

THE CROSSINGS *at Fleming Island* COMMUNITY DEVELOPMENT DISTRICT



Adopted Budget
FY 2025

Thursday, August 22, 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

Adopted Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$ 3,488,035	\$ 3,499,897	\$ -	\$ 3,499,897	\$ 3,487,971
Boat/RV Storage Fees	92,000	70,616	23,400	94,016	108,000
Interest Income	36,000	205,821	41,164	246,985	150,000
Misc/Newsletter Income	20,000	19,883	3,977	23,860	25,000
Rental Income	10,000	2,760	552	3,312	4,000
TOTAL REVENUES	\$3,646,035	\$3,798,977	\$69,093	\$3,868,070	\$3,774,971
EXPENDITURES:					
Administrative					
Supervisor Fees	\$ 15,000	\$ 6,800	\$ 2,000	\$ 8,800	\$ 15,000
FICA Taxes	9,200	9,832	1,000	10,832	10,000
Engineering	4,500	-	2,500	2,500	4,500
District Attorney	28,294	26,377	5,275	31,652	29,142
Litigation Counsel	40,000	20,190	-	20,190	-
Annual Audit	3,750	2,800	-	2,800	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	1,750	350	2,100	2,100
Trustee Fees	28,000	3,717	11,228	14,945	14,945
Management Fees	99,388	78,365	15,673	94,038	95,642
Information Technology	2,000	833	1,167	2,000	2,000
Telephone	700	-	150	150	1,200
Postage & Delivery	400	435	87	522	400
Insurance General Liability	87,500	75,882	-	75,882	70,243
Printing & Binding	1,400	135	250	385	1,400
Legal Advertising	2,500	721	900	1,621	2,500
Other Current Charges	5,000	2,385	477	2,862	5,000
Office Supplies	1,600	5	50	55	1,600
Dues, Licenses & Website	30,000	7,847	1,569	9,416	10,000
TOTAL ADMINISTRATIVE	\$381,807	\$256,449	\$43,777	\$300,226	\$288,897
Operations & Maintenance					
Maintenance Expenditures					
Landscape Maintenance	\$ 863,114	\$ 719,263	143,853	\$ 863,116	\$ 949,425
Landscape Maintenance - Contingency	130,000	73,526	14,705	88,231	110,000
Lake Maintenance	75,864	67,100	13,420	80,520	85,000
Cost Sharing Agreement - Stone Creek	15,000	8,562	1,712	10,274	15,000
Facility/Preventative Maintenance	215,000	170,835	34,167	205,002	250,000
Utilities	150,000	106,838	21,368	128,206	150,000
Security	45,000	27,169	10,868	38,037	45,000
Operating Reserves	18,900	-	18,900	18,900	25,760
TOTAL MAINTENANCE EXPENDITURES	\$1,512,878	\$1,173,293	\$258,992	\$1,432,285	\$1,630,186
TOTAL EXPENDITURES	\$1,894,685	\$1,429,742	\$302,769	\$1,732,511	\$1,919,083
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)	(1,355,292)	(271,058)	(1,626,350)	(1,730,888)
Interfund Transfer In/(Out) - Capital Reserve	-	(200,000)	-	(200,000)	-
TOTAL OTHER SOURCES/(USES)	\$(1,751,350)	\$(1,555,292)	\$(396,058)	\$(1,951,350)	\$(1,855,888)
EXCESS REVENUES (EXPENDITURES)	\$-	\$813,943	\$(629,734)	\$184,209	\$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 Florida Commerce 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 Sherrif'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	\$ 150,000

The Crossing at Fleming Island

Community Development District

Adopted Budget

Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$ 620,197	\$ 622,306	\$ -	\$ 622,306	\$ 620,186
Interest Income	-	47,048	4,277	51,325	-
TOTAL REVENUES	\$620,197	\$669,354	\$4,277	\$673,631	\$620,186
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$ 619,697	\$ 617,465	\$ -	\$ 617,465	\$ 619,686
Other Current Charges	500	-	250	250	500
TOTAL EXPENDITURES	\$620,197	\$617,465	\$250	\$617,715	\$620,186
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
TOTAL OTHER SOURCES/(USES)	\$-	\$200,000	\$-	\$200,000	\$-
TOTAL EXPENDITURES	\$620,197	\$417,465	\$250	\$417,715	\$620,186
EXCESS REVENUES (EXPENDITURES)	\$-	\$251,889	\$4,027	\$255,916	\$0

