

THE CROSSINGS
at FLEMING ISLAND
Community Development District

March 27, 2025

AGENDA

The Crossings at Fleming Island Community Development District

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

March 20, 2025

Board of Supervisors
The Crossings at Fleming Island
Community Development District

Dear Board Members:

The Crossings at Fleming Island Community Development District Board of Supervisors Meeting is scheduled for **Thursday, March 27, 2025 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 February 27, 2025 Meeting
 - B. Financial Statements
 - C. Check Register
- V. Consideration of Proposal from NGF for a Golf Club Operations and Facility Review
- VI. Management Team Reports
 - A. District Counsel
 - B. Ruppert Landscape
 - C. Hampton Golf – Report
 - D. District Manager & Operations - Operations Report
- VII. Supervisors' Requests and Audience Comments

VIII. Attorney-Client Session (Closed to the Public)

IX. Next Scheduled Meeting – April 24, 2025 at 6:00 p.m. at 2217 Eagle Harbor Parkway

X. Adjournment

FOURTH ORDER OF BUSINESS

A.

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, February 27, 2025
2217 Eagle Harbor Parkway
Fleming Island, Florida

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

Board Members Present

John Tabor, Chairman
David Herold, Vice Chairman
Paul Booth, Supervisor
Jimmy Pinkerman, Supervisor

Staff Present

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

I - Roll Call

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

II - Pledge of Allegiance

III - Public Comment

IV - Approval of Consent Agenda

A. Approval of the Minutes of the December 19, 2024 Meeting

B. Financial Statements

C. Check Register

Supervisor Booth moved to approve the consent agenda items. Supervisor Pinkerman seconded the motion. Motion passed 4 - 0

V. Consideration of Fifth Amendment to the Management Agreement with Hampton Golf, Inc.

Mr. Andersen stated this amendment delineates who is responsible to acquire &/or pay for the different types of required insurance.

Vice Chairman Herold moved to approve the fifth amendment to the management agreement with Hampton Golf, Inc. Supervisor Booth seconded the motion. Motion passed 4 - 0

VI Consideration of Second Amendment to Landscape & Irrigation Maintenance Agreement with Ruppert Landscape, LLC

Mr. Andersen stated Ruppert Landscape purchased Tree Amigos in November 2023, and this amendment incorporates that and keeps the contract identical. Last year the board approved changing the contract amount to cover some additional areas and this puts it in writing to continue for subsequent years.

Vice Chairman Herold moved to approve the second amendment to landscape & Irrigation Maintenance agreement with Ruppert Landscape, LLC. Supervisor Booth seconded the motion. Motion passed 4 - 0

VII Discussion of the Continuing Disclosure Report for the Utility Bonds

Mr. Andersen stated every spring there are numerous reports required by Moody's and D&B, and this is one of those reports.

VIII - Management Team Reports

A. District Counsel

This item taken later in the meeting.

B. Ruppert Landscaping - Report

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

C. Hampton Golf - Report

A copy of the January 2025 performance report for golf and Talons was included in the agenda package.

Mr. Garrison joined the meeting at this time.

The next item taken out of order.

A. District Counsel

Mr. Garrison stated we have been involved in litigation and went to mediation a couple months ago, the board authorized up to a certain amount to remediate some of the issues and the offer was not accepted, and I believe the next step is a return to mediation. A pending issue for the board is our insurance policy caps the amount that our insurer will cover in legal fees at \$100,000 and we are on the doorstep of that. That means the board has a decision to make going forward. We can have a shade meeting where we can discuss matters involving active, pending litigation, we will have a court reporter in that session who takes notes, but it is sealed until the conclusion of the litigation. The board would authorize us to conduct a shade meeting just before or after our regular meeting so we can brief you on the litigation strategy and settlement discussions, and costs associated with that going forward.

Vice Chairman Herold moved to authorize staff to notice a shade session for March 27, 2025 at 7:00 p.m. or at the conclusion of the regular board meeting. Supervisor Booth seconded the motion. Motion passed 4 – 0.

Chairman Tabor stated you have both done a fantastic job. I am disappointed at the representation we have received by outside counsel.

D. District Manager & Operations Report

IX - Supervisor's Requests and Audience Comments

X Next Scheduled Meeting – March 27, 2025 at 6:00 p.m. at 2217 Eagle Harbor Parkway

IX – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 6:54 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

The Crossings at Fleming Island
Community Development District

Unaudited Financial Reporting
February 28, 2025



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The Crossings at Fleming Island

Community Development District

Combined Balance Sheet

February 28, 2025

	General Fund	Governmental Funds Reserve Fund	Debt Service Fund	Water/Sewer Fund	Proprietary Funds Golf Course Fund	Swim & Tennis Fund	Totals FY2025
Assets:							
Cash:							
Operating Account-Wells Fargo	\$ 53,951	\$ 59,871	\$ -	\$ 679,455	\$ 151,979	\$ 946,681	\$ 1,891,937
Operating Account-BB&T	-	-	-	-	-	-	-
Depository Account	-	-	-	-	86,005	-	86,005
Petty Cash	-	-	-	-	3,500	900	4,400
Accounts Receivable	-	-	-	-	29,701	32,875	62,576
Due from General Fund	-	-	28,302	-	-	-	28,302
Due from Water/Sewer	2,750	-	-	-	-	-	2,750
Due from Other	-	-	-	226,434	-	-	226,434
Due from GC - Current year	209,498	568,658	-	-	-	-	778,156
Due from Swim & Tennis Fund	1,726	-	-	-	-	-	1,726
Due from Capital Outlay Fund	295,246	-	-	-	-	-	295,246
Due from Golf Course - Loan	85,800	-	-	-	-	-	85,800
Investments:							
State Board of Administration (SBA)	4,328,162	260,314	-	2,865,634	266	-	7,454,376
State Board of Administration (SBA)-Reserves	1,297,038	-	-	-	-	-	1,297,038
Series 1999							
Reserve	-	-	-	-	91,145	-	91,145
Interest	-	-	-	-	2	-	2
Revenue	-	-	-	-	13,527	-	13,527
Operating Reserves	-	-	-	-	0	-	0
Sinking	-	-	-	-	7	-	7
Series 2007/2016 Refunding/2017							
Reserve	-	-	-	1	-	-	1
Surplus	-	-	-	862,843	-	-	862,843
Rate Stabilization	-	-	-	262,990	-	-	262,990
Renewal & Replacement	-	-	-	288,425	-	-	288,425
Revenue	-	-	-	166,984	-	-	166,984
Interest	-	-	-	124,004	-	-	124,004
Redemption - Tax Exempt	-	-	-	885	-	-	885
Redemption - Taxable	-	-	-	272	-	-	272
Series 2014 - A-1/A-2							
Reserve A-1	-	-	927,966	-	-	-	927,966
Interest A-1	-	-	-	-	-	-	-
Revenue	-	-	3,165,781	-	-	-	3,165,781
Prepayment A-1	-	-	0	-	-	-	0
Reserve A-2	-	-	363,713	-	-	-	363,713
Interest A-2	-	-	-	-	-	-	-
Prepayment A-2	-	-	0	-	-	-	0
Series 2014 - A-3							
Reserve A-3	-	-	377,708	-	-	-	377,708
Interest - A-3	-	-	-	-	-	-	-
Revenue	-	-	484,950	-	-	-	484,950
Prepayment A-3	-	-	105	-	-	-	105
Construction - A-3	-	-	-	-	-	-	-
Series 2017							
Reserve - 2017	-	-	32,969	-	-	-	32,969
Interest - 2017	-	-	-	-	-	-	-
Revenue - 2017	-	-	95,457	-	-	-	95,457
Prepayment - 2017	-	-	553	-	-	-	553
Inventory	-	-	-	-	154,820	32,248	187,068
Prepaid Expenses	-	-	-	-	75,693	31,986	107,679
Deposits	35,000	-	-	-	7,146	-	42,146
Non-Current Assets:							
Fixed Assets	-	-	-	9,028,329	5,342,987	-	14,371,315
Total Assets	\$ 6,309,171	\$ 888,844	\$ 5,477,504	\$ 14,506,256	\$ 5,956,780	\$ 1,044,689	\$ 34,183,243
Liabilities:							
Accounts Payable	\$ 130,651	\$ 5,445	\$ -	\$ 3,801	\$ 231,558	\$ 66,992	\$ 438,447
Accrued Payroll/Bonuses	-	-	-	-	74,557	26,129	100,686
Member Liability	-	-	-	-	75,194	4,280	79,473
Due to General Fund	-	295,246	-	2,750	13,598	9,798	321,392
Due to General Fund - Loan	-	-	-	-	235,256	-	235,256
Due to Debt Service	28,302	-	-	-	-	-	28,302
Due to Reserve	9,420	-	-	-	-	-	9,420
Deferred Income	-	-	-	0	37,534	35,440	72,974
Deposits Payable	4,373	-	-	905	-	10,350	15,628
Lease Liability	-	-	-	-	137,982	-	137,982
Accrued Interest Payable - Bonds	-	-	-	299,857	2,800,898	-	3,100,755
Accrued Principal Payable	-	-	-	425,000	5,080,000	-	5,505,000
Maintenance Warranties	-	-	-	3,709	-	-	3,709
Bonds Payable - 1999	-	-	-	-	55,000	-	55,000
Bonds Payable - 2016 Ref	-	-	-	17,030,000	-	-	17,030,000
Total Liabilities	\$ 172,747	\$ 300,691	\$ -	\$ 17,766,021	\$ 8,741,577	\$ 152,988	\$ 27,134,024
Fund Balances							
Nonspendable:							
Deposits	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Restricted for:							
Debt Service	-	-	5,477,504	-	-	-	5,477,504
Water/Sewer	-	-	-	905	-	-	905
Golf Course	-	-	-	-	-	-	-
Assigned for:							
Capital Reserves	1,297,038	-	-	-	-	-	1,297,038
Unassigned/Unrestricted	4,804,387	588,152	-	(3,260,671)	(2,784,797)	891,701	238,772
Total Fund Balances	\$ 6,136,424	\$ 588,152	\$ 5,477,504	\$ (3,259,766)	\$ (2,784,797)	\$ 891,701	\$ 7,049,219
Total Liabilities & Fund Balance	\$ 6,309,171	\$ 888,844	\$ 5,477,504	\$ 14,506,256	\$ 5,956,780	\$ 1,044,689	\$ 34,183,243

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,487,960	\$ 3,168,867	\$ 3,168,867	\$ -
Boat/RV Storage Fees	108,000	45,000	48,813	3,813
Interest Income	121,000	50,417	83,094	32,677
Misc/Newsletter Income	30,000	12,500	5,129	(7,371)
Rental/Internet Income	5,000	2,083	521	(1,562)
Total Revenues	\$ 3,751,960	\$ 3,278,867	\$ 3,306,423	\$ 27,556
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 15,000	\$ 6,250	\$ 3,200	\$ 3,050
PR-FICA/Workers Comp/PR Fees	9,200	3,833	7,035	(3,202)
Engineering	4,500	1,875	-	1,875
District Attorney	29,142	12,143	13,898	(1,755)
Litigation Counsel	-	-	-	-
Annual Audit	3,750	1,563	-	1,563
Assessment Administration	18,375	18,375	18,375	-
Arbitrage Rebate	2,100	875	-	875
Dissemination Agent	21,000	8,750	875	7,875
Trustee Fees	28,000	11,667	16,584	(4,918)
District Manager/Administrator	95,642	39,851	30,222	9,629
Information Technology	2,000	833	417	417
Telephone	1,200	500	3	497
Postage & Delivery	400	167	262	(96)
Insurance General Liability	70,243	70,243	69,042	1,201
Printing & Binding	1,400	583	89	495
Legal Advertising	2,500	1,042	-	1,042
Other Current Charges	5,000	2,083	6,568	(4,484)
Office Supplies	1,600	667	5	661
Dues, Licenses & Website	30,000	30,000	5,553	24,447
Total General & Administrative	\$ 341,052	\$ 211,299	\$ 172,128	\$ 39,170
<u>Operations & Maintenance</u>				
Maintenance				
Landscape Maintenance	\$ 863,114	\$ 359,631	\$ 359,632	\$ (1)
Landscape Maintenance - Contingency	130,000	54,167	32,034	22,133
Lake Maintenance	78,140	32,558	31,630	928
Cost Sharing Agreement - Stone Creek	15,000	6,250	3,281	2,969
Facility/Preventative Maintenance	250,000	104,167	60,624	43,543
Utilities	150,000	62,500	60,654	1,846
Security	45,000	18,750	14,244	4,506
Operating Reserves	23,766	9,903	-	9,903
Subtotal Maintenance	\$ 1,555,020	\$ 647,925	\$ 562,099	\$ 85,826
Total Operations & Maintenance	\$ 1,555,020	\$ 647,925	\$ 562,099	\$ 85,826
Total Expenditures	\$ 1,896,072	\$ 859,224	\$ 734,228	\$ 124,996

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Excess (Deficiency) of Revenues over Expenditures	\$ 1,855,888	\$ 2,419,643	\$ 2,572,196	\$ 152,553
<i>Other Financing Sources/(Uses):</i>				
Interfund Transfer In/(Out) - SBA Reserve	\$ (125,000)	\$ -	\$ -	\$ -
Interfund Transfer Out - Swim & Tennis	(1,730,888)	(576,963)	(576,963)	-
Interfund Transfer Out - Capital Reserve	-	-	-	-
Total Other Financing Sources/(Uses)	\$ (1,855,888)	\$ (576,963)	\$ (576,963)	\$ -
Net Change in Fund Balance	\$ -	\$ 1,842,680	\$ 1,995,233	\$ 152,553
Fund Balance - Beginning	\$ -		\$ 4,141,191	
Fund Balance - Ending	\$ -		\$ 6,136,424	

