

# THE CROSSINGS *at Fleming Island* COMMUNITY DEVELOPMENT DISTRICT



*Adopted Budget*  
*FY 2026*

Thursday, August 28, 2025

*Presented by:*



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# The Crossing at Fleming Island

## Community Development District

### Adopted Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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#### REVENUES:

Special Assessments - On Roll	\$ 3,487,971	\$ 3,500,923	\$ -	\$ 3,500,923	\$ 3,487,971
Boat/RV Storage Fees	108,000	97,523	19,400	116,923	115,000
Interest Income	150,000	167,646	33,529	201,175	180,000
Misc/Newsletter/Rental Income	29,000	16,938	3,388	20,326	21,000

<b>TOTAL REVENUES</b>	<b>\$3,774,971</b>	<b>\$3,783,030</b>	<b>\$56,317</b>	<b>\$3,839,347</b>	<b>\$3,803,971</b>
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#### EXPENDITURES:

##### Administrative

Supervisor Fees	\$ 15,000	\$ 6,800	\$ 2,000	\$ 8,800	\$ 15,000
PR-FICA/Workers Comp/PR Fees	10,000	15,561	1,216	16,777	17,000
Engineering	4,500	4,188	2,500	6,688	7,000
District Attorney	29,142	27,795	9,265	37,060	33,400
Litigation Counsel	-	11,231	-	11,231	50,000
Annual Audit	3,750	2,596	-	2,596	4,500
Assessment Administration	18,375	18,375	-	18,375	18,375
Arbitrage Rebate	1,100	-	1,100	1,100	1,100
Dissemination Agent	2,100	1,750	350	2,100	2,100
Trustee Fees	14,945	20,302	-	20,302	20,000
Management Fees	95,642	69,471	13,894	95,650	105,450
General Administrative **costs included here	2,000	833	1,167	2,000	15,000
Telephone/Postage **	1,600	540	225	765	-
Insurance General Liability	70,243	69,373	-	69,373	74,128
Printing & Binding. **	1,400	302	250	552	-
Legal Advertising. **	2,500	362	1,200	1,562	-
Other Current Charges	5,000	17,268	3,454	20,722	5,000
Office Supplies. **	1,600	1,440	50	1,490	-
Dues, Licenses & Website	10,000	10,469	2,094	12,563	25,000

<b>TOTAL ADMINISTRATIVE</b>	<b>\$288,897</b>	<b>\$278,656</b>	<b>\$38,765</b>	<b>\$329,705</b>	<b>\$393,053</b>
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#### Operations & Maintenance

##### Maintenance Expenditures

Landscape Maintenance	\$ 949,425	\$ 719,263	\$ 143,853	\$ 863,116	\$ 863,116
Landscape Maintenance - Contingency	110,000	66,802	33,401	100,203	110,000
Lake Maintenance	85,000	63,530	21,177	84,707	90,000
Cost Sharing Agreement - Stone Creek	15,000	3,281	10,000	13,281	14,000
Facility/Preventative Maintenance	250,000	175,025	87,513	262,538	250,000
Utilities	150,000	118,867	39,622	158,489	160,000
Security	45,000	29,016	9,672	38,688	45,000
Operating Reserves	25,760	-	-	-	5,895

<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$1,630,186</b>	<b>\$1,175,784</b>	<b>\$345,237</b>	<b>\$1,521,021</b>	<b>\$1,538,011</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$1,919,083</b>	<b>\$1,454,440</b>	<b>\$384,002</b>	<b>\$1,850,727</b>	<b>\$1,931,064</b>
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#### Other Sources/(Uses)

Interfund Transfer In/(Out) - SBA Reserve	(125,000)	-	(125,000)	(125,000)	(125,000)
Interfund Transfer Out - Swim & Tennis	(1,730,888)	(1,442,407)	(288,481)	(1,730,888)	(1,747,907)
Interfund Transfer In/(Out) - Capital Reserve	-	-	-	-	-

<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(1,855,888)</b>	<b>\$(1,442,407)</b>	<b>\$(413,481)</b>	<b>\$(1,855,888)</b>	<b>\$(1,872,907)</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$886,183</b>	<b>\$(741,166)</b>	<b>\$132,732</b>	<b>\$0</b>
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# The Crossing at Fleming Island

## Community Development District

### General Fund

Fiscal Year 2026

#### REVENUES

##### Special Assessments - On Roll

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

##### Boat/RV Storage Fees

The District collects fees from Residents for use of the Boat/RV/Trailer storage facility.