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

Description	Series 2014 A/1	Series 2014 A/2	Series 2014 A/3	Series 2017 A/3	Adopted Budget FY 2025
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	61,250	135,200	21,706	434,269
TOTAL EXPENDITURES	\$1,857,225	\$347,500	\$375,400	\$63,413	\$2,643,538
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,857,225	\$347,500	\$375,400	\$63,413	\$2,643,538
EXCESS REVENUES (EXPENDITURES)	\$485,911	\$234,762	\$215,345	\$39,062	\$975,080

⁽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
	\$389,643.75

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

Adopted Budget Water / Sewer Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Water Revenue	\$1,300,500	\$781,144	\$-	\$781,144	\$0
Wastewater Revenue	2,300,000	1,351,408	-	1,351,408	-
Reclaimed Water Revenue	800,000	652,352	130,470	782,822	800,000
Service Charges	48,000	25,303	-	25,303	-
Debt Capacity Charge	1,950,000	1,650,826	330,165	1,980,991	1,976,556
Interest/Misc. Income	200,000	191,231	38,246	229,477	200,000
Carry Forward Surplus	275,000	-	-	-	-
TOTAL REVENUES	\$6,873,500	\$4,652,264	\$498,882	\$5,151,146	\$2,976,556
OPERATING EXPENSES					
Administrative					
Engineering	\$2,000	\$-	\$2,000	\$2,000	\$2,000
Arbitrage	1,650	550	-	550	550
Dissemination Agent	1,000	833	167	1,000	1,000
District Attorney	26,000	21,978	10,989	32,967	25,904
Annual Audit	4,000	2,800	-	2,800	3,750
Trustee Fees	13,000	6,227	3,717	9,944	10,500
District Manager/Administrator	76,440	60,950	30,475	91,425	83,774
Computer Time	1,000	833	417	1,250	1,000
Postage	1,000	318	227	545	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	10,547	5,274	15,821	15,000
TOTAL ADMINISTRATIVE	\$217,090	\$167,984	\$54,265	\$222,249	\$215,721
Operations & Maintenance					
Water/Wastewater/Reuse					
Service Charges	\$ 50,000	\$30,045	-	\$30,045	\$ -
Meter Expenses	1,000	-	1,000	1,000	1,000
Purchased Water	1,450,000	848,922	-	848,922	-
Treated Wastewater	2,400,000	1,351,408	-	1,351,408	-
Black Creek Charge	55,000	36,837	-	36,837	-
Alternative Water Supply	58,000	32,213	-	32,213	-
Purchased Reclaimed Water	200,000	142,386	47,462	189,848	200,000
Repairs & Maintenance	35,000	41,271	20,636	61,907	35,000
Electric	40,000	37,351	7,470	44,821	40,000
Capital Outlay	340,000	386,442	-	386,442	150,000
Contingency	25,000	-	25,000	25,000	25,000
TOTAL WATER/WASTEWATER/REUSE	\$4,654,000	\$2,906,875	\$101,568	\$3,008,443	\$451,000
TOTAL EXPENSES	\$4,871,090	\$3,074,859	\$155,833	\$3,230,692	\$666,721
Non-Operating Expenses					
Debt Service					
Interest Expense - 4/1	\$ 376,548	\$ 376,548	\$-	\$376,548	\$ 359,828
Principal Expense - 10/1	985,000	820,833	164,167	985,000	1,020,000
Interest Expense - 10/1	376,548	251,031	125,516	376,548	359,828
TOTAL DEBT SERVICE	\$1,738,095	\$1,448,412	\$289,683	\$1,738,095	\$1,739,655
EXCESS REVENUES (EXPENDITURES)	\$264,315	\$128,993	\$53,366	\$182,359	\$570,180
Debt Service Coverage (115%)	128%				145%

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

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.