The Crossings at Fleming Island

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues				
Special Assessments - Tax Roll	\$ 620,197	\$ 554,027	\$ 554,027	\$ -
Interest	-	-	23,397	23,397
Total Revenues	\$ 620,197	\$ 554,027	\$ 577,423	\$ 23,397
Expenditures:				
Capital Outlay	\$ 619,697	\$ 258,207	\$ 1,337,515	\$ (1,079,308)
Other Current Charges	500	208	-	208
Total Expenditures	\$ 620,197	\$ 258,415	\$ 1,337,515	\$ (1,079,100)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 295,611	\$ (760,092)	\$ (1,055,703)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	-	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 295,611	\$ (760,092)	\$ (1,055,703)
Fund Balance - Beginning	\$ -		\$ 1,348,244	
Fund Balance - Ending	\$ -		\$ 588,152	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,411,887	\$ 2,466,018	\$ 2,466,018	\$ (23,897)
Special Assessments - Prepayments A-1	-	-	-	-
Special Assessments - Prepayments A-2	-	-	-	-
Interest Income	-	-	54,552	54,552
Total Revenues	\$ 2,411,887	\$ 2,466,018	\$ 2,520,571	\$ 30,655
Expenditures:				
Series 2014 A-1				
Interest Expense - 11/1	\$ 216,113	\$ 216,113	214,988	\$ 1,126
Special Call - 11/1	-	-	5,000	(5,000)
Principal Expense - 5/1	1,425,000	-	-	-
Interest Expense - 5/1	216,113	-	-	-
Series 2014 A-2				
Interest Expense - 11/1	61,250	61,250	60,725	525
Special Call - 11/1	-	-	5,000	(5,000)
Principal Expense - 5/1	225,000	-	-	-
Interest Expense - 5/1	61,250	-	-	-
Total Expenditures	\$ 2,204,726	\$ 277,363	\$ 285,713	\$ (8,350)
Excess (Deficiency) of Revenues over Expenditures	\$ 207,161	\$ 2,188,655	\$ 2,234,858	\$ 22,306
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 207,161	\$ 2,188,655	\$ 2,234,858	\$ 22,306
Fund Balance - Beginning	\$ 513,511		\$ 2,246,498	
Fund Balance - Ending	\$ 720,672		\$ 4,481,356	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 378,767	\$ 386,029	\$ 386,029	\$ (3,741)
Interest Income	-	-	11,890	11,890
Total Revenues	\$ 378,767	\$ 386,029	\$ 397,919	\$ 8,149
Expenditures:				
Series 2014 A-3				
Interest Expense - 11/1	\$ 135,200	\$ 135,200	134,225	\$ 975
Special Call - 11/1	-	-	25,000	(25,000)
Principal Expense - 5/1	105,000	-	-	-
Interest Expense - 5/1	135,200	-	-	-
Total Expenditures	\$ 375,400	\$ 135,200	\$ 159,225	\$ (24,025)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,367	\$ 250,829	\$ 238,694	\$ (15,876)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,367	\$ 250,829	\$ 238,694	\$ (15,876)
Fund Balance - Beginning	\$ 211,978		\$ 627,810	
Fund Balance - Ending	\$ 215,345		\$ 866,504	

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 February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,073	\$ 68,597	\$ 68,597	\$ -
Interest Income	-	-	1,724	1,724
Total Revenues	\$ 67,073	\$ 68,597	\$ 70,322	\$ 1,724
Expenditures:				
Series 2017				
Interest Expense - 11/1	\$ 21,706	\$ 21,706	21,706	\$ -
Special Call - 11/1	-	-	-	-
Principal Expense - 5/1	20,000	-	-	-
Interest Expense - 5/1	21,706	21,706	-	21,706
Total Expenditures	\$ 63,412	\$ 43,412	\$ 21,706	\$ 21,706
Excess (Deficiency) of Revenues over Expenditures	\$ 3,661	\$ 25,185	\$ 48,615	\$ 23,430
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 3,661	\$ 25,185	\$ 48,615	\$ 23,430
Fund Balance - Beginning	\$ 35,401		\$ 81,028	
Fund Balance - Ending	\$ 39,062		\$ 129,643	

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 February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Operating Revenues:				
Reclaimed Water Revenue	\$ 800,000	\$ 333,333	\$ 302,265	\$ (31,069)
Debt Capacity Charge	1,976,556	823,565	826,925	3,360
Interest/Misc. Income	200,000	83,333	87,879	4,546
Total Operating Revenues	\$ 2,976,556	\$ 1,240,232	\$ 1,217,068	\$ (23,163)
Administrative:				
Engineering Fees	\$ 2,000	\$ 833	\$ -	\$ 833
Arbitrage	550	229	-	229
Dissemination Agent	1,000	417	417	0
District Attorney	25,904	10,793	11,118	(325)
Annual Audit	3,750	1,563	-	1,563
Trustee Fees	10,500	4,375	-	4,375
District Manager/Administrator	83,774	34,906	34,906	0
Computer Time	1,000	417	417	0
Postage	1,000	417	5	412
Insurance	70,243	70,243	65,477	4,766
Legal Advertising	1,000	417	-	417
Office Supplies	-	-	0	(0)
Other Current Charges	15,000	6,250	724	5,526
Total Administrative:	\$ 215,721	\$ 130,859	\$ 113,063	\$ 17,796
Water/Wastewater Operations				
Meter Expenses	\$ 1,000	\$ 417	-	\$ 417
Purchased Reclaimed Water	200,000	83,333	58,952	24,382
Repairs & Maintenance	35,000	14,583	-	14,583
Electric	40,000	16,667	12,406	4,261
Capital Outlay	150,000	62,500	-	62,500
Contingency	25,000	10,417	-	10,417
Total Water/Wastewater Operations	\$ 451,000	\$ 187,917	\$ 71,358	\$ 116,559
Total Operating Expenses	\$ 666,721	\$ 318,776	\$ 184,421	\$ 134,355
Net Income before Debt Service	\$ 2,309,835	\$ 921,456	\$ 1,032,648	\$ 111,192
Debt Service/Other Sources (Uses):				
Principal Expense	\$ (1,020,000)	(425,000)	(425,000)	\$ -
Interest Expense	(719,656)	(299,857)	(299,857)	(0)
Total Debt Service/Other Sources (Uses):	\$ (1,739,656)	\$ (724,857)	\$ (724,857)	\$ (0)
Change in Net Position	\$ 570,179	\$ 196,600	\$ 307,791	\$ 111,192
Total Net Position - Beginning	\$ 275,000		\$ (3,567,557)	
Total Net Position - Ending	\$ 845,179		\$ (3,259,766)	

The Crossings at Fleming Island

Community Development District

Golf Course Fund

Statement of Revenues, Expenditures, and Changes in Net Position For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual		Current
	Budget	Thru 02/28/25	Thru 02/28/25	Variance	Month
Operating Revenues:					
User Fees - Dues	\$ 451,220	\$ 148,115	\$ 184,788	\$ 36,673	\$ 37,425
Greens/Cart Fees	1,783,916	589,444	687,284	97,840	123,494
Tournament Golf Income	151,086	-	-	-	-
Merchandise/Food/Beverage	1,865,652	593,529	791,458	197,929	136,629
Rental Revenue	80,300	34,100	43,752	9,652	8,480
Membership Income - Other Fees	5,324	-	(1,962)	(1,962)	128
Miscellaneous Income	74,672	26,665	45,104	18,439	6,302
Initiation Fees	19,500	9,750	9,750	-	3,750
Interest Income/Commissions	-	-	1,965	1,965	387
Sales Tax/Gratuities/Lesson Income	674,180	-	150	150	30
Total Operating Revenues	\$ 5,105,850	\$ 1,401,603	\$ 1,762,290	\$ 360,687	\$ 316,624
Cost of Goods Sold:					
Cost of Goods Sold	\$ 753,109	\$ 237,146	\$ 327,240	90,094	\$ 66,489
Gross Profit	\$ 4,352,741	\$ 1,164,457	\$ 1,435,050	\$ 270,593	\$ 250,135
Operating Expenses:					
Salaries	\$ 1,799,214	\$ 622,441	\$ 716,141	\$ (93,699)	\$ 149,942
Commissions & Bonuses	47,544	13,848	29,023	(15,175)	4,558
Rental Commissions	3,750	1,250	-	1,250	-
Employee Expenses	326,252	120,132	141,015	(20,883)	36,118
Employee Uniforms	3,485	990	1,168	(178)	974
Travel & Per Diem	-	-	88	(88)	-
Training	4,150	1,150	1,607	(457)	336
Employee Advertising	-	-	-	-	-
Janitorial Expense	27,600	9,200	9,200	0	100
Janitorial Supplies	-	-	8,800	(8,800)	2,249
Tournaments & Events	38,350	11,800	24,950	(13,150)	3,875
Centralized Services	89,160	29,720	37,592	(7,872)	8,158
Course & Grounds Maintenance	76,000	10,000	11,776	(1,776)	1,130
Repairs - Equipment	27,600	8,100	10,122	(2,022)	1,830
Repairs - Buildings	12,300	3,900	3,256	644	19
Operating Supplies	114,890	40,615	44,024	(3,409)	8,461
Office Supplies	4,800	1,600	782	818	67
Postage	300	100	29	71	-
Printing & Reproduction	400	225	374	(149)	-
Utility Services	84,000	28,000	44,563	(16,563)	8,801
Gas/Oil/Propane	41,717	13,364	10,638	2,726	2,385
Refuse & Potables	16,800	5,600	10,559	(4,959)	1,723
Telephone/T1 Line	11,916	3,972	3,300	672	811
Security/Pest Control	24,300	8,100	7,440	660	285
Music & Cable Service	12,000	4,000	8,726	(4,726)	2,085
Dues and Subscriptions	19,450	4,650	17,392	(12,742)	7,507
Chemicals	80,905	22,100	17,255	4,845	(1,941)
Fertilizer - Course	83,700	10,650	13,112	(2,462)	(1,155)
Sand, Seed & Dressing	41,700	7,450	3,464	3,986	1,545
Small Tools	-	-	-	-	-
Licenses/Permits	5,880	1,960	335	1,625	90
Cash Short/Over	-	-	565	(565)	96
Other Services	-	-	215	(215)	43
Trustee Fees/Bank Charges	94,059	35,017	57,035	(22,018)	9,878
Management Fees - Hampton	86,400	28,800	35,000	(6,200)	7,000

The Crossings at Fleming Island

Community Development District

Golf Course Fund

Statement of Revenues, Expenditures, and Changes in Net Position For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual		Current
	Budget	Thru 02/28/25	Thru 02/28/25	Variance	Month
Operating Expenses: (Continued)					
Rentals & Leases	\$ 282,456	\$ 88,352	\$ 93,857	\$ (5,505)	\$ 22,377
Lake Maintenance	30,000	10,000	12,500	(2,500)	2,500
Insurance	132,000	44,000	64,178	(20,178)	10,287
Other Current Charges/RE Taxes	32,400	10,800	12,807	(2,007)	2,702
District Manager/Administrator	39,600	13,200	18,695	(5,495)	4,728
District Attorney	5,820	1,940	2,758	(818)	556
Accounting & Audit	2,040	680	958	(278)	192
Equipment	-	-	121	(121)	-
Sales Tax/Gratuities/Lesson Income	674,180	-	-	-	-
Total Operating Expenses:	\$ 4,377,118	\$ 1,217,706	\$ 1,475,420	\$ (257,714)	\$ 300,308
Net Income before Non-Operating Income (Expense)	\$ (24,377)	\$ (53,249)	\$ (40,370)	\$ 12,879	\$ (50,173)
Non-Operating Income/(Expenses):					
Principal Expense	\$ -	\$ -	\$ (175,000)	\$ (175,000)	\$ (35,000)
Interest Expense	-	-	(36,850)	(36,850)	(7,370)
Other Non-Operating Income	-	-	-	-	-
Total Non-Operating Income/(Expenses):	\$ -	\$ -	\$ (211,850)	\$ (211,850)	\$ (42,370)
Change in Net Position	\$ (24,377)	\$ (53,249)	\$ (252,220)	\$ (198,971)	\$ (92,543)
Total Net Position - Beginning	\$ -		\$ (2,532,576)		
Total Net Position - Ending	\$ (24,377)		\$ (2,784,797)		

The Crossings at Fleming Island

Community Development District

Swim & Tennis Fund

Statement of Revenues, Expenditures, and Changes in Net Position For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual		Current
	Budget	Thru 02/28/25	Thru 02/28/25	Variance	Month
Operating Revenues:					
User Fees	\$ 150,000	\$ 53,531	\$ 60,068	\$ 6,538	\$ 13,913
Lesson Income Tennis	230,619	91,366	114,364	22,998	24,082
CDD Lesson Income	-	10,871	20,840	9,968	2,785
Merchandise/Food/Beverage Sale	185,000	28,439	21,535	(6,904)	4,200
Total Operating Revenues	\$ 565,619	\$ 184,207	\$ 216,807	\$ 32,600	\$ 44,981
Cost of Goods Sold:					
Cost of Goods Sold	\$ 140,000	\$ 27,352	\$ 20,188	\$ 7,163	\$ 3,913
Gross Profit	\$ 425,619	\$ 156,855	\$ 196,619	\$ 39,764	\$ 41,068
Operating Expenses:					
Salaries	\$ 965,000	\$ 308,539	\$ 281,699	\$ 26,840	\$ 49,657
Employee Expenses	270,200	99,701	82,579	17,122	16,866
Employee Education and Training	8,000	1,632	325	1,307	-
Promotional Activities	100,000	56,343	32,870	23,472	5,803
Activities & Events - Tennis	20,000	13,231	666	12,565	662
Communications and Freight	28,000	11,587	11,513	75	2,347
Customer Service & Advertising	6,000	2,653	1,070	1,583	144
Other Contractual	27,500	6,609	11,776	(5,167)	2,952
Repairs & Maintenance	100,000	41,410	23,897	17,513	889
Operating Supplies	24,000	7,643	11,401	(3,759)	4,497
Office Supplies	15,000	5,850	3,272	2,578	448
Utility Services	165,859	63,730	44,746	18,984	8,360
Gas/Oil/Propane	26,000	15,908	29,392	(13,484)	4,966
Chemicals	80,000	24,154	19,782	4,372	2,490
Licenses/Permits	4,000	1,790	750	1,040	-
Bad Debt Expense	-	-	-	-	-
Cash Short/Over	-	-	(42)	42	2
Trustee Fees	25,000	7,385	9,546	(2,161)	1,828
District Manager/Administrator	48,168	20,716	17,389	3,327	3,564
Insurance	34,970	14,571	18,188	(3,617)	3,638
Taxes	60	2	21	(20)	-
Audit	3,750	-	-	-	-
Total Operating Expenses:	\$ 1,951,507	\$ 703,454	\$ 600,842	\$ 102,612	\$ 109,113
Net Income before Non-Operating Income (Expense)	\$ (1,525,888)	\$ (546,599)	\$ (404,223)	\$ 142,376	\$ (68,045)
Non-Operating Income/(Expenses):					
Other Income	\$ -	\$ -	\$ (202)	\$ (202)	\$ 30
Interfund Transfer In	1,730,888	721,203	721,203	(0)	144,241
CDD Lesson Income	25,000	-	-	-	-
Lessons Paid Out	(230,000)	(91,517)	(114,454)	(22,937)	(24,082)
Total Non-Operating Income/(Expenses):	\$ 1,525,888	\$ 629,686	\$ 606,547	\$ (23,139)	\$ 120,188
Change in Net Position	\$ -	\$ 83,087	\$ 202,324	\$ 119,237	\$ 52,144
Total Net Position - Beginning	\$ -		\$ 689,377		
Total Net Position - Ending	\$ -		\$ 891,701		