##### Interest Income

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

##### Misc./Newsletter Income/Rental Income

Fees paid by local vendors for Newsletter space, rental of meeting rooms and any other miscellaneous income.

#### Expenditures - Administrative

##### Supervisors Fees

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

##### FICA Taxes

FICA tax on all employee and Supervisor payroll.

##### Engineering

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

##### District Attorney

The District's legal counsel, **Bradley, Garrison & Komando, P.A.**, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

##### Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is currently contracted with **McDermitt Davis & Company, LLC** for the audit engagement.

##### Assessment Roll

Assessment Roll administrative services are provided by **GMS, LLC** for updating the districts' tax roll, certifying the annual assessments and collection of prepaid assessments.

##### Arbitrage Rebate

The District is required to have an Arbitrage Rebate Calculation on the District's Series 2014 A1/A2 and A3 Special Assessment Revenue Refunding Bonds.

##### Dissemination Agent

The District has contracted with **GMS, LLC** to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

##### Trustee Fees

The District's Series 2014 A1/A2, A3 and 2017 Special Assessment Revenue Refunding Bonds are held by a Trustee at **U.S. Bank**. The amount represents the fee for the administration of the District's bond issue.

##### District Management/Administration Fees

The District receives Management, Accounting and Administrative services from their CDD employed District Manager and as part of an Administrative Agreement with **Governmental Management Services, LLC**.

# The Crossing at Fleming Island

## Community Development District

### General Fund

Fiscal Year 2026

#### Expenditures - Administrative (continued)

##### General Administration

###### *Information Technology*

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

###### *Communication - Telephone*

This item includes telephone and fax service.

###### *Postage and Delivery*

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

###### *Printing and Binding*

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

###### *Legal Advertising*

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

###### *Office Supplies*

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

##### Insurance General Liability

The District's General Liability & Public Officials Liability and Property Insurance policies are with **Egis Insurance and Risk Advisors**. They specialize in providing insurance coverage to governmental agencies. This expense is shared with the Water/Sewer Fund and the Golf Course Fund.

##### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

##### Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Commerce for \$175. Also includes the cost to maintain ADA website and publish newsletter.

#### Expenditures – Maintenance

##### Landscape Maintenance

The District is currently contracted with **Tree Amigos Outdoor Services** for the Landscape of the Districts common areas.

##### Landscape Maintenance - Contingency

This category represents any additional landscaping work needed that is outside the scope of the contract with **Tree Amigos**

##### Lake Maintenance

The Lake Doctors provides aquatic pond maintenance.

##### Cost Sharing Agreement - Stone Creek

Maintenance costs other than utilities paid to **The Stone Creek HOA** for upkeep of CDD property.

##### Facility/Preventative Maintenance

Cost of routine repairs and maintenance of the District's assets.

##### Utilities

Includes the following utility accounts held by the District:

<b>Comcast</b>	Internet Service
<b>Clay Electric Cooperative</b>	Electric Service for the Eagle Harbor CDD Office
<b>CCUA</b>	Water service for the Eagle Harbor CDD office