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

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.

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
Adopted Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY2025
REVENUES:					
User Fees - Dues	\$445,832	\$285,282	\$142,641	\$427,923	\$451,220
Greens/Cart Fees	1,596,492	1,209,172	604,586	1,813,758	1,783,916
Tournament Golf Income	118,225	-	-	-	151,086
Merchandise/Food/Beverage Sale	1,865,621	1,267,130	633,565	1,900,695	1,865,652
Rental Revenue	74,600	75,835	37,918	113,753	80,300
Membership Income - Other Fees	4,515	2,213	1,107	3,320	5,324
Miscellaneous Income	71,800	49,798	24,899	74,697	74,672
Initiation Fees	10,000	27,820	13,910	41,730	19,500
Interest Income/Commissions	-	3,006	1,503	4,509	-
Sales Tax/Gratuities/Lesson Income	548,662	240	548,422	548,662	674,180
TOTAL REVENUES	\$4,735,747	\$2,920,496	\$2,008,550	\$4,929,046	\$5,105,850
COST OF GOODS SOLD					
Cost of Goods Sold	724,197	539,718	184,479	724,197	753,109
TOTAL GROSS PROFIT	\$4,011,550	\$2,380,778	\$1,824,071	\$4,204,849	\$4,352,741
OPERATING EXPENSES					
Salaries	\$1,661,855	\$946,895	\$473,448	\$1,420,343	\$1,799,214
Commissions & Bonuses	34,000	48,286	24,143	72,429	47,544
Rental Commissions	14,000	-	14,000	14,000	3,750
Employee Expenses	332,371	207,358	103,679	311,037	326,252
Employee Uniforms	3,780	2,052	1,026	3,078	3,485
Travel & Per Diem	-	1,171	586	1,757	-
Training	5,975	2,784	1,392	4,176	4,150
Employee Advertising	1,500	-	1,500	1,500	-
Janitorial Expense/Supplies	42,650	20,059	10,030	30,089	27,600
Tournaments & Events	30,392	31,122	15,561	46,683	38,350
Centralized Services	99,653	55,651	27,826	83,477	89,160
Course & Grounds Maintenance	55,000	28,534	14,267	42,801	76,000
Repairs - Equipment	32,549	21,577	10,789	32,366	27,600
Repairs - Buildings	17,000	14,742	7,371	22,113	12,300
Operating Supplies	88,175	83,846	41,923	125,769	114,890
Office Supplies	3,500	2,943	1,472	4,415	4,800
Postage	500	303	152	455	300
Printing & Reproduction	1,000	594	297	891	400
Utility Services	91,326	55,639	27,820	83,459	84,000
Gas/Oil/Propane	46,247	21,889	10,945	32,834	41,717
Refuse & Potables	15,771	12,087	6,044	18,131	16,800
Telephone/T1 Line	8,990	6,547	3,274	9,821	11,916
Security/Pest Control	22,500	28,870	14,435	43,305	24,300
Music & Cable Service	12,000	8,851	4,426	13,277	12,000
Dues and Subscriptions	9,013	20,036	10,018	30,054	19,450
Chemicals	78,730	48,052	24,026	72,078	80,905
Fertilizer - Course	76,640	46,759	23,380	70,139	83,700
Sand, Seed & Dressing	38,676	17,071	8,536	25,607	41,700
Licenses/Permits	2,350	4,381	2,191	6,572	5,880
Cash Short/Over	-	758	-	758	-
Miscellaneous	13,700	4,005	2,003	6,008	-
Other Services	8,000	1,112	556	1,668	-
Trustee Fees/Bank Charges	90,997	87,849	43,925	131,774	94,059
Management Fees - Hampton	86,400	63,480	31,740	95,220	86,400
Rentals & Leases	257,800	173,683	86,842	260,525	282,456
Lake Maintenance	30,000	20,000	10,000	30,000	30,000
Insurance	129,840	77,608	-	77,608	132,000
Other Current Charges	32,000	22,041	11,021	33,062	32,400
District Manager/Administrator	38,500	19,250	9,625	28,875	39,600
District Attorney	5,820	4,517	2,259	6,776	5,820
Audit	2,000	1,533	767	2,300	2,040
Sales Tax/Gratuities/Lesson Expense	548,662	-	548,662	548,662	674,180
TOTAL OPERATING EXPENSES	\$4,069,862	\$2,213,935	\$1,631,947	\$3,845,882	\$4,377,118
NET OPERATING INCOME	\$(58,312)	\$166,843	\$192,125	\$358,968	\$(24,377)
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)	\$(24,377)