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	\$ 3,487,960	\$ -	\$ 1,087,089	\$ 1,943,675	\$ 85,124	\$ 52,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,168,867
Boat/RV Storage Fees	108,000	9,865	9,850	9,650	9,650	9,798	-	-	-	-	-	-	-	48,813
Interest Income	121,000	14,162	12,832	16,433	20,165	19,502	-	-	-	-	-	-	-	83,094
Misc/Newsletter Income	30,000	1,899	-	-	238	2,992	-	-	-	-	-	-	-	5,129
Rental/Internet Income	5,000	120	-	-	80	321	-	-	-	-	-	-	-	521
Total Revenues	\$ 3,751,960	\$ 26,046	\$ 1,109,771	\$ 1,969,758	\$ 115,257	\$ 85,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,306,423
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 15,000	\$ 800	\$ 800	\$ 600	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,200
PR-FICA/Workers Comp/PR Fees	9,200	2,043	1,642	461	1,691	1,198	-	-	-	-	-	-	-	7,035
Engineering	4,500	-	-	-	-	-	-	-	-	-	-	-	-	-
District Attorney	29,142	2,780	2,780	2,780	2,780	2,780	-	-	-	-	-	-	-	13,898
Annual Audit	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	18,375	18,375	-	-	-	-	-	-	-	-	-	-	-	18,375
Arbitrage Rebate	2,100	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	21,000	175	175	175	175	175	-	-	-	-	-	-	-	875
Trustee Fees	28,000	-	10,662	-	5,922	-	-	-	-	-	-	-	-	16,584
District Manager/Administrator	95,642	9,716	5,101	5,101	5,101	5,203	-	-	-	-	-	-	-	30,222
Information Technology	2,000	83	83	83	83	83	-	-	-	-	-	-	-	417
Telephone	1,200	3	-	-	-	-	-	-	-	-	-	-	-	3
Postage & Delivery	400	5	31	81	33	112	-	-	-	-	-	-	-	262
Insurance General Liability	70,243	65,477	-	-	3,565	-	-	-	-	-	-	-	-	69,042
Printing & Binding	1,400	32	-	35	15	8	-	-	-	-	-	-	-	89
Legal Advertising	2,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	5,000	245	10	760	644	4,908	-	-	-	-	-	-	-	6,568
Office Supplies	1,600	0	-	3	3	-	-	-	-	-	-	-	-	5
Dues, Licenses & Website	30,000	1,429	-	862	2,819	443	-	-	-	-	-	-	-	5,553
Total General & Administrative	\$ 341,052	\$ 101,162	\$ 21,285	\$ 10,940	\$ 23,831	\$ 14,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	172,128

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	359,632
Landscape Maintenance - Contingency	130,000	9,475	-	7,625	3,525	11,409	-	-	-	-	-	-	-	32,034
Lake Maintenance	78,140	6,110	6,380	6,380	6,380	6,380	-	-	-	-	-	-	-	31,630
Cost Sharing Agreement - Stone Creek	15,000	-	-	-	-	3,281	-	-	-	-	-	-	-	3,281
Facility/Preventative Maintenance	250,000	19,976	6,965	7,872	11,720	14,091	-	-	-	-	-	-	-	60,624
Utilities	150,000	11,405	20,920	10,884	5,873	11,573	-	-	-	-	-	-	-	60,654
Security	45,000	2,848	2,619	2,558	2,895	3,326	-	-	-	-	-	-	-	14,244
Operating Reserves	23,766	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Maintenance	\$ 1,555,020	\$ 121,740	\$ 108,810	\$ 107,244	\$ 102,319	\$ 121,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	562,099
Total Operations & Maintenance	\$ 1,555,020	\$ 121,740	\$ 108,810	\$ 107,244	\$ 102,319	\$ 121,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	562,099
Total Expenditures	\$ 1,896,072	\$ 222,902	\$ 130,095	\$ 118,184	\$ 126,150	\$ 136,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	734,228
Excess (Deficiency) of Revenues over Expenditures	\$ 1,855,888	\$ (196,856)	\$ 979,676	\$ 1,851,574	\$ (10,893)	\$ (51,306)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,572,196
Other Financing Sources/Uses:														
Interfund Transfer In/(Out) - SBA Reserve	\$ (125,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interfund Transfer Out - Swim & Tennis	(1,730,888)	(144,241)	(144,241)	(144,241)	(144,241)	-	-	-	-	-	-	-	-	(576,963)
Interfund Transfer Out - Golf Course	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interfund Transfer Out - Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ (1,855,888)	\$ (144,241)	\$ (144,241)	\$ (144,241)	\$ (144,241)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(576,963)
Net Change in Fund Balance	\$ -	\$ (341,097)	\$ 835,436	\$ 1,707,333	\$ (155,134)	\$ (51,306)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,995,233

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:														
Reclaimed Water Revenue	\$ 800,000	\$ 69,932	\$ 47,305	\$ 62,798	\$ 60,613	\$ 61,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	302,265
Debt Capacity Charge	1,976,556	166,430	165,818	166,153	163,707	164,817	-	-	-	-	-	-	-	826,925
Interest/Misc. Income	200,000	20,916	15,295	17,114	18,827	15,727	-	-	-	-	-	-	-	87,879
Total Operating Revenues	\$ 2,976,556	\$ 257,278	\$ 228,418	\$ 246,065	\$ 243,147	\$ 242,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,217,068
Expenditures:														
Administrative:														
Engineering Fees	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	550	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	1,000	83	83	83	83	83	-	-	-	-	-	-	-	417
District Attorney	25,904	2,237	2,211	2,224	2,224	2,224	-	-	-	-	-	-	-	11,118
Annual Audit	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	10,500	-	-	-	-	-	-	-	-	-	-	-	-	-
District Manager/Administrator	83,774	6,981	6,981	6,981	6,981	6,981	-	-	-	-	-	-	-	34,906
Computer Time	1,000	83	83	83	83	83	-	-	-	-	-	-	-	417
Postage	1,000	-	2	3	-	-	-	-	-	-	-	-	-	5
Insurance	70,243	65,477	-	-	-	-	-	-	-	-	-	-	-	65,477
Legal Advertising	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	0	-	-	-	-	-	-	-	-	-	-	0
Other Current Charges	15,000	181	182	181	180	-	-	-	-	-	-	-	-	724
Total Administrative:	\$ 215,721	\$ 75,042	\$ 9,543	\$ 9,555	\$ 9,552	\$ 9,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	113,063

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
<u>Operations & Maintenance</u>														
Water/Wastewater Operations														
Meter Expenses	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Purchased Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Treated Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Black Creek Charge	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Alternative Water Supply	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purchased Reclaimed Water	200,000	14,131	15,079	22,572	6,175	995	-	-	-	-	-	-	-	58,952
Repairs & Maintenance	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	40,000	2,588	3,146	2,725	2,018	1,929	-	-	-	-	-	-	-	12,406
Capital Outlay	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Water/Wastewater Operations	\$ 451,000	\$ 16,719	\$ 18,225	\$ 25,297	\$ 8,193	\$ 2,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,358
Total Operations & Maintenance	\$ 451,000	\$ 16,719	\$ 18,225	\$ 25,297	\$ 8,193	\$ 2,925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,358
Total Operating Expenses	\$ 666,721	\$ 91,761	\$ 27,768	\$ 34,851	\$ 17,745	\$ 12,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,421
Excess (Deficiency) of Revenues over Expenditu	\$ 2,309,835	\$ 165,517	\$ 200,650	\$ 211,213	\$ 225,402	\$ 229,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,032,648
Debt Service/Other Sources (Uses):														
Principal Expense	\$ (1,020,000)	\$ (85,000)	\$ (85,000)	\$ (85,000)	\$ (85,000)	\$ (85,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(425,000)
Interest Expense	(719,656)	(59,971)	(59,971)	(59,971)	(59,971)	(59,971)	-	-	-	-	-	-	-	(299,857)
Interfund Transfer Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service/Other Sources (Uses):	\$ (1,739,656)	\$ (144,971)	\$ (144,971)	\$ (144,971)	\$ (144,971)	\$ (144,971)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (724,857)
Net Change in Fund Balance	\$ 570,179	\$ 20,546	\$ 55,679	\$ 66,242	\$ 80,431	\$ 84,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 307,791

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	\$ 451,220	\$ 37,314	\$ 36,225	\$ 36,557	\$ 37,425	\$ 37,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184,788
Greens/Cart Fees	1,783,916	143,891	144,312	123,028	123,494	152,558	-	-	-	-	-	-	-	687,284
Tournament Golf Income	151,086	-	-	-	-	-	-	-	-	-	-	-	-	-
Merchandise/Food/Beverage	1,865,652	176,575	168,352	167,804	136,629	142,099	-	-	-	-	-	-	-	791,458
Rental Revenue	80,300	9,222	9,040	14,065	8,480	2,945	-	-	-	-	-	-	-	43,752
Membership Income - Other Fees	5,324	-	-	(75)	128	(2,015)	-	-	-	-	-	-	-	(1,962)
Miscellaneous Income	74,672	10,538	9,264	11,503	6,302	7,498	-	-	-	-	-	-	-	45,104
Initiation Fees	19,500	-	-	3,000	3,750	3,000	-	-	-	-	-	-	-	9,750
Interest Income/Commissions	-	422	381	403	387	372	-	-	-	-	-	-	-	1,965
Sales Tax/Gratuities/Lesson Income	674,180	30	30	30	30	30	-	-	-	-	-	-	-	150
Total Operating Revenues	\$ 5,105,850	\$ 377,992	\$ 367,603	\$ 356,315	\$ 316,624	\$ 343,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,762,290
Cost of Goods Sold:														
Cost of Goods Sold	\$ 753,109	75,986	65,396	69,554	66,489	49,815	-	-	-	-	-	-	-	327,240
Gross Profit	\$ 4,352,741	\$ 302,006	\$ 302,207	\$ 286,762	\$ 250,135	\$ 293,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,435,050
Operating Expenses:														
Salaries	\$ 1,799,214	\$ 148,589	\$ 145,033	\$ 140,599	\$ 149,942	\$ 131,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	716,141
Commissions & Bonuses	47,544	9,017	4,973	4,620	4,558	5,855	-	-	-	-	-	-	-	29,023
Rental Commissions	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Expenses	326,252	31,055	24,799	26,939	36,118	22,105	-	-	-	-	-	-	-	141,015
Employee Uniforms	3,485	-	52	142	974	-	-	-	-	-	-	-	-	1,168
Travel & Per Diem	-	-	-	88	-	-	-	-	-	-	-	-	-	88
Training	4,150	90	53	956	336	173	-	-	-	-	-	-	-	1,607
Employee Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Expense	27,600	3,200	2,100	1,957	100	1,843	-	-	-	-	-	-	-	9,200
Janitorial Supplies	-	1,346	2,168	2,753	2,249	284	-	-	-	-	-	-	-	8,800
Tournaments & Events	38,350	4,940	3,984	8,137	3,875	4,014	-	-	-	-	-	-	-	24,950
Centralized Services	89,160	5,574	7,583	8,927	8,158	7,350	-	-	-	-	-	-	-	37,592
Course & Grounds Maintenance	76,000	3,070	5,029	1,721	1,130	827	-	-	-	-	-	-	-	11,776
Repairs - Equipment	27,600	2,450	1,299	2,972	1,830	1,571	-	-	-	-	-	-	-	10,122
Repairs - Buildings	12,300	368	503	60	19	2,307	-	-	-	-	-	-	-	3,256
Operating Supplies	114,890	11,017	9,371	6,592	8,461	8,584	-	-	-	-	-	-	-	44,024
Office Supplies	4,800	126	199	115	67	274	-	-	-	-	-	-	-	782
Postage	300	-	-	29	-	-	-	-	-	-	-	-	-	29
Printing & Reproduction	400	136	238	-	-	-	-	-	-	-	-	-	-	374
Utility Services	84,000	10,261	9,128	8,493	8,801	7,881	-	-	-	-	-	-	-	44,563
Gas/Oil/Propane	41,717	3,724	2,055	508	2,385	1,967	-	-	-	-	-	-	-	10,638
Refuse & Potables	16,800	2,625	1,723	2,325	1,723	2,164	-	-	-	-	-	-	-	10,559
Telephone/T1 Line	11,916	968	498	88	811	935	-	-	-	-	-	-	-	3,300
Security/Pest Control	24,300	2,262	3,581	937	285	375	-	-	-	-	-	-	-	7,440
Music & Cable Service	12,000	2,787	2,077	1,236	2,085	541	-	-	-	-	-	-	-	8,726
Dues and Subscriptions	19,450	3,648	1,669	3,300	7,507	1,268	-	-	-	-	-	-	-	17,392
Chemicals	80,905	5,279	2,911	2,327	(1,941)	8,678	-	-	-	-	-	-	-	17,255
Fertilizer - Course	83,700	(1,196)	13,831	663	(1,155)	969	-	-	-	-	-	-	-	13,112

