	230,000	75,400	
11/01/37	2,090,000	6.500%		67,925	373,325.00
05/01/38	2,090,000	6.500%	245,000	67,925	
11/01/38	1,845,000	6.500%		59,963	372,887.50
05/01/39	1,845,000	6.500%	260,000	59,963	
11/01/39	1,585,000	6.500%		51,513	371,475.00
05/01/40	1,585,000	6.500%	280,000	51,513	
11/01/40	1,305,000	6.500%		42,413	373,925.00
05/01/41	1,305,000	6.500%	295,000	42,413	
11/01/41	1,010,000	6.500%		32,825	370,237.50
05/01/42	1,010,000	6.500%	315,000	32,825	
11/01/42	695,000	6.500%		22,588	370,412.50
05/01/43	695,000	6.500%	335,000	22,588	357,587.50
11/01/43	360,000	6.500%		11,700	11,700.00
05/01/44	360,000	6.500%	360,000	11,700	371,700.00
Total			\$4,260,000	\$3,685,500	\$7,945,500

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2017 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$775,000	5.750%		\$22,281	22,281.25
05/01/24	775,000	5.750%	20,000	22,281	
11/01/24	755,000	5.750%		21,706	63,987.50
05/01/25	755,000	5.750%	20,000	21,706	
11/01/25	735,000	5.750%		21,131	62,837.50
05/01/26	735,000	5.750%	20,000	21,131	
11/01/26	715,000	5.750%		20,556	61,687.50
05/01/27	715,000	5.750%	25,000	20,556	
11/01/27	690,000	5.750%		19,838	65,393.75
05/01/28	690,000	5.750%	25,000	19,838	
11/01/28	665,000	5.750%		19,119	63,956.25
05/01/29	665,000	5.750%	25,000	19,119	
11/01/29	640,000	5.750%		18,400	62,518.75
05/01/30	640,000	5.750%	30,000	18,400	
11/01/30	610,000	5.750%		17,538	65,937.50
05/01/31	610,000	5.750%	30,000	17,538	
11/01/31	580,000	5.750%		16,675	64,212.50
05/01/32	580,000	5.750%	30,000	16,675	
11/01/32	550,000	5.750%		15,813	62,487.50
05/01/33	550,000	5.750%	35,000	15,813	
11/01/33	515,000	5.750%		14,806	65,618.75
05/01/34	515,000	5.750%	35,000	14,806	
11/01/34	480,000	5.750%		13,800	63,606.25
05/01/35	480,000	5.750%	35,000	13,800	
11/01/35	445,000	5.750%		12,794	61,593.75
05/01/36	445,000	5.750%	40,000	12,794	
11/01/36	405,000	5.750%		11,644	64,437.50
05/01/37	405,000	5.750%	40,000	11,644	
11/01/37	365,000	5.750%		10,494	62,137.50
05/01/38	365,000	5.750%	45,000	10,494	
11/01/38	320,000	5.750%		9,200	64,693.75
05/01/39	320,000	5.750%	45,000	9,200	
11/01/39	275,000	5.750%		7,906	62,106.25
05/01/40	275,000	5.750%	50,000	7,906	
11/01/40	225,000	5.750%		6,469	64,375.00
05/01/41	225,000	5.750%	50,000	6,469	
11/01/41	175,000	5.750%		5,031	61,500.00
05/01/42	175,000	5.750%	55,000	5,031	
11/01/42	120,000	5.750%		3,450	63,481.25
05/01/43	120,000	5.750%	60,000	3,450	63,450.00
11/01/43	60,000	5.750%		1,725	1,725.00
05/01/44	60,000	5.750%	60,000	1,725	61,725.00
Total			\$775,000	\$580,750	\$1,355,750

The Crossing at Fleming Island

Community Development District

Approved Proposed Budget

Water / Sewer Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
Water Revenue	\$1,300,500	\$946,841	\$473,421	\$1,420,262	\$1,447,024
Wastewater Revenue	2,300,000	1,638,070	\$819,035	2,457,105	2,537,096
Reclaimed Water Revenue	800,000	541,611	\$270,806	812,417	860,800
Service Charges	48,000	30,671	\$15,336	46,007	45,000
Debt Capacity Charge	1,950,000	1,397,078	\$698,539	2,095,617	1,976,556
Interest/Misc. Income	200,000	151,753	\$75,877	227,630	200,000
Carry Forward Surplus	275,000	-	-	-	-
TOTAL REVENUES	\$6,873,500	\$4,706,024	\$2,353,012	\$7,059,036	\$7,066,476
OPERATING EXPENSES					
Administrative					
Engineering	\$2,000	\$-	\$2,000	\$2,000	\$2,000
Arbitrage	1,650	550	-	550	550
Dissemination Agent	1,000	667	333	1,000	1,000
District Attorney	26,000	17,574	8,787	26,361	25,904
Annual Audit	4,000		3,750	3,750	3,750
Trustee Fees	13,000	6,227	3,717	9,944	10,500
District Manager/Administrator	76,440	48,760	24,380	73,140	83,774
Computer Time	1,000	667	334	1,001	1,000
Postage	1,000	316	226	542	1,000
Insurance	75,000	62,947	-	62,947	70,243
Legal Advertising	1,000	-	1,000	1,000	1,000
Other Current Charges	15,000	9,802	4,901	14,703	15,000
TOTAL ADMINISTRATIVE	\$217,090	\$147,510	\$49,428	\$196,938	\$215,721
Operations & Maintenance					
Water/Wastewater/Reuse					
Service Charges	\$ 50,000	\$33,045	16,523	\$49,568	\$ 54,656
Meter Expenses	1,000	-	1,000	1,000	1,000
Purchased Water	1,450,000	928,922	464,461	1,393,383	1,591,794
Treated Wastewater	2,400,000	1,481,408	740,704	2,222,112	2,537,096
Black Creek Charge	55,000	36,837	18,419	55,256	40,916
Alternative Water Supply	58,000	36,813	18,407	55,220	55,212
Purchased Reclaimed Water	200,000	84,895	42,448	127,343	152,364
Repairs & Maintenance	35,000	41,271	20,636	61,907	35,000
Electric	40,000	29,338	14,669	44,007	35,000
Capital Outlay	340,000	360,315	-	360,315	100,000
Contingency	25,000	-	25,000	25,000	25,000
TOTAL WATER/WASTEWATER/REUSE	\$4,654,000	\$3,032,844	\$1,362,265	\$4,395,109	\$4,628,038
TOTAL EXPENSES	\$4,871,090	\$3,180,354	\$1,411,692	\$4,592,046	\$4,843,759
Non-Operating Expenses					
Debt Service					
Interest Expense - 4/1	\$ 376,548	\$ 376,548	\$-	\$376,548	\$ 359,828
Principal Expense - 10/1	985,000	656,667	328,333	985,000	1,020,000
Interest Expense - 10/1	376,548	125,515	251,032	376,548	359,828
TOTAL DEBT SERVICE	\$1,738,095	\$1,158,730	\$579,365	\$1,738,095	\$1,739,655
EXCESS REVENUES (EXPENDITURES)	\$264,315	\$366,940	\$361,955	\$728,895	\$483,062
Debt Service Coverage (115%)		128%			140%