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 (Fl 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

Adopted Budget

Swim & Tennis Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
User Fees	\$150,000	\$164,398	\$32,880	\$197,278	\$150,000
Lesson Income	230,000	230,925	46,185	277,110	230,619
Merchandise/Food/Beverage Sale	185,000	146,109	35,000	181,109	185,000
TOTAL REVENUES	\$565,000	\$541,432	\$114,065	\$655,497	\$565,619
COST OF GOODS SOLD					
Cost of Goods Sold	140,000	94,674	31,558	126,232	140,000
TOTAL GROSS PROFIT	\$425,000	\$446,758	\$82,507	\$529,265	\$425,619
OPERATING EXPENSES					
Salaries	\$892,000	\$708,736	\$141,747	\$850,483	\$965,000
Employee Expenses	249,760	184,220	36,844	221,064	270,200
Employee Education and Training	8,000	4,051	810	4,861	8,000
Promotional Activities	100,000	75,496	15,099	90,595	100,000
Activities & Events - Tennis	20,000	23,097	4,619	27,716	20,000
Communications and Freight	22,000	22,732	4,546	27,278	28,000
Customer Service & Advertising	6,000	2,884	577	3,461	6,000
Other Contractual	27,500	26,051	5,210	31,261	27,500
Repairs & Maintenance	80,000	80,021	16,004	96,025	100,000
Operating Supplies	24,000	19,548	3,910	23,458	24,000
Office Supplies	22,000	6,102	1,220	7,322	15,000
Utility Services	160,000	136,690	27,338	164,028	165,859
Gas/Oil/Propane	26,000	29,165	5,833	34,998	26,000
Chemicals	85,000	54,567	10,913	65,480	80,000
Licenses/Permits	4,000	4,816	963	5,779	4,000
Bad Debt	-	(773)	-	(773)	-
Cash Short/Over	-	(32)	(6)	(38)	-
Trustee Fees	25,000	24,700	-	24,700	25,000
District Manager/Administrator	42,030	40,287	8,057	48,344	48,168
Insurance	50,000	34,970	-	20,982	34,970
Taxes	60	235	47	282	60
Audit	3,000	-	3,750	3,750	3,750
		-			
TOTAL OPERATING EXPENSES	\$1,846,350	\$1,477,563	\$287,483	\$1,751,058	\$1,951,507
NET OPERATING INCOME	\$(1,421,350)	\$(1,030,805)	\$(204,977)	\$(1,221,794)	\$(1,525,888)
Non-Operating Expenses					
Interfund Transfer In - GF	\$ 1,626,350	\$1,355,173	\$271,177	\$1,626,350	\$ 1,730,888
Other Income	-	(3,104)	-	(3,104)	-
CDD Lesson Income	25,000	34,933	6,987	41,920	25,000
Lessons Paid Out	(230,000)	(228,952)	(45,790)	(274,742)	(230,000)
TOTAL NON-OPERATING EXPENSES	\$1,421,350	\$1,158,050	\$232,373	\$1,390,423	\$1,525,888
EXCESS REVENUES (EXPENDITURES)	\$-	\$127,245	\$27,397	\$168,630	\$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			\$ 3,487,971.04		\$ 3,487,971.30	\$ 0.26
Reserve Fund			\$ 620,185.63		\$ 620,185.63	\$ -
Net Assessments			\$ 4,108,156.67		\$ 4,108,156.93	\$ 0.26