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	41,700	769	-	1,149	1,545	-	-	-	-	-	-	-	-	3,464
Small Tools	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Licenses/Permits	5,880	165	-	50	90	30	-	-	-	-	-	-	-	335
Cash Short/Over	-	95	(5)	132	96	248	-	-	-	-	-	-	-	565
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Services	-	43	43	43	43	44	-	-	-	-	-	-	-	215
Trustee Fees/Bank Charges	94,059	11,293	11,801	12,608	9,878	11,455	-	-	-	-	-	-	-	57,035
Aerification	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees - Hampton	86,400	7,000	7,000	7,000	7,000	7,000	-	-	-	-	-	-	-	35,000
Rentals & Leases	282,456	22,986	23,643	21,680	22,377	3,171	-	-	-	-	-	-	-	93,857
Lake Maintenance	30,000	2,500	2,500	2,500	2,500	2,500	-	-	-	-	-	-	-	12,500
Insurance	132,000	13,940	13,940	15,451	10,287	10,561	-	-	-	-	-	-	-	64,178
Other Current Charges/RE Taxes	32,400	2,377	2,377	2,511	2,702	2,841	-	-	-	-	-	-	-	12,807
District Manager/Administrator	39,600	3,739	3,739	3,739	4,728	2,750	-	-	-	-	-	-	-	18,695
District Attorney	5,820	534	556	556	556	556	-	-	-	-	-	-	-	2,758
Accounting & Audit	2,040	192	192	192	192	192	-	-	-	-	-	-	-	958
Non-Recurring/Other/Prior Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	121	0	-	-	-	-	-	-	-	-	-	121
Sales Tax/Gratuities/Lesson Income	674,180	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses:	\$ 4,377,118	\$ 316,968	\$ 310,761	\$ 294,095	\$ 300,308	\$ 253,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,475,420
Net Income before Non-Operating Income (Ex	\$ (24,377)	\$ (14,963)	\$ (8,554)	\$ (7,333)	\$ (50,173)	\$ 40,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(40,370)
Non-Operating Income/(Expenses):														
Principal Expense	-	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	-	-	-	-	-	-	-	(175,000)
Interest Expense	-	(7,370)	(7,370)	(7,370)	(7,370)	(7,370)	-	-	-	-	-	-	-	(36,850)
Other Non-Operating Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt Service/Other Sources (Uses):	\$ -	\$ (42,370)	\$ (42,370)	\$ (42,370)	\$ (42,370)	\$ (42,370)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(211,850)
Net Change in Fund Balance	\$ (24,377)	\$ (57,333)	\$ (50,924)	\$ (49,703)	\$ (92,543)	\$ (1,717)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(252,220)

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Clay County
Fiscal Year 2025

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

					allocation in %	84.90%	15.10%	100.00%
Date	Gross Amount	Discount	Commission	Net Receipts	O&M Portion	Capital Reserve	Total	
11/07/24	\$ 23,542.05	1,208.74	446.67	\$ 21,886.64	18,582.54	3,304.10	21,886.64	
11/13/24	170,472.35	6,818.26	3,273.08	160,381.01	136,169.18	24,211.83	160,381.01	
11/27/24	1,167,211.49	46,687.39	22,410.48	1,098,113.62	932,337.50	165,776.12	1,098,113.62	
12/10/24	2,044,119.56	81,758.48	39,247.23	1,923,113.85	1,632,792.02	290,321.83	1,923,113.85	
12/20/24	388,656.58	15,023.86	7,472.66	366,160.06	310,882.91	55,277.15	366,160.06	
01/27/25	105,446.16	3,140.71	2,046.11	100,259.34	85,123.74	15,135.60	100,259.34	
02/06/25	65,083.03	1,410.76	1,273.45	62,398.82	52,978.82	9,420.00	62,398.82	
					-	-	-	
					-	-	-	
					-	-	-	
					-	-	-	
					-	-	-	
\$ 3,964,531.22					\$ 3,168,866.69	\$ 563,446.65	\$ 3,732,313.34	

91%	Percent Collected
\$ -	Balance Remaining to Collect

Gross Assessments \$ 2,507,675.04 \$ 392,549.98 \$ 69,756.26 \$ 2,969,981.28
 Net Assessments \$ 2,411,226.00 \$ 377,451.90 \$ 67,073.33 \$ 2,855,751.23

					allocation in %	84.43%	13.22%	2.35%	100.00%
Date	Gross Amount	Discount	Commission	Net Receipts	2014A1/A2 Debt Service	2014A3 Debt Service	2017 Debt Service	Total	
11/07/24	\$ 19,626.97	993.39	372.67	\$ 18,260.91	\$ 15,418.42	\$ 2,413.59	\$ 428.90	\$ 18,260.91	
11/13/24	118,207.93	4,728.14	2,269.60	\$ 111,210.19	93,899.25	14,698.93	2,612.01	111,210.19	
11/27/24	614,656.22	24,586.01	11,801.40	\$ 578,268.81	488,255.69	76,431.26	13,581.86	578,268.81	
12/10/24	1,613,439.61	64,536.55	30,978.06	\$ 1,517,925.00	1,281,645.33	200,628.01	35,651.66	1,517,925.00	
12/20/24	600,652.06	22,912.53	11,554.78	\$ 566,184.75	478,052.63	74,834.08	13,298.04	566,184.75	
01/27/25	105,682.70	3,139.07	2,050.87	\$ 100,492.76	84,850.09	13,282.38	2,360.28	100,492.76	
02/06/25	29,508.02	627.85	577.60	\$ 28,302.57	23,897.00	3,740.82	664.75	28,302.57	
				\$ -	-	-	-	-	
				\$ -	-	-	-	-	
				\$ -	-	-	-	-	
				\$ -	-	-	-	-	
				\$ -	-	-	-	-	
				\$ -	-	-	-	-	
\$ 3,101,773.51					\$ 2,466,018.42	\$ 386,029.07	\$ 68,597.50	\$ 2,920,644.99	

102%	Percent Collected
\$ -	Balance Remaining to Collect

C.

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>Fund</i>	<i>Check #'s</i>	<i>Amount</i>
2/1-2/28	General	5941-5959	\$122,745.58
	Capital Outlay	495-505	\$647,572.28
	Water/Sewer	8901-8907	\$41,264.39
	Golf		\$117,259.45
	Swim & Tennis		\$22,240.10
TOTAL			\$951,081.80

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/07/25	00017	1/23/25 REIMB JAN 24-DEC 24 CELL REIMB	202412 320-53800-41500	STEVE ANDERSEN	*	1,200.00	1,200.00 005941
2/07/25	00010	1/31/25 12252 JAN 25 - GENERAL COUNSEL	202501 310-51300-31500	BRADLEY, GARRISON & KOMANDO, P.A	*	2,779.50	3,335.40 005942
		1/31/25 12252 JAN 25 - GENERAL COUNSEL	202501 300-13100-10300		*	555.90	
2/07/25	00273	1/31/25 01312025 SEC SVC 1/4,1/13,1/18	202501 320-53800-34500	RANDALL COX	*	750.00	750.00 005943
2/07/25	00172	10/16/24 19 AMORT SCHED 2014 A1A	202411 310-51300-49000	DISCLOSURE SERVICES, LLC	*	100.00	300.00 005944
		10/16/24 19 AMORT SCHED 2014 A2B	202411 310-51300-49000		*	100.00	
		10/16/24 19 AMORT SCHED 2014 A3	202411 310-51300-49000		*	100.00	
2/07/25	00269	1/31/25 01312025 SEC SVC 1/24,1/28	202501 320-53800-34500	RODNEY MAXIE DRIGGERS	*	500.00	500.00 005945
2/07/25	00001	2/01/25 661 FEB 25 - MGMT FEES	202502 310-51300-34000	GMS, LLC	*	4,945.16	5,308.67 005946
		2/01/25 661 FEB 25 - IT	202502 310-51300-35100		*	83.33	
		2/01/25 661 FEB 25 - DISSEMINATION	202502 310-51300-31300		*	175.00	
		2/01/25 661 FEB 25 - COPIES	202502 310-51300-42500		*	7.50	
		2/01/25 661 AMEX CHARGE-CROWN TROPHY	202502 310-51300-49000		*	97.68	
2/07/25	00212	1/31/25 01312025 SEC SV 1/3,1/16,1/27,1/30	202501 320-53800-34500	JUSTIN JOHNSON	*	785.00	785.00 005947
2/07/25	01196	1/12/25 1351 ANNUAL HVAC MAINTENANCE	202501 320-53800-34000	JOHNSON MECHANICAL SOLUTIONS LLC	*	3,530.00	3,530.00 005948

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/07/25	00062	1/21/25	4942	202412	320-53800-34000		SIDEWALK LIGHTS	*	195.00		
		1/21/25	4943	202412	320-53800-34000		TALONS OUTLETS	*	290.00		
		1/21/25	4945	202411	320-53800-34000		SIDEWALK LIGHTS	*	575.00		
KAD ELECTRIC COMPANY										1,060.00	005949
2/07/25	00184	2/01/25	246688B	202502	320-53800-46800		FEB 25 WATER MGMT SVCS LM	*	6,380.00		
		2/01/25	246688B	202502	300-13100-10300		FEB 25 WATER MGMT SVCS GF	*	2,500.00		
THE LAKE DOCTORS, INC.										8,880.00	005950
2/07/25	00116	1/29/25	65	202501	320-53800-46300		TREE REMOVAL	*	3,525.00		
OUT ON A LIMB										3,525.00	005951
2/07/25	04539	1/21/25	IN007960	202501	320-53800-34000		CELL MODEM RENEWAL 25/26	*	687.50		
PROPUMP & CONTROLS INC.										687.50	005952
2/07/25	00282	1/31/25	701287	202501	320-53800-46200		JAN 25 - LANDSCAPE MAINT	*	71,926.32		
RUPPERT LANDSCAPE, LLC.										71,926.32	005953
2/07/25	00257	3/14/24	INV00089	202403	320-53800-34000		PRESSURE WASHING	*	233.48		
		12/06/24	INV00107	202412	320-53800-34000		PRESSURE WASHING	*	186.00		
		1/28/25	INV00110	202501	320-53800-34000		PRESSURE WASHING	*	250.00		
		2/03/25	INV00110	202502	320-53800-34000		PRESSURE WASHING	*	262.00		
SHARKPROWASH										931.48	005954
2/07/25	00271	1/31/25	01312025	202501	320-53800-34500		SECURITY 12/12,12/15,1/21	*	425.00		
JORDON SPAULDING										425.00	005955
2/07/25	00019	1/24/25	7626034	202501	310-51300-32300		SR2016A-1/2 TRUSTEE FEES	*	5,922.08		
US BANK										5,922.08	005956
2/10/25	00002	1/31/25	JAN 25	202501	320-53800-43100		JAN 25 - WATER	*	4,570.90		
CLAY COUNTY UTILITY AUTHORITY										4,570.90	005957

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/25	00010	2/28/25	12265	202502 310-51300-31500		*	2,779.50		
			FEB 25 - GENERAL COUNSEL						
		2/28/25	12265	202502 300-13100-10300		*	555.90		
			FEB 25 - GENERAL COUNSEL						
								3,335.40	005958

2/25/25	00003	1/31/25	JAN 25	202501 320-53800-43000		*	5,772.83		
			JAN 25 - ELECTRIC						
								5,772.83	005959

							TOTAL FOR BANK A	122,745.58	
							TOTAL FOR REGISTER	122,745.58	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/25	00007	2/09/25	1501	202502	320	53800	60000		SWIM PARK RENO PRGSS PMT	*	113,277.87		
									CW BUILDERS & ASSOCIATES, INC.			113,277.87	000495
2/11/25	00067	1/29/25	0001	202501	320	53800	60000		SWIM PARK BULKHEAD RENO	*	1,849.00		
									LEGACY DOCK & MARINE CONSTRUCTION			1,849.00	000496
2/24/25	00104	2/03/25	51937909	202502	320	53800	60000		NEW STRINGER	*	4,502.14		
									HEAD PENN RACQUET SPORTS			4,502.14	000497
2/24/25	00052	2/19/25	20925	202502	320	53800	60000		GOLF BRIDGE RENO ON #4	*	13,500.00		
		2/19/25	21025	202502	320	53800	60000		GOLF BRIDGE RENO ON #12	*	14,200.00		
		2/19/25	21125	202502	320	53800	60000		GOLF BRIDGE RENO PUTT GRN	*	3,588.00		
		2/19/25	21225	202502	320	53800	60000		LICKSKILLET BRIDGE RENO	*	8,265.00		
									ISLAND PAINT & MORE, LLC			39,553.00	000498
2/24/25	00071	2/20/25	481838	202502	320	53800	60000		DEPOSIT ON SP FENCING	*	25,000.00		
									MILD TO WILD CUSTOM FABRICATION			25,000.00	000499
2/24/25	00170	2/12/25	1418259	202502	320	53800	60000		50% DEPOSIT	*	16,250.00		
									THOMPSON AWNING & SHUTTER COMPANY			16,250.00	000500
2/28/25	00105	2/25/25	1514	202502	320	53800	60000		DRAW #1 SWIM PK DECKING	*	50,000.00		
									CONCRETE TEXTURES			50,000.00	000501
2/28/25	00022	2/27/25	DRAW 2	202502	320	53800	60000		SWIM PARK 2ND DRAW	*	297,319.10		
									CROWN POOLS, INC.			297,319.10	000502
2/28/25	00007	2/27/25	1502	202502	320	53800	60000		SWIM PARK RENO PRGSS PMT	*	91,096.17		
									CW BUILDERS & ASSOCIATES, INC.			91,096.17	000503
2/28/25	00027	2/14/25	2412	202502	320	53800	60000		MASONRY WORK	*	6,225.00		
									M&E MASONRY & SONS, INC.			6,225.00	000504