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 Utility Refunding Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
04/01/22	\$19,905,000	\$-	\$405,601	-
10/01/22	19,905,000	930,000	405,601	1,741,201
04/01/23	18,975,000	-	391,829	
10/01/23	18,975,000	960,000	391,829	1,743,658
04/01/24	18,015,000	-	376,548	
10/01/24	18,015,000	985,000	376,548	1,738,095
04/01/25	17,030,000	-	359,828	
10/01/25	17,030,000	1,020,000	359,828	1,739,655
04/01/26	16,010,000	-	341,738	
10/01/26	16,010,000	1,060,000	341,738	1,743,475
04/01/27	14,950,000	-	322,375	
10/01/27	14,950,000	1,095,000	322,375	1,739,750
04/01/28	13,855,000	-	300,672	
10/01/28	13,855,000	1,140,000	300,672	1,741,344
04/01/29	12,715,000	-	277,729	
10/01/29	12,715,000	1,185,000	277,729	1,740,459
04/01/30	11,530,000	-	252,529	
10/01/30	11,530,000	1,235,000	252,529	1,740,059
04/01/31	10,295,000	-	226,254	
10/01/31	10,295,000	1,290,000	226,254	1,742,509
04/01/32	9,005,000	-	198,804	
10/01/32	9,005,000	1,345,000	198,804	1,742,609
04/01/33	7,660,000	-	170,179	
10/01/33	7,660,000	1,405,000	170,179	1,745,359
04/01/34	6,255,000	-	138,986	
10/01/34	6,255,000	1,465,000	138,986	1,742,973
04/01/35	4,790,000	-	106,441	
10/01/35	4,790,000	1,525,000	106,441	1,737,881
04/01/36	3,265,000	-	72,566	
10/01/36	3,265,000	1,595,000	72,566	1,740,131
04/01/37	1,670,000	-	37,128	
10/01/37	1,670,000	1,670,000	37,128	1,744,256
Total		\$19,905,000	\$7,958,413	\$27,863,413

The Crossing at Fleming Island

Community Development District

Water/Sewer Fund

Fiscal Year 2025

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.

Interest/Misc. Income

Represents interest earned on excess funds invested with the State Board of Administration.

Expenses - 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.

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, Swim & Tennis and the Golf Course Fund.

Trustee Fees

The fee for the administration of the District's 2016 Utility Refunding Bonds.

The Crossing at Fleming Island

Community Development District

Water/Sewer Fund

Fiscal Year 2025

Expenditures - Administrative (continued)

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 and Delivery

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

Insurance General Liability

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, Swim & Tennis and the Golf Course Fund.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses.

Expenditures - Water/Wastewater/Reuse

Service Charges

This represents miscellaneous repairs associated with the Water system operation and maintenance performed by Clay County Utility

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 treated wastewater by Clay County Utility Authority.

Black Creek Charge

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

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.

Repairs & Maintenance

Cost for repairs and maintenance of CDD water related assets.

Electric

Clay Electric Cooperative for service at 4567 Lakeshore Drive East.

Capital Outlay

Includes any miscellaneous water associated capital expenditures.

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 - 4/1/25	\$359,827.51
Principal Expense - 10/1/25	\$1,020,000.00
Interest Expense - 10/1/25	<u>\$359,827.51</u>
Total	\$1,738,095.02