##### Security

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

#### Expenditures – Other Sources/(Uses)

##### Interfund Transfer Out – Swim & Tennis

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

**Utility Schedule - General Fund**

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

# The Crossing at Fleming Island

## Community Development District

### Adopted Budget

### Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b><u>REVENUES:</u></b>					
Special Assessments - On Roll	\$ 620,186	\$ 622,489	\$ -	\$ 622,489	\$ 620,196
Interest Income	-	27,979	1,000	28,979	20,000
<b>TOTAL REVENUES</b>	<b>\$620,186</b>	<b>\$650,468</b>	<b>\$1,000</b>	<b>\$651,468</b>	<b>\$640,196</b>
<b><u>EXPENDITURES:</u></b>					
<b><u>Capital Outlay</u></b>					
Capital Outlay	\$ 619,686	\$ 2,203,984	\$ 50,000	\$ 2,253,984	\$ 619,686
Other Current Charges	500	417	250	667	500
<b>TOTAL EXPENDITURES</b>	<b>\$620,186</b>	<b>\$2,204,401</b>	<b>\$50,250</b>	<b>\$2,254,651</b>	<b>\$620,186</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$620,186</b>	<b>\$2,204,401</b>	<b>\$50,250</b>	<b>\$2,254,651</b>	<b>\$620,186</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$(1,553,933)</b>	<b>\$(49,250)</b>	<b>\$(1,603,183)</b>	<b>\$20,011</b>

# The Crossing at Fleming Island

## Community Development District

### Reserve Fund

Fiscal Year 2026

#### REVENUES

##### **Maintenance Assessments**

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the Capital Outlay expenses for the Fiscal Year in accordance with the adopted budget.

#### Expenditures - Administrative

##### **Capital Outlay**

At the Board of Supervisor's discretion, funds will be used to complete capital projects.

##### **Other Current Charges**

Bank charges and any other miscellaneous expenses incurred during the year.



# The Crossing at Fleming Island

## Community Development District

### Adopted Budget

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

Description	Series 2014 A/1	Series 2014 A/2	Series 2014 A/3	Series 2017 A/3	Adopted Budget FY 2026
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#### **REVENUES:**

Special Assessments-On Roll	\$1,829,625	\$582,262	\$378,767	\$67,073	\$2,857,727
Carry Forward Surplus <sup>(1)</sup>	941,772	-	232,262	47,517	1,221,551

<b>TOTAL REVENUES</b>	<b>\$2,771,397</b>	<b>\$582,262</b>	<b>\$611,029</b>	<b>\$114,590</b>	<b>\$4,079,278</b>
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#### **EXPENDITURES:**

Interest - 11/1	\$184,050	\$52,675	\$131,788	\$21,131	\$389,644
Interest - 5/1	1,490,000	260,000	110,000	20,000	1,880,000
Principal - 5/1	184,050	52,675	131,788	21,131	389,644

<b>TOTAL EXPENDITURES</b>	<b>\$1,858,100</b>	<b>\$365,350</b>	<b>\$373,575</b>	<b>\$62,263</b>	<b>\$2,659,288</b>
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#### **Other Sources/(Uses)**

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
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<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
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<b>TOTAL EXPENDITURES</b>	<b>\$1,858,100</b>	<b>\$365,350</b>	<b>\$373,575</b>	<b>\$62,263</b>	<b>\$2,659,288</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$913,297</b>	<b>\$216,912</b>	<b>\$237,454</b>	<b>\$52,327</b>	<b>\$1,419,990</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$-
2014 A/1	\$150,525.00
2014 A/2	\$43,575.00
2014 A/3	\$128,212.50
2017	\$20,556.25
	<u>\$342,868.75</u>

# The Crossing at Fleming Island

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2014A/1 Special Assessment Refunding Bonds

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

# The Crossing at Fleming Island

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2014A/2 Special Assessment Refunding Bonds

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

# The Crossing at Fleming Island

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2014A/3 Special Assessment Refunding Bonds

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

# The Crossing at Fleming Island

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2017 Special Assessment Revenue Bonds

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

# The Crossing at Fleming Island

## Community Development District

### Adopted Budget

### Water / Sewer Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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#### **REVENUES:**

Reclaimed Water Revenue	\$ 800,000	\$ 619,274	\$ 123,855	\$ 743,129	\$ 800,000
Debt Capacity Charge	1,976,556	1,645,704	329,141	1,974,845	1,976,556
Interest/Misc. Income	200,000	176,812	35,362	212,174	200,000