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/28/25	00282	2/26/25 709618	202502 320-53800-60000		SWIM PARK WATER LINE RUPPERT LANDSCAPE, LLC.	*	2,500.00	2,500.00 000505
-----							TOTAL FOR BANK C	647,572.28
							TOTAL FOR REGISTER	647,572.28

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/07/25	00010	1/31/25	12252	202501 310-53600-31500	BRADLEY, GARRISON & KOMANDO, P.A.	*	2,223.60	2,223.60	008901
2/07/25	00002	1/07/25	DEC 24	202412 320-53600-43300	CLAY COUNTY UTILITY AUTHORITY	*	11,286.00	11,286.00	008902
2/07/25	00003	1/21/25	1966548	202501 320-53600-43000	CLAY ELECTRIC COOPERATIVE, INC	*	2,018.00	2,018.00	008903
2/07/25	00001	2/01/25	660	202502 310-53600-34000	GMS, LLC	*	3,956.13	4,122.79	008904
		2/01/25	660	202502 310-53600-35100		*	83.33		
		2/01/25	660	202502 310-53600-31300		*	83.33		
2/07/25	00002	12/31/24	A0005812	202412 320-53600-43100	CLAY COUNTY UTILITY AUTHORITY	*	11,286.00	17,460.97	008905
		1/31/25	A0005812	202501 320-53600-43100		*	6,174.97		
2/28/25	00010	2/28/25	12665	202502 310-53600-31500	BRADLEY, GARRISON & KOMANDO, P.A.	*	2,223.60	2,223.60	008906
2/28/25	00003	2/20/25	1966548	202502 320-53600-43000	CLAY ELECTRIC COOPERATIVE, INC	*	1,929.43	1,929.43	008907
TOTAL FOR BANK B							41,264.39		
TOTAL FOR REGISTER							41,264.39		

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
Feb 2025

Type	Num	Date	Name	Account	Original Amount
Bill Pmt -CI FL-21110935		02/10/2025	First- Citizens Bank & Tru	101000 · Operating - Checking Account	-978.16
Bill	46392037	01/21/2025	88300 · Rental Equipment - Maintenance		978.16
					<u>978.16</u>
Bill Pmt -CI Fintech		02/01/2025	Breakthru Beverage	101000 · Operating - Checking Account	-909.30
Bill	119691275	01/22/2025	502510 · Wine - Restaurant		231.60
			502610 · Liquor - Restaurant		293.70
			502410 · Beer - Restaurant		384.00
					<u>909.30</u>
Bill Pmt -CI Fintech		02/03/2025	Southern Glazer's Of FL	101000 · Operating - Checking Account	-1,790.96
Bill	03657166	01/23/2025	502610 · Liquor - Restaurant		1,310.96
			502510 · Wine - Restaurant		480.00
					<u>1,790.96</u>
Bill Pmt -CI Fintech		02/03/2025	Breakthru Beverage	101000 · Operating - Checking Account	-293.60
Bill	119801643	01/29/2025	502510 · Wine - Restaurant		183.50
			502610 · Liquor - Restaurant		110.10
					<u>293.60</u>
Bill Pmt -CI ACH		02/06/2025	Hampton Golf, Inc. - 1	101000 · Operating - Checking Account	-938.84
Bill	Ins Install 2 & 3	02/01/2025	141100 · Prepaid Expense - Insurance		938.84
					<u>938.84</u>
Bill Pmt -CI online		02/03/2025	Sysco	101000 · Operating - Checking Account	-8,160.58
Bill	583023584	12/30/2024	502110 · Food - Restaurant		3,181.44
			72510 · Paper Supplies - F & B		25.94
Bill	583028621	01/01/2025	502110 · Food - Restaurant		262.40
Bill	183A0837Z	01/01/2025	72500 · Supplies - Food & Beverage		7.45
			72550 · Supplies - F & B Misc.		17.28
Bill	583030030	01/02/2025	72510 · Paper Supplies - F & B		289.69
			502110 · Food - Restaurant		1,710.27
			72550 · Supplies - F & B Misc.		129.40
			502610 · Liquor - Restaurant		244.21
			502610 · Liquor - Restaurant		36.40
			72500 · Supplies - Food & Beverage		75.06
			72270 · Janitorial Supllies - F & B		206.84
Bill	583034600	01/04/2025	502110 · Food - Restaurant		1,504.13
			72510 · Paper Supplies - F & B		160.38

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
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			7250 · Supplies - Food & Beverage	37.53
			72270 · Janitorial Supllies - F & B	272.16
				<hr/> 8,160.58
Bill Pmt -CI 100028	02/03/2025 GOLFNOW	101000 · Operating - Checking Account		-93.00
Bill	INV00097707	01/01/2025	71680 · Dues & Subscriptions - Pro Shop	93.00
				<hr/> 93.00
Bill Pmt -CI FL-21287869	02/01/2025 Think VoIP Services	101000 · Operating - Checking Account		-327.51
Bill	DG-5138	02/01/2025	79650 · Telephone - Administration	327.51
				<hr/> 327.51
Bill Pmt -CI Fintech	02/10/2025 Southern Glazer's Of FL	101000 · Operating - Checking Account		-996.23
Bill	03676329	01/29/2025	502610 · Liquor - Restaurant	633.23
			502510 · Wine - Restaurant	363.00
				<hr/> 996.23
Bill Pmt -CI 100029	02/04/2025 GOLFNOW	101000 · Operating - Checking Account		-5,524.82
Bill	INV00100191	01/06/2025	71680 · Dues & Subscriptions - Pro Shop	127.00
Bill	INV00100190	01/06/2025	70680 · Dues and Subscriptions	5,397.82
				<hr/> 5,524.82
Bill Pmt -CI Fintech	02/10/2025 Breakthru Beverage	101000 · Operating - Checking Account		-55.85
Bill	119829076	01/30/2025	502510 · Wine - Restaurant	12.50
			502610 · Liquor - Restaurant	43.35
				<hr/> 55.85
Bill Pmt -CI Fintech	02/05/2025 Republic National	101000 · Operating - Checking Account		-76.80
Bill	2961185R	01/29/2025	502610 · Liquor - Restaurant	76.80
				<hr/> 76.80
Bill Pmt -CI ACH	02/05/2025 Gegervision IT	101000 · Operating - Checking Account		-1,897.50
Bill	6844	01/31/2025	79370 · IT Support	1,897.50
				<hr/> 1,897.50
Bill Pmt -CI online	02/06/2025 Sysco	101000 · Operating - Checking Account		-3,271.47
Bill	583035859	01/06/2025	502110 · Food - Restaurant	2,367.37
			72510 · Paper Supplies - F & B	102.52
			72550 · Supplies - F & B Misc.	130.14
			72270 · Janitorial Supllies - F & B	246.93

**The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
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Bill	583038665	01/08/2025	50210 · Food - Restaurant	183.25
			502610 · Liquor - Restaurant	90.92
			502210 · N/A Beverage - Restaurant	41.88
			72510 · Paper Supplies - F & B	108.46
				<u>3,271.47</u>
Bill Pmt -CI VC-21327263	02/06/2025	AlSCO	101000 · Operating - Checking Account	-15.66
Bill	LJAC1240153	01/20/2025	72550 · Supplies - F & B Misc.	15.66
				<u>15.66</u>
Bill Pmt -CI 100030	02/06/2025	Premier Bride	101000 · Operating - Checking Account	-135.92
Bill	10723	02/01/2025	703220 · Magazine	135.92
				<u>135.92</u>
Bill Pmt -CI VC-21327262	02/06/2025	Republic Services	101000 · Operating - Checking Account	-1,722.80
Bill	0687-001495869	01/16/2025	79630 · Waste Removal Service - Admin	1,722.80
				<u>1,722.80</u>
Bill Pmt -CI 100031	02/06/2025	Saxon Business Systems	101000 · Operating - Checking Account	-676.46
Bill	IN2210575	01/01/2025	89200 · Leases - Office Equipment	161.06
Bill	IN2571708	01/01/2025	89200 · Leases - Office Equipment	161.06
Bill	IN2748812	01/01/2025	89200 · Leases - Office Equipment	177.17
Bill	IN2912189	01/01/2025	89200 · Leases - Office Equipment	177.17
				<u>676.46</u>
Bill Pmt -CI 100032	02/06/2025	Sea Breeze Food Service	101000 · Operating - Checking Account	-507.98
Bill	1590169	01/16/2025	502110 · Food - Restaurant	507.98
				<u>507.98</u>
Bill Pmt -CI VC-21327266	02/06/2025	Wind River Environment	101000 · Operating - Checking Account	-409.50
Bill	6708792	01/01/2025	72630 · Waste Removal	409.50
				<u>409.50</u>
Bill Pmt -CI Fintech	02/17/2025	Southern Glazer's Of FL	101000 · Operating - Checking Account	-1,887.08
Bill	3701164	02/05/2025	502610 · Liquor - Restaurant	1,887.08
				<u>1,887.08</u>
Bill Pmt -CI Fintech	02/15/2025	Breakthru Beverage	101000 · Operating - Checking Account	-539.70
Bill	119909857	02/05/2025	502510 · Wine - Restaurant	126.50
			502610 · Liquor - Restaurant	413.20
				<u>413.20</u>

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539.70

Bill Pmt -CI Fintech	02/06/2025	Champion Brands Inc.	101000 · Operating - Checking Account	-419.55
Bill	3545570	02/05/2025	502410 · Beer - Restaurant	378.05
			502610 · Liquor - Restaurant	41.50
				<u>419.55</u>
Bill Pmt -CI Fintech	02/06/2025	Champion Brands Inc.	101000 · Operating - Checking Account	-522.30
Bill	3545572	02/05/2025	502410 · Beer - Restaurant	522.30
				<u>522.30</u>
Bill Pmt -CI FL-21431864	02/26/2025	Clay County Utility Auth	101000 · Operating - Checking Account	-299.10
Bill	20250204-515	02/04/2025	78590 · Effluent Water - Maintenance	299.10
				<u>299.10</u>
Bill Pmt -CI FL-21431876	02/26/2025	Clay County Utility Auth	101000 · Operating - Checking Account	-85.63
Bill	20250204-948	02/04/2025	78610 · Water - Course	85.63
				<u>85.63</u>
Bill Pmt -CI FL-21431877	02/26/2025	Clay County Utility Auth	101000 · Operating - Checking Account	-743.52
Bill	20250204-785	02/04/2025	79610 · Water & Sewerage - Clubhouse	743.52
				<u>743.52</u>
Bill Pmt -CI Fintech	02/07/2025	North Florida Sales	101000 · Operating - Checking Account	-960.30
Bill	4106667	02/06/2025	502410 · Beer - Restaurant	960.30
				<u>960.30</u>
Check ACH	02/10/2025	Hampton Golf, Inc. - 1	101000 · Operating - Checking Account	-1,877.68
			141100 · Prepaid Expense - Insurance	1,877.68
				<u>1,877.68</u>
Check ACH	02/10/2025	Fintech.net	101000 · Operating - Checking Account	-44.47
			70662 · Contract Services - Other	44.47
				<u>44.47</u>
Bill Pmt -CI 305167	02/10/2025	Acushnet	101000 · Operating - Checking Account	-2,138.25
Bill	919297320	12/01/2024	121100 · Merchandise - Pro Shop	2,138.25
				<u>2,138.25</u>

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

Bill Pmt -CI Fintech		02/14/2025	Champion Brands Inc. Food - Restaurant - Checking Account	-531.00
Bill	3551391	02/12/2025	502410 · Beer - Restaurant	531.00
				<u>531.00</u>
Bill Pmt -CI Fintech		02/14/2025	Southern Glazer's Of FL 101000 · Operating - Checking Account	-1,699.38
Bill	03725935	02/12/2025	502610 · Liquor - Restaurant	1,267.38
			502510 · Wine - Restaurant	432.00
				<u>1,699.38</u>
Bill Pmt -CI online 2/10		02/10/2025	Sysco 101000 · Operating - Checking Account	-1,880.14
Bill	583041701	01/10/2025	502110 · Food - Restaurant	814.44
			72510 · Paper Supplies - F & B	5.90
			72550 · Supplies - F & B Misc.	35.10
			72270 · Janitorial Supllies - F & B	38.63
Bill	583045054	01/11/2025	502110 · Food - Restaurant	831.55
			72500 · Supplies - Food & Beverage	154.52
				<u>1,880.14</u>
Bill Pmt -CI online 2/17		02/17/2025	Sysco 101000 · Operating - Checking Account	-5,090.51
Bill	583046387	01/13/2025	502110 · Food - Restaurant	1,238.33
			72510 · Paper Supplies - F & B	5.90
			72500 · Supplies - Food & Beverage	287.26
			72270 · Janitorial Supllies - F & B	274.57
Bill	583049094	01/15/2025	502110 · Food - Restaurant	675.67
			72510 · Paper Supplies - F & B	251.90
			72500 · Supplies - Food & Beverage	157.50
			72550 · Supplies - F & B Misc.	79.32
			72270 · Janitorial Supllies - F & B	87.59
Bill	583052191	01/17/2025	502110 · Food - Restaurant	1,235.30
			502210 · N/A Beverage - Restaurant	40.10
			72510 · Paper Supplies - F & B	540.73
			72500 · Supplies - Food & Beverage	38.63
			72270 · Janitorial Supllies - F & B	434.16
Bill	183A1023Z	02/01/2025	72510 · Paper Supplies - F & B	12.53
			72550 · Supplies - F & B Misc.	7.45
				<u>5,366.94</u>
Bill Pmt -CI Online		02/18/2025	SESAC 101000 · Operating - Checking Account	-197.20
Bill	10793483	01/01/2025	79670 · Muzak - Clubhouse	197.20
				<u>197.20</u>
Bill Pmt -CI Fintech		02/14/2025	North Florida Sales 101000 · Operating - Checking Account	-494.75