The Crossing at Fleming Island
Community Development District
Approved Proposed Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
User Fees - Dues	\$445,832	\$285,282	\$142,641	\$427,923	\$463,665
Greens/Cart Fees	1,714,717	1,209,172	604,586	1,813,758	1,783,305
Merchandise/Food/Beverage Sale	1,865,621	1,267,130	633,565	1,900,695	1,940,245
Rental Revenue	74,600	75,835	37,918	113,753	77,584
Membership Income - Other Fees	4,515	2,213	1,107	3,320	4,695
Miscellaneous Income	71,800	49,798	24,899	74,697	74,672
Initiation Fees	10,000	27,820	13,910	41,730	10,400
Interest Income/Commissions	-	3,006	1,503	4,509	-
Sales Tax/Gratuities/Lesson Income	548,662	240	548,422	548,662	570,608
TOTAL REVENUES	\$4,735,747	\$2,920,496	\$2,008,550	\$4,929,046	\$4,925,174
COST OF GOODS SOLD					
Cost of Goods Sold	724,197	539,718	184,479	724,197	753,165
TOTAL GROSS PROFIT	\$4,011,550	\$2,380,778	\$1,824,071	\$4,204,849	\$4,172,009
OPERATING EXPENSES					
Salaries	\$1,661,855	\$946,895	\$473,448	\$1,420,343	\$1,728,329
Commissions & Bonuses	34,000	48,286	24,143	72,429	35,360
Rental Commissions	14,000	-	14,000	14,000	14,560
Employee Expenses	332,371	207,358	103,679	311,037	345,665
Employee Uniforms	3,780	2,052	1,026	3,078	3,931
Travel & Per Diem	-	1,171	586	1,757	-
Training	5,975	2,784	1,392	4,176	6,214
Employee Advertising	1,500	-	1,500	1,500	1,560
Janitorial Expense/Supplies	42,650	20,059	10,030	30,089	44,356
Tournaments & Events	30,392	31,122	15,561	46,683	31,607
Centralized Services	99,653	55,651	27,826	83,477	85,000
Course & Grounds Maintenance	55,000	28,534	14,267	42,801	57,200
Repairs - Equipment	32,549	21,577	10,789	32,366	33,850
Repairs - Buildings	17,000	14,742	7,371	22,113	17,680
Operating Supplies	88,175	83,846	41,923	125,769	91,702
Office Supplies	3,500	2,943	1,472	4,415	3,640
Postage	500	303	152	455	520
Printing & Reproduction	1,000	594	297	891	1,010
Utility Services	91,326	55,639	27,820	83,459	94,979
Gas/Oil/Propane	46,247	21,889	10,945	32,834	48,096
Refuse & Potables	15,771	12,087	6,044	18,131	16,402
Telephone/T1 Line	8,990	6,547	3,274	9,821	9,349
Security/Pest Control	22,500	28,870	14,435	43,305	20,000
Music & Cable Service	12,000	8,851	4,426	13,277	12,480
Dues and Subscriptions	9,013	20,036	10,018	30,054	9,373
Chemicals	78,730	48,052	24,026	72,078	81,879
Fertilizer - Course	76,640	46,759	23,380	70,139	79,706
Sand, Seed & Dressing	38,676	17,071	8,536	25,607	40,223
Licenses/Permits	2,350	4,381	2,191	6,572	2,444
Cash Short/Over	-	758	-	758	-
Miscellaneous	13,700	4,005	2,003	6,008	14,248
Other Services	8,000	1,112	556	1,668	8,320
Trustee Fees/Bank Charges	90,997	87,849	43,925	131,774	94,637
Management Fees - Hampton	86,400	63,480	31,740	95,220	86,400
Rentals & Leases	257,800	173,683	86,842	260,525	268,112
Lake Maintenance	30,000	20,000	10,000	30,000	31,200
Insurance	129,840	77,608	-	77,608	46,828
Other Current Charges	32,000	22,041	11,021	33,062	33,280
District Manager/Administrator	38,500	19,250	9,625	28,875	48,168
District Attorney	5,820	4,517	2,259	6,776	6,476
Audit	2,000	1,533	767	2,300	3,750
Sales Tax/Gratuities/Lesson Expense	548,662	-	548,662	548,662	570,608
TOTAL OPERATING EXPENSES	\$4,069,862	\$2,213,935	\$1,631,947	\$3,845,882	\$4,129,142
NET OPERATING INCOME	\$(58,312)	\$166,843	\$192,125	\$358,968	\$42,867
Non-Operating Expenses					
Other Income	\$ -	\$-	\$-	\$-	\$ -
Other Expenses	-	-	-	-	-
Principal Expense - 10/1	(475,000)	(245,000)	(230,000)	(475,000)	-
Interest Expense - 10/1	(15,675)	(15,675)	-	(15,675)	-
Interest Expense - 4/1	(15,675)	(15,675)	-	(15,675)	-
TOTAL NON-OPERATING EXPENSES	\$(506,350)	\$(276,350)	\$(230,000)	\$(506,350)	\$-
EXCESS REVENUES (EXPENDITURES)	\$(564,662)	\$(109,507)	\$(37,876)	\$(147,383)	\$42,867

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 1999 Golf Course Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
04/01/05	\$5,535,000	6.600%	\$-	\$182,655	-
10/01/05	5,535,000	6.600%	140,000	182,655	505,310
04/01/06	5,395,000	6.600%	-	178,035	
10/01/06	5,395,000	6.600%	150,000	178,035	506,070
04/01/07	5,245,000	6.600%	-	173,085	
10/01/07	5,245,000	6.600%	160,000	173,085	506,170
04/01/08	5,085,000	6.600%	-	167,805	
10/01/08	5,085,000	6.600%	170,000	167,805	505,610
04/01/09	4,915,000	6.600%	-	162,195	
10/01/09	4,915,000	6.600%	180,000	162,195	504,390
04/01/10	4,735,000	6.600%	-	156,255	
10/01/10	4,735,000	6.600%	195,000	156,255	507,510
04/01/11	4,540,000	6.600%	-	149,820	
10/01/11	4,540,000	6.600%	205,000	149,820	504,640
04/01/12	4,335,000	6.600%	-	143,055	
10/01/12	4,335,000	6.600%	220,000	143,055	506,110
04/01/13	4,115,000	6.600%	-	135,795	
10/01/13	4,115,000	6.600%	235,000	135,795	506,590
04/01/14	3,880,000	6.600%	-	128,040	
10/01/14	3,880,000	6.600%	250,000	128,040	506,080
04/01/15	3,630,000	6.600%	-	119,790	
10/01/15	3,630,000	6.600%	270,000	119,790	509,580
04/01/16	3,360,000	6.600%	-	110,880	
10/01/16	3,360,000	6.600%	285,000	110,880	506,760
04/01/17	3,075,000	6.600%	-	101,475	
10/01/17	3,075,000	6.600%	305,000	101,475	507,950
04/01/18	2,770,000	6.600%	-	91,410	
10/01/18	2,770,000	6.600%	325,000	91,410	507,820
04/01/19	2,445,000	6.600%	-	80,685	
10/01/19	2,445,000	6.600%	345,000	80,685	506,370
04/01/20	2,100,000	6.600%	-	69,300	
10/01/20	2,100,000	6.600%	370,000	69,300	508,600
04/01/21	1,730,000	6.600%	-	57,090	
04/01/21	1,730,000	6.600%	390,000	57,090	504,180
04/01/22	1,340,000	6.600%	-	44,220	
10/01/22	1,340,000	6.600%	420,000	44,220	508,440
04/01/23	920,000	6.600%	-	30,360	
10/01/23	920,000	6.600%	445,000	30,360	505,720
04/01/24	475,000	6.600%	-	15,675	
10/01/24	475,000	6.600%	475,000	15,675	506,350
Total			\$5,535,000	\$4,595,250	\$10,130,250

The Crossing at Fleming Island

Community Development District

Golf Fund

Fiscal Year 2025

REVENUES

User Fees - Dues

Patron membership dues for all categories

Greens/Cart Fees

Green and Cart fee revenues

Merchandise/Food/Beverage Sale

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

Training

Training seminars for staff.

Janitorial Expense/Supplies

Janitorial service and supplies

Tournaments & Events

Member and Resident events (Trivia Night, Invitational tournament, etc)

The Crossing at Fleming Island

Community Development District

Golf Fund

Fiscal Year 2025

Expenditures - (continued)

Centralized Services

Marketing association fees (F1 1st 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.