<b>TOTAL REVENUES</b>	<b>\$2,976,556</b>	<b>\$2,441,790</b>	<b>\$488,358</b>	<b>\$2,930,148</b>	<b>\$2,976,556</b>
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#### **OPERATING EXPENSES**

##### **Administrative**

Engineering	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ 2,000
Arbitrage	550	550	-	550	550
Dissemination Agent	1,000	833	167	1,000	1,000
District Attorney	25,904	22,236	7,412	29,648	29,352
Annual Audit	3,750	2,596	-	2,596	4,500
Trustee Fees	10,500	-	10,242	10,242	10,500
District Manager/Administrator	83,774	69,811	13,962	83,773	101,295
Computer Time	1,000	833	167	1,000	1,000
Postage	1,000	5	250	255	1,000
Insurance	70,243	65,477	-	65,477	74,128
Legal Advertising	1,000	-	-	-	-
Other Current Charges	15,000	724	145	868	15,000

<b>TOTAL ADMINISTRATIVE</b>	<b>\$215,721</b>	<b>\$163,065</b>	<b>\$34,345</b>	<b>\$197,409</b>	<b>\$240,325</b>
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##### **Operations & Maintenance**

##### **Water/Wastewater/Reuse**

Meter Expenses	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Purchased Reclaimed Water	200,000	58,952	-	58,952	-
Repairs & Maintenance	35,000	9,054	20,000	29,054	35,000
Electric	40,000	26,947	5,389	32,336	40,000
Capital Outlay	150,000	2,981	125,000	127,981	150,000
Contingency	25,000	-	25,000	25,000	25,000

<b>TOTAL WATER/WASTEWATER/REUSE</b>	<b>\$451,000</b>	<b>\$97,934</b>	<b>\$176,389</b>	<b>\$274,323</b>	<b>\$251,000</b>
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<b>TOTAL EXPENSES</b>	<b>\$666,721</b>	<b>\$260,999</b>	<b>\$210,734</b>	<b>\$471,733</b>	<b>\$491,325</b>
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##### **Non-Operating Expenses**

##### **Debt Service**

Interest Expense - 4/1	\$ 359,828	\$ 359,828	\$-	\$359,828	\$ 341,738
Principal Expense - 10/1	1,020,000	850,000	170,000	1,020,000	1,060,000
Interest Expense - 10/1	359,828	239,885	119,942	359,828	341,738

<b>TOTAL DEBT SERVICE</b>	<b>\$1,739,655</b>	<b>\$1,449,713</b>	<b>\$289,942</b>	<b>\$1,739,655</b>	<b>\$1,743,475</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$570,180</b>	<b>\$731,078</b>	<b>\$(12,318)</b>	<b>\$718,760</b>	<b>\$741,756</b>
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<b>Debt Service Coverage (115%)</b>	<b>145%</b>	<b>156%</b>
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# The Crossing at Fleming Island

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2016 Utility Refunding Bonds

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

# The Crossing at Fleming Island

## Community Development District

### Water/Sewer Fund

Fiscal Year 2026

#### REVENUES

##### Reuse Water Revenue

The estimated amount that will be billed to users of the reuse water system of the District based upon average monthly consumption, current utility rates in effect and projected number of users during the fiscal year.

##### Debt Capacity Charge

A monthly charge established for the purpose of providing sufficient revenues to pay the annual net debt service requirements for the amortization of the District's special revenue bonds for the construction of the water distribution, wastewater collection and effluent reuse system.

##### Interest/Misc. Income

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

#### Expenses - Administrative

##### Engineering

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

##### Arbitrage

The District is required to have an Arbitrage Rebate Calculation on the District's Series 2016 Utility Refunding Bonds.

##### Dissemination Agent

The District has contracted with **GMS, LLC**, to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

##### Attorney

The District's legal counsel, **Bradley, Garrison & Komando, P.A.**, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. This expense is shared with the General.

##### Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is currently contracted with **McDermitt Davis & Company LLC** for the audit engagement. This expense is shared with the General Fund, Swim & Tennis and the Golf Course Fund.