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Bill	4111801	02/13/2025	50240 · Beer - Restaurant	494.75
				<u>494.75</u>
Bill Pmt -CI Fintech		02/24/2025 Breakthru Beverage	101000 · Operating - Checking Account	-1,017.00
Bill	120014170	02/12/2025	502510 · Wine - Restaurant	594.00
			502610 · Liquor - Restaurant	13.00
			502610 · Liquor - Restaurant	26.00
			502410 · Beer - Restaurant	384.00
				<u>1,017.00</u>
Bill Pmt -CI Fintech		02/14/2025 Champion Brands Inc.	101000 · Operating - Checking Account	-237.40
Bill	3551390	02/12/2025	502410 · Beer - Restaurant	154.40
			502610 · Liquor - Restaurant	83.00
				<u>237.40</u>
Bill Pmt -CI FL-21624048		02/15/2025 AT&T	101000 · Operating - Checking Account	-120.62
Bill	20250215-3795	02/15/2025	78650 · Telephone - Maintenance	120.62
				<u>120.62</u>
Bill Pmt -CI ACH		02/20/2025 Callaway Golf Company	101000 · Operating - Checking Account	-2,150.84
Bill	939258051	12/04/2024	111910 · Special Orders	817.80
Bill	939277954	12/09/2024	121100 · Merchandise - Pro Shop	222.37
Bill	939323742	12/17/2024	111910 · Special Orders	209.86
Bill	939323743	12/17/2024	111910 · Special Orders	1,069.65
				<u>2,319.68</u>
Bill Pmt -CI ACH		02/24/2025 Acushnet	101000 · Operating - Checking Account	-1,972.92
Bill	919398484	12/12/2024	121100 · Merchandise - Pro Shop	1,375.33
Bill	919398713	12/12/2024	121100 · Merchandise - Pro Shop	261.18
Bill	919405967	12/13/2024	111910 · Special Orders	93.02
Bill	919417159	12/16/2024	121100 · Merchandise - Pro Shop	261.18
Bill	919461551	01/01/2025	111910 · Special Orders	93.02
				<u>2,083.73</u>
Bill Pmt -CI ACH		02/24/2025 Hampton Golf, Inc. - 1	101000 · Operating - Checking Account	-13,114.87
Bill	129091	01/31/2025	79680 · Dues & Subscriptions - Admin.	705.55
			79650 · Telephone - Administration	61.50
			602830 · Employee Recruiting & Screening	183.00
			79680 · Dues & Subscriptions - Admin.	550.00
			79830 · Licenses and Permits - Admin.	50.00
			69800 · Training & Ed. - Administration	14.82
Bill	129058	02/01/2025	801100 · Management Fees	7,000.00

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70300 · Centralized Accounting	3,000.00
703100 · Centralized Marketing	1,550.00
	13,114.87

Bill Pmt -CI VC-21629577 02/24/2025 Alsco 101000 · Operating - Checking Account -2,878.97

Bill	LJAC1240233	01/22/2025	72550 · Supplies - F & B Misc.	17.94
			72550 · Supplies - F & B Misc.	62.88
			72520 · Linen Service - F & B	234.92
			72500 · Supplies - Food & Beverage	114.99
			71510 · Supplies - Pro Shop	12.07
Bill	LJAC1241268	01/29/2025	71510 · Supplies - Pro Shop	19.23
			72550 · Supplies - F & B Misc.	4.73
			72550 · Supplies - F & B Misc.	62.87
			72520 · Linen Service - F & B	189.00
			72500 · Supplies - Food & Beverage	116.86
			71510 · Supplies - Pro Shop	6.04
Bill	LJAC1237616	02/01/2025	72520 · Linen Service - F & B	8.90
Bill	LJAC1231026	02/01/2025	71500 · Supplies - Golf Operations	5.82
			72550 · Supplies - F & B Misc.	48.32
			71520 · Supplies - Carts	62.45
			72520 · Linen Service - F & B	192.62
			72550 · Supplies - F & B Misc.	103.97
			71510 · Supplies - Pro Shop	5.82
Bill	LJAC1233060	02/01/2025	72550 · Supplies - F & B Misc.	47.89
			71520 · Supplies - Carts	62.45
			72520 · Linen Service - F & B	182.49
			72550 · Supplies - F & B Misc.	108.82
			71510 · Supplies - Pro Shop	11.64
Bill	LJAC1236146	02/01/2025	72550 · Supplies - F & B Misc.	47.40
			71520 · Supplies - Carts	62.45
			72520 · Linen Service - F & B	173.59
			72550 · Supplies - F & B Misc.	111.57
			71510 · Supplies - Pro Shop	11.64
Bill	LJAC1242303	02/05/2025	72520 · Linen Service - F & B	198.20
			72550 · Supplies - F & B Misc.	111.71
			71520 · Supplies - Carts	62.87
			71500 · Supplies - Golf Operations	19.24
			71510 · Supplies - Pro Shop	6.04
			72550 · Supplies - F & B Misc.	4.73
Bill	LJAC1243332	02/12/2025	72550 · Supplies - F & B Misc.	112.15
			71520 · Supplies - Carts	64.85
			72550 · Supplies - F & B Misc.	4.73
			72520 · Linen Service - F & B	179.80
			71510 · Supplies - Pro Shop	6.04
			71500 · Supplies - Golf Operations	19.24
				2,878.97

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Bill	Date	Description	Amount
Bill Pmt -CI VC-21629570 02/24/2025 Brennan Golf Sales Feb 2025 Fuel & Oil - Checking Account -244.95			
Bill 11060731	01/08/2025	78500 · Supplies - Maintenance	244.95
			244.95
Bill Pmt -CI 100033 02/24/2025 Club Car 101000 · Operating - Checking Account -106.76			
Bill 304429	01/24/2025	78460 · Repairs - Maint. Equipment	106.76
			106.76
Bill Pmt -CI 100034 02/24/2025 Crystal Springs 101000 · Operating - Checking Account -299.81			
Bill 1638010011125	01/11/2025	78500 · Supplies - Maintenance	237.84
Bill 1638010-021125	02/11/2025	78500 · Supplies - Maintenance	61.97
			299.81
Bill Pmt -CI VC-21629565 02/24/2025 Dagmar Marketing 101000 · Operating - Checking Account -400.00			
Bill 8415	01/09/2025	703360 · Dues & Subscriptions	400.00
			400.00
Bill Pmt -CI VC-21629581 02/24/2025 ECOLAB 101000 · Operating - Checking Account -295.97			
Bill 6350310702	01/16/2025	82200 · Leases - Food & Beverage	295.97
			295.97
Bill Pmt -CI AC-21629592 02/24/2025 Gate Fuel Services, Inc 101000 · Operating - Checking Account -1,935.50			
Bill 6174027	02/07/2025	706200 · Fuel & Oil	1,935.50
			1,935.50
Bill Pmt -CI AC-21629566 02/24/2025 Global Golf Sales 101000 · Operating - Checking Account -1,145.42			
Bill INV/2025/00305	01/03/2025	121100 · Merchandise - Pro Shop	161.10
		501100 · Golf Shop - Merchandise	0.51
Bill INV/2025/00230	01/03/2025	121100 · Merchandise - Pro Shop	102.00
		121100 · Merchandise - Pro Shop	205.00
		71510 · Supplies - Pro Shop	45.82
Bill INV/2025/00620	01/07/2025	71520 · Supplies - Carts	435.00
Bill INV/2025/01070	01/10/2025	121100 · Merchandise - Pro Shop	195.99
			1,145.42
Bill Pmt -CI 100035 02/24/2025 Golf Car Services Inc 101000 · Operating - Checking Account -40.00			
Bill 19945	01/06/2025	71510 · Supplies - Pro Shop	40.00
			40.00
Bill Pmt -CI 100036 02/24/2025 Governmental Management 101000 · Operating - Checking Account -989.03			

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Bill	659	02/01/2025	89130 · Management Fees - GMS	989.03
				<u>989.03</u>
Bill Pmt -CI 100037		02/24/2025	GPS Industries, LLC 101000 · Operating - Checking Account	-1,161.00
Bill	CON128748	02/01/2025	81200 · Leases - Carts	1,161.00
				<u>1,161.00</u>
Bill Pmt -CI 100038		02/24/2025	GreatAmerica Financial S 101000 · Operating - Checking Account	-925.38
Bill	38440158	01/29/2025	89200 · Leases - Office Equipment	925.38
				<u>925.38</u>
Bill Pmt -CI 100039		02/24/2025	Kimball Midwest 101000 · Operating - Checking Account	-217.50
Bill	102969660	02/01/2025	78460 · Repairs - Maint. Equipment	217.50
				<u>217.50</u>
Bill Pmt -CI 100040		02/24/2025	Martin Coffee 101000 · Operating - Checking Account	-318.00
Bill	86340	01/13/2025	502210 · N/A Beverage - Restaurant	154.00
Bill	85482	02/03/2025	502210 · N/A Beverage - Restaurant	164.00
				<u>318.00</u>
Bill Pmt -CI 100041		02/24/2025	Mayport C&C Fisheries 101000 · Operating - Checking Account	-61.10
Bill	694401	01/09/2025	502110 · Food - Restaurant	61.10
				<u>61.10</u>
Bill Pmt -CI AC-21629575		02/24/2025	Mr. Greens Produce 101000 · Operating - Checking Account	-2,025.40
Bill	HH3267	01/17/2025	502110 · Food - Restaurant	256.80
Bill	HH7310	01/18/2025	Mr. Greens Produce 200000 · Accounts Payable StrongRoom	-35.00
Bill	HH6074	01/18/2025	502110 · Food - Restaurant	115.40
			72550 · Supplies - F & B Misc.	82.80
			502610 · Liquor - Restaurant	8.80
Bill	HJ2304	01/21/2025	502110 · Food - Restaurant	187.60
			72550 · Supplies - F & B Misc.	71.60
Bill	HJ8827	01/24/2025	502110 · Food - Restaurant	485.20
Bill	HJ8836	01/24/2025	Mr. Greens Produce 200000 · Accounts Payable StrongRoom	-36.70
Bill	HK3649	01/25/2025	502110 · Food - Restaurant	40.40
Bill	HL3747	01/30/2025	502110 · Food - Restaurant	301.90
			502610 · Liquor - Restaurant	92.60
Bill	HM2751	02/02/2025	502110 · Food - Restaurant	411.80
			502610 · Liquor - Restaurant	9.20
				<u>1,992.40</u>

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Bill Pmt -CI 100042	02/24/2025 Napa Auto Parts	Feb 2025 Fuel - Operating - Checking Account	-269.06
Bill	771464	02/01/2025 78460 · Repairs - Maint. Equipment	314.06
			314.06
Bill Pmt -CI AC-21629567	02/24/2025 Pepsi	101000 · Operating - Checking Account	-1,657.35
Bill	47782806	01/08/2025 502210 · N/A Beverage - Restaurant	111.14
		502610 · Liquor - Restaurant	76.26
		502610 · Liquor - Restaurant	110.15
Bill	45628033	01/09/2025 502610 · Liquor - Restaurant	110.15
Bill	46972005	01/15/2025 502210 · N/A Beverage - Restaurant	259.45
		502610 · Liquor - Restaurant	143.10
Bill	44087008	01/22/2025 502210 · N/A Beverage - Restaurant	329.04
		502610 · Liquor - Restaurant	31.20
Bill	45628094	01/25/2025 502210 · N/A Beverage - Restaurant	91.40
Bill	40231257	01/29/2025 502210 · N/A Beverage - Restaurant	211.95
		502610 · Liquor - Restaurant	80.70
		502610 · Liquor - Restaurant	102.81
			1,657.35
Bill Pmt -CI VC-21629578	02/24/2025 Pins and Aces	101000 · Operating - Checking Account	-880.00
Bill	56397	01/22/2025 121100 · Merchandise - Pro Shop	865.00
		121100 · Merchandise - Pro Shop	15.00
			880.00
Bill Pmt -CI 100043	02/24/2025 Saxon Business Systems	101000 · Operating - Checking Account	-177.17
Bill	IN3076899	01/01/2025 89200 · Leases - Office Equipment	177.17
			177.17
Bill Pmt -CI 100044	02/24/2025 Sea Breeze Food Service	101000 · Operating - Checking Account	-741.56
Bill	15928	02/04/2025 502110 · Food - Restaurant	370.78
Bill	1592812	02/04/2025 502110 · Food - Restaurant	370.78
			741.56
Bill Pmt -CI 100045	02/24/2025 Security Engineering and	101000 · Operating - Checking Account	-59.95
Bill	25-59213	02/01/2025 79660 · Alarm Service - Admin	59.95
			59.95
Bill Pmt -CI 100046	02/24/2025 Siesta Key Cigars LLC	101000 · Operating - Checking Account	-645.29
Bill	1353	02/01/2025 121100 · Merchandise - Pro Shop	645.29
			645.29