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 & Reproduction

Stationary and letterhead

Utility Services

Electric and Water & Sewer

Gas/Oil/Propane

F&B Propane, Gas, Diesel, and Hydraulic Oil

Refuse & Potables

Waste removal service

Telephone/T1 Line

Maintenance Internet, telephone and admin telephone

Other Contractual Services

Alarm and Pest Control services, Aerification contractor

Music & Cable Service

Music system for the clubhouse

Dues & Subscriptions

Comcast, FSGA handicap dues, PGA dues, etc

Chemicals

Golf course chemicals

Fertilizer - Course

Golf course fertilizers

The Crossing at Fleming Island

Community Development District

Golf Fund

Fiscal Year 2025

Expenditures - (continued)

Sand, Seed & Dressing

Over seed, Top dressing, Divot sand, and Mulch

Licenses/Permits

Food and Beverage licenses, ASCAP, SESAC

Trustee Fees/Bank Charges

Credit card commissions and Trustee charges

Management Fees - Hampton

Golf Club management fees (Hampton)

Rentals & Leases

Cart fleet, Maintenance equipment, Dishwasher, Irrigation computer and Copier

Lake Maintenance

Treatment of lakes on GC for algae and weeds

Insurance

Liability and Property insurance

Other Current Charges

Real Estate taxes

District Manager/Administrator

District Manager and GMS, LLC fees.

District Attorney

Attorney fees

Audit

Audit fees

Non-Operating Expenses

Principal Expense

Golf Bond Principal Payment

Interest Expense

Interest on the Golf Bond

The Crossing at Fleming Island

Community Development District

Golf Fund FY2024-2029 Budget

Five Year Capital Plan

Fiscal Year	Capital Budget
2025	\$ 250,000
2026	\$ 250,000
2027	\$ 250,000
2028	\$ 250,000
2029	\$ 250,000

The Crossing at Fleming Island

Community Development District

Approved Proposed Budget

Swim & Tennis Fund

Description	Adopted Budget FY2024	Actuals Thru 5/31/24	Projected Next 4 Months	Projected Thru 9/30/24	Approved Proposed Budget FY 2025
REVENUES:					
User Fees	\$150,000	\$122,288	\$61,144	\$183,432	\$150,000
Lesson Income	230,000	183,427	91,714	275,141	230,619
Merchandise/Food/Beverage Sale	185,000	73,836	150,000	223,836	185,000
TOTAL REVENUES	\$565,000	\$379,551	\$302,858	\$682,409	\$565,619
COST OF GOODS SOLD					
Cost of Goods Sold	140,000	55,670	27,835	83,505	140,000
TOTAL GROSS PROFIT	\$425,000	\$323,881	\$275,023	\$598,904	\$425,619
OPERATING EXPENSES					
Salaries	\$892,000	\$480,305	\$240,153	\$720,458	\$965,000
Employee Expenses	249,760	134,139	67,070	201,209	270,200
Employee Education and Training	8,000	2,585	1,293	3,878	8,000
Promotional Activities	100,000	59,708	29,854	89,562	100,000
Activities & Events - Tennis	20,000	23,098	11,549	34,647	20,000
Communications and Freight	22,000	18,244	9,122	27,366	22,000
Customer Service & Advertising	6,000	2,542	1,271	3,813	6,000
Other Contractual	27,500	20,767	10,384	31,151	27,500
Repairs & Maintenance	80,000	76,175	38,088	114,263	100,000
Operating Supplies	24,000	16,568	8,284	24,852	24,000
Office Supplies	22,000	5,616	2,808	8,424	15,000
Utility Services	160,000	106,905	53,453	160,358	160,000
Gas/Oil/Propane	26,000	29,165	14,583	43,748	26,000
Chemicals	85,000	40,222	20,111	60,333	80,000
Licenses/Permits	4,000	4,456	2,228	6,684	4,000
Bad Debt	-	(773)	-	(773)	-
Cash Short/Over	-	8	6	14	-
Trustee Fees	25,000	15,449	11,035	26,484	25,000
District Manager/Administrator	42,030	30,732	21,951	52,683	48,168
Insurance	50,000	27,976	19,983	20,982	46,828
Taxes	60	235	168	403	60
Audit	3,000	-	3,750	3,750	3,750
		-			
TOTAL OPERATING EXPENSES	\$1,846,350	\$1,094,122	\$567,140	\$1,634,286	\$1,951,507
NET OPERATING INCOME	\$(1,421,350)	\$(770,241)	\$(292,118)	\$(1,035,382)	\$(1,525,888)
Non-Operating Expenses					
Interfund Transfer In - GF	\$ 1,626,350	\$1,084,115	\$542,235	\$1,626,350	\$ 1,730,888
Other Income	-	(1,550)	-	(1,550)	-
CDD Lesson Income	25,000	14,270	7,135	21,405	25,000
Lessons Paid Out	(230,000)	(183,502)	(91,751)	(275,253)	(230,000)
TOTAL NON-OPERATING EXPENSES	\$1,421,350	\$913,333	\$457,619	\$1,370,952	\$1,525,888
EXCESS REVENUES (EXPENDITURES)	\$-	\$143,092	\$165,501	\$335,570	\$0

The Crossing at Fleming Island

Community Development District

Swim/Tennis Fund

Fiscal Year 2025

REVENUES

User Fees

Pass Holder Income, Guest Fees, Facility Rental 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/Food/Beverage Sale

Tennis Merchandise sales and Snack Bar sales (Net of Cost of Goods Sold)

Expenditures - Operating

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 and 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 & 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

Expenditures - Administrative (continued)

Chemicals

Pool chemicals

Licenses/Permits

Licenses and pool permits

Trustee/Bank Expenses

Credit card commissions and bank fees

District Management/Administration

The District receives Management, Accounting and Administrative Administration:

Insurance

Liability and property insurance

Audit

Annual Audit fees

Expenditures - Non - Operating Income/Expenses

Inter-fund Transfer In

CDD Funds to operate the Swim & Tennis operation, over and above revenues generated

The Crossing at Fleming Island

Community Development District

Non-Ad Valorem Assessments

FY2025

Land Use	#Lots/ Acres	Annual Maintenance Assessments				
		Gross per units	Total Gross Assessments	Gross per units	Updated Total Net O&M	Increase net by \$X
		FY 2024		FY 2025		
RESIDENTIAL	3276	\$ 752.33	\$ 2,464,633.08	\$ 752.33	\$ 2,464,633.08	\$ -
COBBLESTONE & STATION	508	\$ 564.24	\$ 286,633.92	\$ 564.24	\$ 286,633.92	\$ -
COMMERCIAL	253.19	\$ 6,394.85	\$ 1,619,112.71	\$ 6,394.85	\$ 1,619,112.71	\$ -
Total Gross	4037.19		\$ 4,370,379.71		\$ 4,370,379.71	\$ -
Discount/Commission (6%)			\$ 262,222.78		\$ 262,222.78	\$ -
Net Assessments			\$ 4,108,156.93		\$ 4,108,156.93	\$ -
Alocation						
General Fund			\$ 3,488,035.00		\$ 3,487,959.93	\$ (75.07)
Reserve Fund			\$ 620,197.00		\$ 620,197.00	\$ -
Net Assessments			\$ 4,108,232.00		\$ 4,108,156.93	\$ (75.07)

EIGHTH ORDER OF BUSINESS

B.