##### Trustee Fees

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



# The Crossing at Fleming Island

## Community Development District

### Water/Sewer Fund

Fiscal Year 2026

#### Expenditures - Administrative (continued)

##### Computer Time

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by **Governmental Management Services, LLC**. This expense is shared with the General Fund.

##### Postage and Delivery

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

##### Insurance General Liability

The District's General Liability & Public Officials Liability and Property Insurance policies are with **Egis Insurance and Risk Advisors**. This expense is shared with the General Fund, Swim & Tennis and the Golf Course Fund.

##### Other Current Charges

Bank charges and any other miscellaneous expenses.

#### Expenditures - Water/Wastewater/Reuse

##### Meter Expenses

Cost of a meter being set by Clay County Utility Authority.

##### Purchased Water

Cost of bulk water purchased from Clay County Utility Authority.

##### Purchased Reclaimed Water

Cost of bulk reclaimed water purchased from Clay County Utility Authority.

##### Repairs & Maintenance

Cost for repairs and maintenance of CDD water related assets.

##### Electric

Clay Electric Cooperative for service at 4567 Lakeshore Drive East.

##### Capital Outlay

Includes any miscellaneous water associated capital expenditures.

#### Expenditures - Debt Service

The District issued \$24,650,000 of Series 2016 Utility Refunding Bonds. The following is the annual principal and interest expense due on these bonds for the next fiscal year:

Interest Expense - 4/1/26	\$341,737.51
Principal Expense - 10/1/26	\$1,060,000.00
Interest Expense - 10/1/26	<u>\$341,737.51</u>
<b>Total</b>	<b>\$1,743,475.02</b>