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Bill Pmt -CI VC-21629580		02/24/2025 State Industrial Products	101000 · Operating - Checking Account	-256.41
Bill	903648820	01/23/2025	78460 · Repairs - Maint. Equipment	256.41
				<u>256.41</u>
Bill Pmt -CI 100047		02/24/2025 Sysco	101000 · Operating - Checking Account	-38.65
Bill	183A1121Z	02/01/2025	72550 · Supplies - F & B Misc.	38.65
				<u>38.65</u>
Bill Pmt -CI 100048		02/24/2025 Taylor Made Golf Compa	101000 · Operating - Checking Account	-187.93
Bill	37864747	12/12/2024	111910 · Special Orders	187.93
				<u>187.93</u>
Bill Pmt -CI VC-21629573		02/24/2025 TEAM NexBelt Operating	101000 · Operating - Checking Account	-970.00
Bill	INV4625	01/01/2025	501100 · Golf Shop - Merchandise	970.00
				<u>970.00</u>
Bill Pmt -CI 100049		02/24/2025 The Crossings at Fleming	101000 · Operating - Checking Account	-4,974.49
Bill	25245FEB2025	02/01/2025	141100 · Prepaid Expense - Insurance	3,637.63
Bill	FEB20255KUBOT	02/01/2025	80200 · Rentals and Leases	1,336.86
				<u>4,974.49</u>
Bill Pmt -CI 100050		02/24/2025 The Ice Doctor, LLC	101000 · Operating - Checking Account	-107.50
Bill	TALONS-7	01/13/2025	502610 · Liquor - Restaurant	107.50
				<u>107.50</u>
Bill Pmt -CI 100051		02/24/2025 Vulcan Materials - Fla Ro	101000 · Operating - Checking Account	-1,545.43
Bill	2684439	01/31/2025	707310 · Sand - Course	1,545.43
				<u>1,545.43</u>
Bill Pmt -CI online		02/24/2025 Sysco	101000 · Operating - Checking Account	-3,522.89
Bill	583056855	01/20/2025	502110 · Food - Restaurant	1,197.06
			72510 · Paper Supplies - F & B	48.78
			72270 · Janitorial Supllies - F & B	13.99
Bill	583060415	01/23/2025	502110 · Food - Restaurant	242.73
Bill	583062307	01/24/2025	502110 · Food - Restaurant	862.08
			502210 · N/A Beverage - Restaurant	16.21
			72510 · Paper Supplies - F & B	305.15
			72500 · Supplies - Food & Beverage	29.31
Bill	583065498	01/25/2025	502110 · Food - Restaurant	46.58
Bill	583065913	01/25/2025	502110 · Food - Restaurant	664.25

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Feb 2025

			7250 · Paper Supplies - F & B	20.58
Bill	183A1146Z	02/01/2025	72510 · Paper Supplies - F & B	64.55
			72550 · Supplies - F & B Misc.	11.62
				3,522.89
Bill Pmt -CI FL-21631238		02/13/2025	Clay Electric Cooperative. 101000 · Operating - Checking Account	-62.25
Bill	012325-8859	02/01/2025	78600 · Electric - Maintenance	62.25
				62.25
Bill Pmt -CI Fintech		02/21/2025	Champion Brands Inc. 101000 · Operating - Checking Account	-180.00
Bill	3557912	02/19/2025	502410 · Beer - Restaurant	180.00
				180.00
Bill Pmt -CI Fintech		02/25/2025	Champion Brands Inc. 101000 · Operating - Checking Account	-343.15
Bill	3557914	02/19/2025	502410 · Beer - Restaurant	301.65
			502610 · Liquor - Restaurant	41.50
				343.15
Bill Pmt -CI Fintech		02/20/2025	Champion Brands Inc. 101000 · Operating - Checking Account	-580.00
Bill	3557922	02/19/2025	502410 · Beer - Restaurant	580.00
				580.00
Bill Pmt -CI Fintech		02/24/2025	North Florida Sales 101000 · Operating - Checking Account	-245.00
Bill	4116844	02/20/2025	502610 · Liquor - Restaurant	23.50
			502410 · Beer - Restaurant	221.50
				245.00
Bill Pmt -CI Fintech		02/27/2025	Champion Brands Inc. 101000 · Operating - Checking Account	-1,111.40
Bill	3562782	02/26/2025	502410 · Beer - Restaurant	514.40
			502610 · Liquor - Restaurant	83.00
Bill	3562785	02/26/2025	502410 · Beer - Restaurant	514.00
				1,111.40
Bill Pmt -CI Online		02/28/2025	Callaway Golf Company 101000 · Operating - Checking Account	-140.31
Bill	939356442	12/24/2024	111910 · Special Orders	140.31
				140.31
Bill Pmt -CI FL-21735699		02/25/2025	DLL Finance LLC 101000 · Operating - Checking Account	-9,076.85
Bill	42509629	02/25/2025	81200 · Leases - Carts	9,076.85
				9,076.85

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
Feb 2025

Bill Pmt -CI FL-21735701	02/25/2025 DLL Finance LLC	101000 · Operating - Checking Account	-728.83
Bill	42509628	02/25/2025	
		81200 · Leases - Carts	364.32
		81200 · Leases - Carts	364.51
			<u>728.83</u>
Bill Pmt -CI FL-21817900	02/28/2025 Sharp Energy	101000 · Operating - Checking Account	-2,281.63
Bill	022825-27002	02/28/2025	
		79600 · Electric - Clubhouse	2,281.63
			<u>2,281.63</u>
Bill Pmt -CI FL-21834499	02/27/2025 Comcast	101000 · Operating - Checking Account	-540.86
Bill	20250227-7464	02/27/2025	
		79670 · Muzak - Clubhouse	540.86
			<u>540.86</u>
Check debit	02/07/2025 Amazon Marketplace	101100 · In House Checking	-134.36
		78500 · Supplies - Maintenance	134.36
			<u>134.36</u>
Check debit	02/07/2025 Amazon Marketplace	101100 · In House Checking	-59.11
		72550 · Supplies - F & B Misc.	59.11
			<u>59.11</u>
Check debit	02/07/2025 Home Depot	101100 · In House Checking	-21.48
		71480 · Building Repair - Golf	21.48
			<u>21.48</u>
Check debit	02/07/2025 Target	101100 · In House Checking	-8.58
		71510 · Supplies - Pro Shop	8.58
			<u>8.58</u>
Check debit	02/07/2025 whitey's fish camp	101100 · In House Checking	-76.41
		61800 · Training & Ed. - Pro Shop	76.41
			<u>76.41</u>
Check debit	02/07/2025 Logo Express	101100 · In House Checking	-62.78
		703510 · Member Relations	62.78
			<u>62.78</u>
Check debit	02/07/2025 Amazon Marketplace	101100 · In House Checking	-19.34

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
Feb 2025

			72550 · Supplies - F & B Misc.	19.34
				<u>19.34</u>
Check	3349	02/05/2025 Trivia Guy	101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				<u>400.00</u>
Check	debit	02/05/2025 Amazon Marketplace	101100 · In House Checking	-21.27
			72300 · Patron Events - F & B	21.27
				<u>21.27</u>
Check	debit	02/05/2025 The Webstaurant Store, I	101100 · In House Checking	-42.02
			72560 · Office Supplies - F & B	42.02
				<u>42.02</u>
Check	3350	02/05/2025 Darrell Rae Bullard Jr	101100 · In House Checking	-350.00
			72300 · Patron Events - F & B	350.00
				<u>350.00</u>
Check	3351	02/05/2025 Brittany Wert	101100 · In House Checking	-41.49
			502110 · Food - Restaurant	41.49
				<u>41.49</u>
Check	3352	02/17/2025 Trivia Guy	101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				<u>400.00</u>
Check	3353	02/17/2025 Bri Vaz	101100 · In House Checking	-13.96
			71510 · Supplies - Pro Shop	13.96
				<u>13.96</u>
Check	3354	02/17/2025 Taylor Roberts	101100 · In House Checking	-300.00
			72300 · Patron Events - F & B	300.00
				<u>300.00</u>
Check	3355	02/17/2025 Krystal Bishop	101100 · In House Checking	-167.25
			502110 · Food - Restaurant	167.25
				<u>167.25</u>

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club
Check Detail
Feb 2025

Check	3356	02/18/2025 Randy Harrington	101100 · In House Checking	-21.37
			71510 · Supplies - Pro Shop	21.37
				<u>21.37</u>
Check	debit	02/18/2025 Trivia Guy	101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				<u>400.00</u>
Check	3357	02/26/2025 Trivia Guy	101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				<u>400.00</u>
Check	3358	02/26/2025 Adam Mercer	101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				<u>400.00</u>
Check	3359	02/26/2025 Dan Robinette	101100 · In House Checking	-205.78
			704010 · Course - Repair & Maintenance	205.78
				<u>205.78</u>
Check	3360	02/26/2025 Voided	101100 · In House Checking	0.00
				0.00
Check	3361	02/26/2025 Trivia Guy	101100 · In House Checking	-400.00
			72300 · Patron Events - F & B	400.00
				<u>400.00</u>
Check	Debit	02/26/2025 Amazon Marketplace	101100 · In House Checking	-65.08
			72510 · Paper Supplies - F & B	65.08
				<u>65.08</u>
Check	debit	02/26/2025 Amazon Marketplace	101100 · In House Checking	-19.27
			71560 · Office Supplies - Pro Shop	19.27
				<u>19.27</u>
Check	Debit	02/26/2025 Amazon Marketplace	101100 · In House Checking	-563.23
			71300 · Patron Events - Pro Shop	530.27

The Crossings at Fleming Island CDD/Eagle Harbor Golf Club

Check Detail

Feb 2025

			7999 · Office Supplies - Admin.	32.96
				<u>563.23</u>
Check	debit	02/26/2025 BP Gas Station	101100 · In House Checking	-107.46
			706200 · Fuel & Oil	107.46
				<u>107.46</u>
Check	Debit	02/26/2025 Walmart	101100 · In House Checking	-26.45
			502110 · Food - Restaurant	26.45
				<u>26.45</u>
Check	3362	02/25/2025 Amazon Marketplace	101100 · In House Checking	-45.18
			71500 · Supplies - Golf Operations	45.18
				<u>45.18</u>
Check	3329	02/28/2025 Voided	101100 · In House Checking	0.00
				0.00
Check	3362	02/28/2025 Jon Smolen	101100 · In House Checking	-16.99
			71510 · Supplies - Pro Shop	16.99
				<u>16.99</u>
Check	debit	02/28/2025 Home Depot	101100 · In House Checking	-38.54
			71540 · Supplies - Course	38.54
				<u>38.54</u>
Check	ACH	02/05/2025 canva	101300 · Debit Card	-119.99
			703290 · Member & Marketing Expenses	119.99
				<u>119.99</u>

Total 117,259.45

Eagle Harbor Swim and Tennis Park Check Detail

April 2024

Type	Num	Date	Name	Account	Original Amount
Check		02/10/2025	Logo Express	101100 · In House Checking	-162.54
				700310 · Activities & Events-Tennis	162.54
					<u>162.54</u>
Bill Pmt -Check		02/11/2025	Sharp Energy, Inc.	101000 · Operating - Checking Account	0.00
Bill	013125-9389	01/31/2025	Sharp Energy, Inc.	200100 · Accounts Payable-StrongRoom	-11,073.29
					<u>-11,073.29</u>
Check		02/12/2025	Walmart	101100 · In House Checking	-263.22
				702700 · Janitorial Supplies	96.66
				121000 · Merchandise - Tennis	166.56
					<u>263.22</u>
Check		02/20/2025	Amazon	101100 · In House Checking	-18.26
				705600 · Office Supplies	18.26
					<u>18.26</u>
Check		02/23/2025	Amazon	101100 · In House Checking	-31.67
				705600 · Office Supplies	31.67
					<u>31.67</u>
Check		02/28/2025	Amazon	101100 · In House Checking	-15.04
				705600 · Office Supplies	15.04
					<u>15.04</u>
Bill Pmt -ChACH		02/03/2025	Premier Beverage Company, LLC	101000 · Operating - Checking Account	-660.50
Bill	119801655	01/29/2025		121000 · Merchandise - Tennis	660.50
					<u>660.50</u>
Bill Pmt -ChACH		02/04/2025	Gegervision IT	101000 · Operating - Checking Account	-780.00
Bill	6841	01/31/2025		703800 · Other Contractual Services	390.00
				703800 · Other Contractual Services	390.00
					<u>780.00</u>
Check	ACH	02/12/2025	Boost Mobile	101100 · In House Checking	-35.00
				706500 · Telephone	35.00
					<u>35.00</u>

Eagle Harbor Swim and Tennis Park Check Detail April 2024

Type	Num	Date	Name	Account	Original Amount
Bill Pmt -Ch ACH		02/13/2025	Clay Electric Cooperative, Inc.	101000 · Operating - Checking Account	-838.90
Bill	20250123-8792	01/23/2025		706010 · Electric	390.20
Bill	20250123-9170	01/23/2025		706010 · Electric	448.70
					838.90
Bill Pmt -Ch ACH		02/14/2025	Comcast	101000 · Operating - Checking Account	-225.98
Bill	012325-0181	01/23/2025		706500 · Telephone	225.98
					225.98
Bill Pmt -Ch ACH		02/17/2025	North Florida Sales	101000 · Operating - Checking Account	-465.18
Bill	4112434	02/13/2025		121000 · Merchandise - Tennis	311.04
				700310 · Activities & Events-Tennis	154.14
					465.18
Bill Pmt -Ch ACH		02/19/2025	Hampton Golf, Inc.	101000 · Operating - Checking Account	-500.00
Bill	129057	02/01/2025		801100 · Management Fees	500.00
					500.00
Bill Pmt -Ch ACH		02/21/2025	Champion Brands, Inc	101000 · Operating - Checking Account	-477.55
Bill	3557929	02/19/2025		700310 · Activities & Events-Tennis	477.55
					477.55
Bill Pmt -Ch ACH		02/24/2025	Comcast	101000 · Operating - Checking Account	-317.79
Bill	020325-01039	02/03/2025		706500 · Telephone	317.79
					317.79
Bill Pmt -Ch ACH		02/25/2025	Clay County Utility Authority A00	101000 · Operating - Checking Account	-636.16
Bill	020425-1240	02/04/2025		706100 · Water & Sewerage	164.52
Bill	020425-6877	02/04/2025		706100 · Water & Sewerage	269.44
Bill	020425-6874	02/04/2025		706100 · Water & Sewerage	202.20
					636.16
Bill Pmt -Ch ACH		02/25/2025	Clay County Utility Authority A00	101000 · Operating - Checking Account	-366.63
Bill	020425-6758	02/04/2025		706100 · Water & Sewerage	366.63
					366.63
Bill Pmt -Ch ACH		02/25/2025	Clay County Utility Authority A00	101000 · Operating - Checking Account	-764.32