Tree Amigos
Outdoor Services

June 2024

The Crossings Community Development District
2105 Harbor Lake Drive
Fleming Island, FL 32003
Attn: Steve Andersen and Courtney Hogge

Re: Landscape Services Report –
June 2024

Steve & Courtney,

Irrigation Maintenance: All Irrigation running everyday because of the drought. Flowers are-running everyday because of the drought

Fungus/pest/fertilizer applications: Limiting all applications due to drought stress on turf.

Maintenance: Mowing as needed, avoiding drought stressed areas.

Annuals: Annual change out complete.

Mulch: N/A.

Notes: Some zones are being ran during the day in areas needing extra water. This will continue until the drought is over.

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.

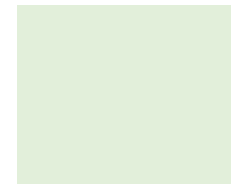
Thank you,
Jim Proctor

C.

**EAGLE HARBOR GOLF CLUB
PERFORMANCE REPORT**

May 2024

Consolidated	May-24		May-23	Year to Date		Prior Year 23
	Actual	Budget	Actual	Actual	Budget	Actual
Revenue	\$ 390,105.38	\$ 367,142.16	\$ 350,397.40	\$ 2,920,496.54	\$ 2,794,926.76	\$ 4,009,013.52
COGS	\$ 73,514.56	\$ 304,172.16	\$ 56,774.39	\$ 539,718.44	\$ 480,540.93	\$ 691,298.54
Expenses	\$ 337,652.17	\$ 286,005.79	\$ 274,347.17	\$ 2,213,933.69	\$ 2,345,522.52	\$ 3,342,378.61
Admin Expenses pass thru rev			na			na
NOI	\$ (21,061.35)	\$ (223,035.79)	\$ 19,275.84	\$ 166,844.41	\$ (31,136.69)	\$ (24,663.63)
Notes	<hr/> <hr/> <hr/> <hr/>					
Golf	May-24		May-23	Year to Date		Prior Year 23
	Actual	Budget	Actual	Actual	Budget	Actual
Revenue	\$ 232,651.19	\$ 218,042.16	\$ 212,604.73	\$ 1,746,357.73	\$ 1,666,152.76	\$ 2,418,090.55
COGS	\$ 17,619.18	\$ 13,940.00	\$ 15,531.97	\$ 144,518.16	\$ 110,415.00	\$ 186,652.80
Course Maint.	\$ 97,232.57	\$ 80,143.61	\$ 46,334.17	\$ 590,241.04	\$ 655,704.09	\$ 764,237.87
Golf Expenses	\$ 64,926.37	\$ 51,093.81	\$ 60,056.68	\$ 379,042.32	\$ 416,541.70	\$ 620,119.03
NOI	\$ 52,873.07	\$ 72,864.74	\$ 90,681.91	\$ 632,556.21	\$ 483,491.97	\$ 847,080.85
Golf Rounds(Total)	4495		4393	30,896		44,359
Golf Rnds(outside/member)	2990/1505		3244/1149	20559/10175		31269/13090
Membership	137		128			
Talons	May-24		May-23	Year to Date		Prior Year 23
	Actual	Budget	Actual	Actual	Budget	Actual
Total FB Revenue	\$ 156,923.37	\$ 149,100.00	\$ 137,347.57	\$ 1,168,015.65	\$ 1,128,774.00	\$ 1,586,370.82
COGS	\$ 55,895.38	\$ 49,030.00	\$ 41,242.42	\$ 395,200.28	\$ 370,125.93	\$ 504,645.74
FB Expenses	\$ 88,776.56	\$ 74,103.35	\$ 89,315.12	\$ 629,172.71	\$ 613,701.70	\$ 978,643.91
NOI	\$ 12,251.43	\$ 25,966.65	\$ 6,790.03	\$ 143,642.66	\$ 144,946.37	\$ 103,081.17
% COGS (Food)	36.00%			35.00%		
% COGS (Alcohol)	38.00%			31.00%		



D.

1.

Eagle Harbor Facility Report

June 2024

Amenity Centers:

1. Swim Park
 - a. Open for the season.
 - b. Enhanced security cameras

2. Tennis/Pickleball Center
 - a. Operations are normal.

3. Waterfront Park
 - a. Operations are normal.

4. Creekside
 - a. Operations are normal.

5. Golf Course
 - a. Operations are normal.
 - b. Greens are showing major improvement after numerous treatments.

6. Talons
 - a. Operations are normal.

Common Areas & Retention Ponds:

1. All lakes have been treated and inspected by the Lake Doctors.
2. Waterford fountain is being replaced in June
3. Reclaimed system for golf and community was renovated, filtration system and chemical injection system was installed and is operational.
4. Licksillet renovation has begun.
5. Upgraded landscaping in numerous areas of Black Creek
6. Replaced Waterford landing fountain

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 drainage issue in Eagle Nest.

2.

XFINITY COMMUNITIES SERVICE AGREEMENT

Service Order

Customer Information

Customer Name:	The Crossings at Fleming Island Community Development District	Property Address 1:	1880 Eagle Harbor Parkway
Property Name:	Eagle Harbor	Address 2:	
Number of Units:	3,594	City, State, Zip:	Orange Park, FL 32003

Agreement Term

This Agreement begins on 5/15/2024 ("Effective Date") and shall remain in effect for a term of 10 years from 5/21/2024 (the "Initial Term"). This Agreement shall automatically renew for successive periods of 2 Years (each, a "Renewal Term"), unless either party provides the other with a minimum of 60 days' notice of its intention not to renew at the end of the then-current term. The Initial Term and each Renewal Term may be collectively referred to herein as the "Term."

Compensation

The Per Unit Compensation is \$75.00 for a total of \$269,550.00.