Eagle Harbor Swim and Tennis Park Check Detail

April 2024

Type	Num	Date	Name	Account	Original Amount
Bill	020425-6876	02/04/2025		706100 · Water & Sewerage	416.60
Bill	020425-1239	02/04/2025		706100 · Water & Sewerage	347.72
					764.32
Check	HP Ink 2.20	02/20/2025	hp instant ink	101100 · In House Checking	-7.51
				705600 · Office Supplies	7.51
					7.51
Check	RO 2.20.25	02/20/2025	Rained Out	101100 · In House Checking	-144.00
				703290 · Member & Marketing Expenses	144.00
					144.00
Check	2067	02/14/2025	Bill Chapman	101100 · In House Checking	-50.00
				700310 · Activities & Events-Tennis	50.00
					50.00
Check	2068	02/24/2025	Matt Hutto	101100 · In House Checking	-67.53
				700310 · Activities & Events-Tennis	67.53
					67.53
Bill Pmt -Ch 2069		02/22/2025	Brian Congdon Music	101100 · In House Checking	-400.00
Bill	00012	02/22/2025		703000 · Activities & Events-Lifestyles	400.00
					400.00
Check	5788	02/06/2025	Michael Wyatt	101000 · Operating - Checking Account	-75.00
				22600 · Key Deposit	75.00
					75.00
Bill Pmt -Ch 5789		02/10/2025	Amazing Face Painting by Linda	101000 · Operating - Checking Account	-2,100.00
Bill	2798	12/01/2024		703000 · Activities & Events-Lifestyles	2,100.00
					2,100.00
Check	5790	02/18/2025	Joe Myers	101000 · Operating - Checking Account	-75.00
				22600 · Key Deposit	75.00
					75.00
Bill Pmt -Ch 100010		02/03/2025	K-Swiss	101000 · Operating - Checking Account	-150.28

Eagle Harbor Swim and Tennis Park Check Detail

April 2024

Type	Num	Date	Name	Account	Original Amount
Bill	101738815	01/01/2025		121000 · Merchandise - Tennis	150.28
					150.28
Bill Pmt -Ch 100011		02/04/2025	The Pool Bros	101000 · Operating - Checking Account	-18,836.75
Bill	28820	01/08/2025		704020 · Pools - Repair & Maint.	12,020.00
				707010 · Chemicals - Pools	937.44
				704020 · Pools - Repair & Maint.	434.31
				202900 · Due To Due From Others	5,445.00
					18,836.75
Bill Pmt -Ch 100012		02/12/2025	Abundantly Maid	101000 · Operating - Checking Account	-600.00
Bill	13	01/30/2025		703800 · Other Contractual Services	600.00
					600.00
Bill Pmt -Ch 100013		02/12/2025	HEAD/Penn Raquet Sports	101000 · Operating - Checking Account	-3,221.66
Bill	5193780166	01/07/2025		121000 · Merchandise - Tennis	549.36
Bill	5193780931	01/08/2025		121000 · Merchandise - Tennis	322.19
Bill	5193781913	01/10/2025		121000 · Merchandise - Tennis	181.66
Bill	5193786791	02/01/2025		121000 · Merchandise - Tennis	181.27
Bill	5193786289	02/01/2025		121000 · Merchandise - Tennis	1,645.92
Bill	5193788175	02/01/2025		121000 · Merchandise - Tennis	186.47
Bill	5193787537	03/01/2025		121000 · Merchandise - Tennis	154.79
					3,221.66
Bill Pmt -Ch VC-20970643		02/01/2025	Alsco	101000 · Operating - Checking Account	-151.00
Bill	LJAC1236140	01/01/2025		705440 · Towel Expense	77.00
Bill	LJAC1238192	01/08/2025		705440 · Towel Expense	74.00
					151.00
Bill Pmt -Ch FL-21107720		02/02/2025	Comcast	101000 · Operating - Checking Account	-303.05
Bill	20250111-0399	01/11/2025		706500 · Telephone	303.05
					303.05
Bill Pmt -Ch FL-21256071		02/13/2025	Comcast	101000 · Operating - Checking Account	-516.54
Bill	012225-1455	01/22/2025		706500 · Telephone	516.54
					516.54
Bill Pmt -Ch VC-21289787		02/04/2025	Roberts Oxygen Company	101000 · Operating - Checking Account	-99.80
Bill	M76613	01/31/2025		703800 · Other Contractual Services	99.80
					99.80

Eagle Harbor Swim and Tennis Park Check Detail April 2024

Type	Num	Date	Name	Account	Original Amount
Bill Pmt -Ch VC-21289788		02/04/2025	Alsco	101000 · Operating - Checking Account	-63.92
Bill	LJAC1241265	01/29/2025		705440 · Towel Expense	63.92
					63.92
Bill Pmt -Ch FL-21431872		02/26/2025	Clay County Utility Authority A00	101000 · Operating - Checking Account	-590.69
Bill	020425-6756	02/04/2025		706100 · Water & Sewerage	590.69
					590.69
Bill Pmt -Ch VC-21458197		02/12/2025	Poolsure	101000 · Operating - Checking Account	-3,091.20
Bill	131295627173	01/31/2025		707010 · Chemicals - Pools	799.20
Bill	131295627172	01/31/2025		707010 · Chemicals - Pools	600.00
Bill	131295627169	01/31/2025		707010 · Chemicals - Pools	936.00
Bill	131295627178	01/31/2025		707010 · Chemicals - Pools	396.00
Bill	131295626918	02/01/2025		703800 · Other Contractual Services	90.00
Bill	131295626916	02/01/2025		703800 · Other Contractual Services	45.00
Bill	131295626919	02/01/2025		703800 · Other Contractual Services	135.00
Bill	131295626917	02/01/2025		703800 · Other Contractual Services	90.00
					3,091.20
Bill Pmt -Ch VC-21461571		02/12/2025	Alsco	101000 · Operating - Checking Account	-148.00
Bill	LJAC1239211	01/15/2025		705440 · Towel Expense	74.00
Bill	LJAC1240230	01/27/2025		705440 · Towel Expense	74.00
					148.00
Bill Pmt -Ch FL-21623714		02/20/2025	GFL Environmental	101000 · Operating - Checking Account	-311.67
Bill	UG0000161690	02/20/2025		706310 · Refuse and Portables	311.67
					311.67
Bill Pmt -Ch FL-21623725		02/20/2025	GFL Environmental	101000 · Operating - Checking Account	-174.00
Bill	UG0000161653	02/20/2025		706310 · Refuse and Portables	174.00
					174.00
Bill Pmt -Ch FL-21623728		02/20/2025	GFL Environmental	101000 · Operating - Checking Account	-934.96
Bill	UG0000161630	02/20/2025		706310 · Refuse and Portables	934.96
					934.96
Bill Pmt -Ch FL-21624053		02/26/2025	Comcast	101000 · Operating - Checking Account	-749.03
Bill	20250204-1433	02/04/2025		706500 · Telephone	749.03
					749.03

Eagle Harbor Swim and Tennis Park Check Detail

April 2024

Type	Num	Date	Name	Account	Original Amount
					749.03
Bill Pmt -Ch FL-21818117		02/28/2025	Sharp Energy, Inc.	101000 · Operating - Checking Account	-4,966.35
Bill	022825-29389	02/28/2025		706200 · Gas, Oil, and Propane	4,966.35
					<u>4,966.35</u>
					4,966.35

TOTAL 22,240.10

FIFTH ORDER OF BUSINESS

March 6, 2025

Steven Andersen
District Manager, Crossings at Fleming Island CDD
2105 Harbor Lake Drive
Fleming Island, FL 32003

NGF Consulting Proposal #225013

Re: Eagle Harbor Golf Club Operations and Facility Review

Hi Steve:

NGF Consulting is pleased to present this proposal to the Crossings at Fleming Island Community Development District (“District” or “CDD”) regarding the 2025 review of the District’s Eagle Harbor Golf Club.

BASE SCOPE

The proposed NGF Consulting engagement will comprise the following scope of services:

- Via telephone / videoconference, NGF consultant(s) meet with the Crossings at Fleming Island Community Development District Manager, members of the CDD Board (on request), and Hampton Golf management to review the scope of work and to obtain information on the current golf operation.
- Collect relevant data, documents and contracts that pertain to the EHGC operation, including updated fee schedules, financial records, budgets, activity reports, marketing plans and materials, and policies and procedures.
- Via telephone and/or videoconference, review the present maintenance condition of the Eagle Harbor GC, including golf course and support amenities.
- Update the facility data and performance analysis, including activity levels, revenues, and expenses.
- Update external factors, such as demographic and economic variables, that have the potential to affect performance at Eagle Harbor GC.
- Detail changes to the competitive market since our last report, including any golf course closings, openings, conversions, or major renovations. Update rounds played (to extent made available to NGF) and fee levels for key competitive facilities.
- Review and update key findings and recommendations relating to operations components such as staffing, marketing, fees, programming, the membership program, and food & beverage services.

Steve Anderson, District Manager

Acceptance: _____ Date: _____

egetherall@ngf.org

(561) 354-1650

Director of Consulting

Ed Getherall



Sincerely,

proposal, please call me at (561) 354-1650.

Steve, if you need any additional information, or would like to discuss any of the specifics of this will be monthly based on project progress, with final invoice billed on delivery of the draft report. Acceptance is indicated by providing NGF Consulting with a signed copy of this proposal. Billing

ACCEPTANCE

The total professional fee for the proposed scope of services will be **\$12,500**, assuming no site visit to Fleming Island is required. The deliverables will comprise an executive summary draft report of findings, as well as video presentation of findings to the District Board.

STUDY COST AND DELIVERABLES

NGFC will stay in regular communication with the Crossings at Fleming Island CDD and EHGC staff during the engagement. At the conclusion of the study process, we will develop a written report comprising updated findings, recommendations, and documentation in an executive summary format. A draft version of the document will be delivered to the Crossings at Fleming Island CDD District Manager for review and comments. Once the report is finalized, the lead NGF consultant will be available to make a formal video presentation of findings to the District Board or be available to answer any questions.

- Analyze the Eagle Harbor dynamic pricing model in the context of the competitive golf market and make best practice recommendations.
- Update the Eagle Harbor Golf Club Capital Plan prepared for the 2024 study.
- Update the EHGC financial projections to reflect the current status and recent operating performance, as well as any relevant changes to the competitive golf market.

SIXTH ORDER OF BUSINESS

C.

**EAGLE HARBOR GOLF CLUB
PERFORMANCE REPORT**

FEBRUARY 2025

Consolidated	Feb-25		Feb-24	Year to Date		Prior Year 24
	Actual	Budget	Actual	Actual	Budget	Actual
Revenue	\$ 343,755.61	\$ 350,516.72	\$ 325,961.69	\$ 1,762,289.88	\$ 1,752,119.72	\$ 1,650,485.45
COGS	\$ 63,550.99	\$ 58,390.95	\$ 63,148.20	\$ 327,240.00	\$ 295,536.67	\$ 305,978.50
Expenses	\$ 253,005.28	\$ 279,218.82	\$ 270,278.08	\$ 1,475,419.95	\$ 1,496,925.11	\$ 1,370,056.56
Admin Expenses pass thru rev			na			na
NOI	\$ 27,199.34	\$ 12,906.95	\$ (7,464.59)	\$ (40,370.07)	\$ (40,342.06)	\$ (25,549.61)

Notes Feb 2024 - 29 days

Feb 2025 28 days

F&B Cogs are errored due to our new invoice system, they will catch up by March

Golf	Feb-25		Feb-24	Year to Date		Prior Year 24
	Actual	Budget	Actual	Actual	Budget	Actual
Revenue	\$ 214,316.65	\$ 220,640.06	\$ 203,495.35	\$ 1,016,096.99	\$ 1,065,820.46	\$ 975,590.84
COGS	\$ 11,750.81	\$ 17,008.50	\$ 19,499.77	\$ 86,086.90	\$ 77,682.18	\$ 79,007.73
Course Maint.	\$ 47,848.66	\$ 74,221.63	\$ 63,894.15	\$ 327,828.48	\$ 407,775.04	\$ 343,286.23
Golf Expenses	\$ 48,553.99	\$ 52,158.29	\$ 49,417.86	\$ 54,763.77	\$ 59,500.00	\$ 228,226.43
NOI	\$ 106,163.19	\$ 77,251.64	\$ 70,683.57	\$ 547,417.84	\$ 520,863.24	\$ 325,070.45
Golf Rounds(Total)	3822		3,647	17605		17309
Golf Rnds(outside/member)	2495/1327		2391/1256	11425/6180		11482/5827
Membership	132		135			
	4-range/11 Juniors addtl					
Talons	Feb-25		Feb-24	Year to Date		Prior Year 24
	Actual	Budget	Actual	Actual	Budget	Actual
Total FB Revenue	\$ 129,054.72	\$ 129,433.01	\$ 121,997.99	\$ 744,073.35	\$ 684,081.01	\$ 670,194.63
COGS	\$ 51,800.18	\$ 41,382.45	\$ 43,648.43	\$ 241,153.10	\$ 217,854.49	\$ 226,970.77
FB Expenses	\$ 77,551.18	\$ 71,423.59	\$ 83,235.80	\$ 459,190.29	\$ 398,275.58	\$ 418,610.09
NOI	\$ (296.64)	\$ 16,626.97	\$ (4,886.24)	\$ 43,729.96	\$ 67,950.94	\$ 24,613.77
% COGS (Food)	43.00%			38.00%		
% COGS (Alcohol)	32.00%			35.00%		

D.

Eagle Harbor Facility Report

Mar 2025

Amenity Centers:

1. Swim Park
 - a. Renovations are in progress. Scheduled to open Memorial Day weekend
2. Tennis/Pickleball Center
 - a. Operations are normal.
3. Waterfront Park
 - a. Operations are normal.
4. Creekside
 - a. Closed for the season.
5. Golf Course
 - a. Operations are normal.
6. Talons
 - a. Operations are normal.

Common Areas & Retention Ponds:

1. All lakes have been treated and inspected by the Lake Doctors.

Misc:

1. Answered numerous phone calls, emails and visits from residents, contractors, vendors and other persons with inquiries. The subjects included, CCUA billing and repairs, golf course maintenance, easement encroachments, nutria, alligators, lake maintenance, FEMA, directions, repairs, drainage (both County and CDD owned), dead trees, vandalism, security, etc