Marketing

Customer's Marketing Support shall be as follows:

Service	Type of Marketing
TV	Non-exclusive Marketing
Internet	Non-exclusive Marketing
Voice	Non-exclusive Marketing

Agreement

This Xfinity Communities Service Agreement ("Agreement") sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Company") will provide residential products and services (collectively, the "Services") to the customer named above ("Customer") at the property named above ("Property"). This Agreement consists of this fully executed Service Order ("Service Order"), the General Terms and Conditions ("General Terms"), any attachments included herewith ("Attachments") and any written amendments to this Agreement executed by both parties ("Amendments"). In the event of an inconsistency among these documents, precedence will be as follows: (1) Amendments, (2) Service Order, (3) Attachments, (4) General Terms. Customer and Company may be collectively referred to herein as the "Parties" or individually as a "Party." The parties, intending to be legally bound agree to be bound by the terms and conditions set forth in the Agreement. Capitalized terms used but not defined in this Service Order shall be given their meanings set forth in the General Terms and capitalized terms used but not defined in the General Terms shall be given their meaning set forth in this Service Order.

The parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

**Customer: The Crossings at Fleming Island Community
Development District**

Company:

By: _____

By: _____

Name:
Title:

Name: Jeffrey Buzzelli
Title: RSVP Florida

ADDRESSES FOR LEGAL NOTICES

The Crossings at Fleming Island Community Development District 2217 Eagle Harbor Parkway Fleming Island, FL 32003	Comcast Cable Communications Management, LLC 7201 North Federal Highway, Boca Raton, FL 33487, Attn: Xfinity Communities.
	With a copy to: Comcast Cable Communications Management, LLC 1701 JFK Blvd Philadelphia, PA 19103 Attn: General Counsel – Cable Legal Operations

GENERAL TERMS AND CONDITIONS

1. Wiring.

(a) Definitions.

- i. **"Distribution System"** consists of all facilities, equipment or devices that are installed by Company to transmit the Services from the public right of way to the Terminal, and may include, but not be limited to, distribution cables, amplifiers, pedestals, lock boxes, passive and electronic devices and other equipment. It shall also include any other facilities, equipment or devices installed by Company, other than the Inside Wiring, and used by Company in the provision of Services.
- ii. **"Inside Wiring"** consists of the wiring running from the Terminal into the unit as necessary to provide the Services throughout the unit.
- iii. **"System"** consists of the Distribution System and Inside Wiring.
- iv. **"Terminal"** mean the ground block or other connection terminal located at each unit on the Property.

(b) Scope of Work. If either Party is installing, upgrading or re-wiring any portion of the System, a Scope of Work will be attached setting forth the responsibility of the parties regarding such work. The Parties agree to comply with the Scope of Work.

(c) Company Obligations. Any work performed by Company on the Property shall be done in a good and workmanlike manner, in accordance with industry standards, local codes, applicable law, and, Federal Communications Commission ("FCC") regulations. Company will be responsible for obtaining all necessary permits, licenses and approvals in connection with the Company's operation and use of the wiring as set forth herein.

(d) Ownership of Wiring. The Distribution System is and will remain the personal property of Company. The Inside Wiring is and will remain the personal property of the applicable unit owner.

(e) Use and Maintenance of Wiring. Customer grants Company the exclusive right to operate and use the Distribution System. The Customer shall not, and shall not permit any third party to, tap into, use, or otherwise interfere with the Distribution System. At its expense, Company shall maintain, repair and replace the Distribution System as necessary to provide the Services. The installation, use, and repair of the Inside Wiring will be governed by separate contracts between Company and individual unit residents.

(f) Electrical Power. Customer shall provide electrical power, at Customer's expense, for the Distribution System or Inside Wiring as requested by Company in locations reasonably designated by Company. In addition, if requested by Company, Customer shall, at Customer's cost, provide one or more environmentally controlled spaces in mutually agreed upon locations on the Property for distribution facilities.

2. Delivery of Services. Customer grants to Company the non-exclusive right to deliver the Services to the Property.

3. Customer Obligations.

- (a) Customer shall not enter into a bulk agreement with another service provider to provide services similar to the Services during the Term regardless of the method used to deliver services to the Property. A "bulk agreement" means an agreement between Customer and a third party service provider whereby (i) services are paid for by the Customer and provided to the residents at no charge, on a reduced rate or discounted basis; (ii) services are automatically provided to the residents as an amenity of the Property or (iii) the purchase of services by residents is required as a condition of their occupancy of the Property. However, nothing in this Agreement shall prohibit service providers from providing service to the Property on a retail basis, provided that Customer does not permit a third party to access any facilities, equipment or wiring Company owns or has exclusive rights to use.
 - (b) Customer shall reasonably cooperate with Company to prevent, but shall not be liable for, the unauthorized access to equipment or Services by residents of the Property.
 - (c) Customer shall supply unit numbers to Company at reasonable intervals upon Company request.
4. **Fees and Charges for Services.** For Services provided to residents on a retail basis, the terms, conditions, charges and fees for those Services shall be contained in separate contracts between Company and individual residents. The Customer assumes no liability or responsibility for service charges contracted for by residents. For Services provided to Customer on a bulk basis (if any), additional terms, conditions, charges and fees for the bulk Services shall be contained in the Service Order and Attachments made a part of this Agreement.
5. **Access.**
- (a) Customer grants Company personnel access to all common areas of the Property during Company's Operating Hours (as defined below) for the purpose of installing, disconnecting and auditing Service and exercising Company's right and obligations under this Agreement. Customer shall use reasonable efforts to grant Company access to parts of the Property it does not have direct control over for the same purposes. "Operating Hours" means Monday through Sunday, 7:00am to 7:00pm or at any other time that (i) Customer's staff members at the Property give verbal consent for Company to access, (ii) a maintenance or repair emergency occurs, which includes service outages, or (iii) a resident grants Company personnel access in order to provide or repair services for the resident.
 - (b) Company, at its expense, agrees to repair any damage to the Property to the extent caused by Company, its employees or agents, normal wear and tear excepted. If Company fails to commence repairs to the Property within 45 days of notice, then Customer may undertake the repairs itself and bill the Company for the actual and reasonable costs thereof. Customer, at its expense, agrees to pay the reasonable and actual costs for Company to repair or replace any damage to the Distribution System or Exclusive Wiring to the extent caused by Customer, its employees or agents, normal wear and tear excepted.
6. **Indemnification.** Each Party (the "Indemnifying Party") shall indemnify, defend and hold harmless the other party, its officers, directors, personnel, affiliates, lenders, agents and representatives (collectively, the "Indemnified Parties") from and against any and all liability, loss, damage, claim or expense (including reasonable attorneys' fees and costs) (collectively, "Damages") incurred through a third party claim to the extent based on (i) the negligence or willful misconduct of the Indemnifying Party, (ii) the Indemnifying Party's noncompliance with applicable laws (iii) the breach or inaccuracy of any representation or warranty made hereunder by the Indemnifying Party or (iv) any injury (including death), damage or loss to persons or property caused by the Indemnifying Party. The Indemnified Parties agree to provide the Indemnifying Party with sufficient notice of any claim and to provide reasonable cooperation with the Indemnifying Party in the defense of the claim at Indemnifying Party's cost.

7. **Limitation of Liability.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES, INCLUDING DAMAGES FOR LOST PROFITS, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, WHETHER ARISING UNDER THEORY OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE.
8. **Termination.**
- (a) **Default.** In the event either Party defaults in the performance of any of the material terms of this Agreement, the non-defaulting Party shall give the defaulting Party written notice specifying the nature of such default and identifying the specific provision in this Agreement which gives rise to the default. The defaulting Party shall have 60 days to either (i) cure the default or (ii) if such default is incapable of cure within such 60 day period, commence curing the default within such 60 day period and diligently pursue such cure to completion. In the event the defaulting Party fails to do so within such 60 day period, the non-defaulting Party may terminate this Agreement upon 30 days' written notice without further liability of either party.
- (b) **Permanent Loss of Authority.** This Agreement shall terminate automatically without any further liability on the part of Company in the event Company lacks authority to continue to provide the Services to the Property due to loss of governmental authorization. This clause, however, shall not apply to periods of transition, such as franchises subject to review, transfer or reapplication, or where termination is the subject of dispute.
9. **Removal of Distribution System.**
- (a) Upon expiration or termination of this Agreement, Company shall have 3 months during which it may remove the Distribution System. Company shall promptly repair any damage to the Property caused by such removal. Any portion of the Distribution System remaining on the Property after the 3 month period shall be deemed abandoned by Company, and ownership shall vest in Customer "AS IS" and "WHERE IS" and Company shall have no further liability therefor.
- (b) Notwithstanding anything to the contrary contained in this Agreement, the removal period referenced in subsection (a) above shall be tolled for as long as Company has the right under applicable law to continue to provide any or all of the Services to any or all of the units on the Property after the termination or expiration of this Agreement, in which case Company shall have the exclusive right to continue to own and use the Distribution System and the non-exclusive right to interconnect with and use the Inside Wiring to provide the Services. This Section shall survive the termination of this Agreement.
10. **Dispute Resolution.** All disputes under this Agreement shall be submitted to and settled by arbitration in accordance with the rules of the American Arbitration Association. The parties shall appoint a mutually agreeable arbitrator reasonably familiar with broadband communications systems and services. In the event the parties are unable to agree to a single arbitrator, the dispute shall be submitted to a panel of 3 arbitrators, one of which shall be reasonably familiar with broadband communications systems and services. Each Party shall appoint an arbitrator and the 2 arbitrators so appointed shall then select a third arbitrator. The arbitrators shall apply applicable federal laws and regulations and the laws of the jurisdiction in which the Property is located, without regard to its choice of law principles. The decision of the arbitrators shall be binding and conclusive on all parties involved, and judgment upon their decision may be entered in a court of competent jurisdiction.

11. **Customer Service.** Company will maintain a local or toll-free telephone number, which will be available to its subscribers 24 hours a day, 7 days a week. Company representatives will be available to respond to customer telephone inquiries during normal business hours. Company will begin working on service interruptions promptly and in no event later than the next business day after notification of the service problem, excluding conditions beyond the control of Company.

12. **Marketing Support.** Customer grants Company the right to access the Property to market and sell its Services to residents of the Property. Customer shall (i) present Company's Marketing Materials to new and prospective residents during the initial presentation of rental or for-sale units and at lease signings or closings (ii) make the Marketing Materials available in the sales office or other administrative area to existing residents and (iii) at times and locations mutually agreed to by the parties, allow Company to hold marketing and sales events at the Property (collectively, "Marketing Support"). At Company's discretion, "Marketing Materials" may include, brochures, channel lineups, service descriptions, and information regarding prices and special offers. Marketing will be either exclusive or non-exclusive, as indicated in the Service Order. Marketing materials shall be provided by Company and delivered to the Property at Company's sole cost. For Services marketed on an exclusive basis, Customer agrees not to market or allow a third party to market on the Property any services similar to the exclusively marketed Services. For Services marketed on a non-exclusive basis, Customer will market such Services on a materially comparable basis with any third party services (e.g., no favorable treatment in terms of on-site events or location of marketing materials) and Customer will not treat any competing services on a more favorable basis or take actions to position competing service as "preferred" service over Company's Services.

13. **Website Link.** Company shall have the right in its sole discretion to approve any trademark/logo of Company used by Customer on Customer's website, its placement within its website, and the use of any statements or claims in connection with such trademark/logo or Company's products and services on its website. All uses of Company's trademark/logo made by Customer shall inure to the benefit of Company. Customer shall not copy or capture any portion of Company's website or any of its content within frames on Customer's website, or otherwise present or display Company's website content or represent Company's website as Customer's in any manner. Customer shall ensure that the link from its website to Company's website connects the visitor to Company's website unencumbered in any manner.

14. **Interference.** If any device or facility on the Property does not comply with the technical specifications established by the FCC, including, but not limited to, signal leakage, which interferes with Company's delivery of the Services, Company reserves the right to discontinue the Services to the non-compliant unit or, at Company's reasonable discretion, to the Property until such non-conformance is cured by Company, Customer or resident, as the case may be. Company shall take reasonable measures to not discontinue Services to any portion of the Property that is in compliance with applicable technical specifications.

15. **Changes to Wiring Rights.** In the event applicable law requires (i) Company to permit Customer or a third party to use all or a portion of the Distribution System or (ii) Customer to permit a third party to use all or a portion of the Exclusive Wiring, then such portions of the Distribution System and/or Exclusive Wiring shall be automatically deemed Non-Exclusive Wiring.

16. **Assignability; Binding Effect.** Either Party may assign the Agreement provided that the assignee agrees in writing to be bound by all the terms and conditions hereof. In the event Customer sells, assigns, transfers or otherwise conveys the Property to a third party, Customer shall assign this agreement and cause the new owner or controlling party to expressly assume this Agreement and agree to be bound by its terms. This Agreement shall be binding upon the parties and their respective successors and assigns. Following any assignment, the assigning party shall give prompt notice thereof to the other party and shall not be liable for obligations under this Agreement that accrue on or after the date of the assignment.
17. **Representations and Warranties.** Each Party represents and warrants to the other that (i) the person entering into this Agreement on its behalf has the legal right and authority to execute, enter into and bind such Party to the commitments and obligations set forth herein and (ii) it has the right to enter into this Agreement and to grant the rights granted hereunder. In the event this Agreement is terminated for a breach of these representations and warranties, Customer shall reimburse Company for the time and materials of all work performed at the Property, up to the termination date. EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT, THE SERVICES ARE PROVIDED "AS IS," WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED. NEITHER THE COMPANY NOR ITS AFFILIATES, SUPPLIERS, EMPLOYEES, AGENTS OR CONTRACTORS WARRANT THAT THE SERVICES WILL PROVIDE UNINTERRUPTED USE, OPERATE WITHOUT DELAY OR ERROR, OR BE TRANSMITTED IN UNCORRUPTED FORM. ALL REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTIES OF PERFORMANCE, NONINFRINGEMENT, FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, ARE HEREBY DISCLAIMED AND EXCLUDED UNLESS OTHERWISE PROHIBITED OR RESTRICTED BY APPLICABLE LAW.
18. **Miscellaneous Provisions**
- (a) **Subcontractors.** Company may hire or engage one or more subcontractors to perform any or all of its obligations under this Agreement; provided that Company shall in all cases remain responsible for all its obligations under this Agreement. Under no circumstances shall Customer be responsible for making any payments directly to any subcontractor engaged by Company.
- (b) **Insurance.** Company shall maintain workers' compensation insurance with statutory limits and commercial general and automobile liability insurance. The limits of such liability insurance shall be no less than One Million Dollars (\$1,000,000) per occurrence and in the aggregate, and automobile liability limits no less than One Million Dollars (\$1,000,000) per accident and in the aggregate. Upon request, Company will provide Customer with a certificate evidencing such insurance.
- (c) **Force Majeure.** Neither Party shall be liable for its performance delay or failure due to circumstances beyond its reasonable control, including but not limited to, failure of equipment or facilities not owned or controlled by a Party (for example, utility service), denial of access to facilities or rights-of-way essential to serving the Property, natural catastrophes, and government order or regulation.
- (d) **Applicable Law.** This Agreement shall be governed and construed in accordance with applicable federal laws and regulations and by the laws of the jurisdiction in which the Property are located, without regard to its choice of law principles.
- (e) **Invalidity.** If any provision of this Agreement is found to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Agreement will not be affected or impaired.

- (f) **Notices.** All notices, demands, requests or other communications given under this Agreement shall be in writing and be given by personal delivery, registered or certified mail, return receipt requested, or nationally recognized overnight courier service to the other Party's address set forth in the Service Order or as may subsequently in writing be requested.
- (g) **Confidentiality.** Except as otherwise required by applicable law, each Party agrees to keep the terms and conditions of this Agreement in strict confidence and shall not divulge any specifics of the same to any third party except current and prospective lenders, purchasers, attorneys, accountants, financial advisors, partners and/or others with a need to know or legal right to know (such as residents of a homeowners association) for Customer or Company to reasonably conduct its business.

Compensation Attachment

1. Company agrees to pay Customer the Per Unit Compensation for the Number of Units listed on the Service Order.
2. If the units are not fully constructed as of the Effective Date, Customer agrees to provide Company with copies of certificates of occupancy, or temporary certificates of occupancy if they permit Customer to begin selling/leasing units, for all units (collectively, "COs") promptly upon receipt by Customer. Customer agrees to promptly provide to Company a completed and accurate W-9 or such other form containing similar information Company reasonably requests (collectively, "W-9"). Customer shall promptly provide Company an updated W-9 if the information contained therein changes. Company will not owe Customer the Per Unit Compensation during any time when Customer has failed to provide to Company an accurate W-9.
3. Unless otherwise set forth in the Service Order, the Per Unit Compensation shall be payable by Company 90 days from the latter of (i) execution of the Service Order, (ii) receipt by Company of a completed W-9 or such other form containing similar information that Customer provides to Company (iii) where applicable, receipt by Company of the first CO. Customer hereby acknowledges that Company has no obligation to pay the Per Unit Compensation unless and until Customer provides the W-9 and, where applicable, the COs. Once paid, Company has no obligation to pay any portion of the Per Unit Compensation to any third party, even if Customer transfers, sells or otherwise conveys the Property to a third party.
4. The Indemnification section of the Agreement is hereby modified to include an additional indemnification obligation of Customer as follows: (v) the alleged right of any third party to the Per Unit Compensation.
5. In addition to any and all other remedies available to Company at law or in equity, in the event the Agreement is terminated for the uncured default of Customer, (i) this Compensation Attachment shall terminate immediately, (ii) Customer's right to receive the Per Unit Compensation shall terminate immediately and (iii) Customer shall refund to Company a portion of the Per Unit Compensation paid by Company up to the date of termination in an amount equal to (A) the total Per Unit Compensation paid prior to the date of termination, divided by (B) the number of years in the term of the Agreement, multiplied by (C) the number of years remaining in the term of the Agreement as of termination date of this Compensation Attachment.

Begin forwarded message:

From: "Kemker, Patricia" <Patricia_Kemker@comcast.com>
Subject: RE: [EXTERNAL] Eagle Harbor Agreement with Comcast
Date: June 12, 2024 at 3:55:09 PM EDT
To: Steve Andersen <sandersen@eagleharborcdd.com>

Thank you for sending this to me. Below are Comcast's response to your questions.

1. Comcast isn't allowed to contractually obligate an owner to do anything beyond the statutory limits. It's against the rules. Any legal issue, including indemnification, is addressed under #10. Dispute Resolution. We must follow all applicable federal laws and regulations as well as the laws of the jurisdiction where the property is located. It states the following: *The arbitrators shall apply applicable federal laws and regulations and the laws of the jurisdiction in which the Property is located, without regard to its choice of law principles.*
2. Marketing Support: A sales and marketing event could include a lunch and learn, a pool party, a sock hop, a community picnic. An event that brings homeowners together whether originated by an HOA or Comcast to the extent the HOA allows. For non-exclusive marketing, we generally don't ask for anything more than already planned by the community.

I hope this helps. Please let me know if you have any further concerns.

To complete your file, we will need the attached profile form filled out electronically and emailed back to pay the compensation. Also, we need the accurate address list to reconcile our biller and ensure that anyone who wants Comcast can get service.

Thank you,

Patricia Kemker
Comcast Community Sales - Account Executive - Florida
Patricia_Kemker@comcast.com
904-570-5768