Adopted Budget



# The Crossing at Fleming Island

## Community Development District

### Adopted Budget

#### Golf Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b>REVENUES:</b>					
User Fees - Dues	\$ 451,220	\$ 385,145	\$ 275,104	\$ 660,249	\$ 516,085
Greens/Cart Fees	1,935,002	1,536,488	1,097,491	2,633,979	1,713,279
Merchandise/Food/Beverage Sale	1,865,652	1,739,632	1,242,594	2,982,226	1,923,477
Rental Revenue	80,300	85,469	10,000	95,469	93,500
Tournament Revenue	-	-	-	-	244,940
Discount Programs	(60,079)	(35,717)	(25,512)	(61,229)	-
Membership Income - Other Fees	5,324	(2,262)	-	(2,262)	5,324
Miscellaneous Income	74,672	107,987	77,134	185,121	76,437
Initiation Fees	19,500	34,463	24,616	59,079	15,750
Interest Income/Commissions	-	3,364	2,403	5,767	-
Sales Tax/Gratuities/Lesson Income	674,180	300	673,880	674,180	683,189
<b>TOTAL REVENUES</b>	<b>\$5,045,771</b>	<b>\$3,854,869</b>	<b>\$3,377,710</b>	<b>\$7,232,579</b>	<b>\$5,271,981</b>
<b>COST OF GOODS SOLD</b>					
Cost of Goods Sold	\$ 753,109	\$ 692,277	\$ 138,455	\$ 830,732	\$ 801,999
<b>TOTAL GROSS PROFIT</b>	<b>\$4,292,662</b>	<b>\$3,162,592</b>	<b>\$3,239,255</b>	<b>\$6,401,847</b>	<b>\$4,469,982</b>
<b>OPERATING EXPENSES</b>					
Salaries	\$ 1,799,214	\$ 1,436,603	\$ 292,321	\$ 1,728,924	\$ 1,762,634
Commissions & Bonuses	47,544	61,021	12,204	73,225	65,597
Rental Commissions	3,750	-	-	-	-
Employee Expenses	326,252	278,884	55,777	334,661	322,993
Employee Uniforms	3,485	4,588	918	5,506	4,946
Travel & Per Diem	-	338	68	406	-
Training	4,150	3,778	756	4,534	9,899
Janitorial Expense	24,000	16,264	3,253	19,517	25,200
Janitorial Supplies	3,600	12,964	2,593	15,557	12,541
Tournaments & Events	38,350	51,741	10,348	62,089	62,888
Marketing & Advertising	25,560	22,261	4,452	26,713	26,897
Centralized Services	63,600	40,850	8,170	49,020	78,600
Course & Grounds Maintenance	36,000	20,236	4,047	24,283	29,646
Repairs - Equipment	24,300	18,971	3,794	22,765	20,406
Repairs - Buildings	12,300	5,684	1,137	6,821	13,236
Operating Supplies	114,890	101,876	20,375	122,251	118,605
Office Supplies	4,800	1,745	349	2,094	4,421
Postage	300	29	6	35	600
Printing & Reproduction	400	1,673	335	2,008	900
Utility Services	84,000	91,011	18,202	109,213	113,493
Gas/Oil/Propane	41,717	26,322	5,264	31,586	34,111
Refuse & Potables	16,800	22,045	4,409	26,454	28,618
Telephone/T1 Line	11,916	7,104	1,421	8,525	11,360
Security/Pest Control	24,300	36,976	7,395	44,371	36,018
Music & Cable Service	12,000	15,385	3,077	18,462	14,400
Dues and Subscriptions	19,450	25,908	5,182	31,090	28,872
Chemicals	80,905	39,785	7,957	47,742	65,849
Fertilizer - Course	83,700	38,069	17,614	55,683	84,013
Sand, Seed & Dressing	41,700	6,698	1,340	8,038	20,611
Licenses/Permits	5,880	750	150	900	5,880
Bad Debt	3,000	(133)	(27)	(160)	337
Other Services	12,000	872	174	1,046	13,871
Trustee Fees/Bank Charges	94,059	131,033	26,207	157,240	96,303
Aerification	45,000	10,375	2,075	12,450	34,000
Management Fees - Hampton	86,400	70,000	14,000	84,000	88,200
Rentals & Leases	265,756	217,315	43,463	260,778	282,820
Lake Maintenance	30,000	25,000	5,000	30,000	30,000
Insurance	132,000	120,848	24,170	145,018	150,000
Other Current Charges	32,400	26,640	5,328	31,968	34,192
District Manager/Administrator	39,600	56,490	11,298	67,788	68,040
District Attorney	5,820	5,537	1,107	6,644	6,672
Audit	2,040	3,329	666	3,995	6,804
Equipment	-	328	66	394	-
Sales Tax/Gratuities/Lesson Expense	674,180	-	674,180	674,180	683,189
<b>TOTAL OPERATING EXPENSES</b>	<b>\$4,377,118</b>	<b>\$3,057,193</b>	<b>\$1,300,619</b>	<b>\$4,357,811</b>	<b>\$4,497,661</b>
<b>NET OPERATING INCOME</b>	<b>\$(84,456)</b>	<b>\$105,399</b>	<b>\$1,938,636</b>	<b>\$2,044,035</b>	<b>\$(27,679)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$(84,456)</b>	<b>\$105,399</b>	<b>\$1,938,636</b>	<b>\$2,044,035</b>	<b>\$(27,679)</b>

# The Crossing at Fleming Island

## Community Development District

### Golf Fund

Fiscal Year 2026

#### REVENUES

##### User Fees - Dues

Patron membership dues for all categories

##### Greens/Cart Fees

Green and Cart fee revenues

##### Merchandise/Food/Beverage Sale

Golf Shop merchandise sales and all F&B sales (Food, N/A Beverage Sales: Beverage, Beer/Wine, and Liquor)

##### Rental Revenue

Room rentals and golf club rentals

##### Membership Income - Other Fees

Patron Trail Fees, Handicap dues, and Range Dues.

##### Miscellaneous Income

Cart repair income, Lesson income, Finance charges, and Daily range fees.

#### Expenditures

##### Salaries

Salaried and hourly full time and part time employee's wages for the Golf Operations, Maintenance, Food and Beverage, and Administrative.

##### Employee Expenses

Payroll expenses (Taxes, Workers Comp, Health Insurance, and 401K)

##### Employee Uniforms

Staff uniforms for all departments

##### Training

Training seminars for staff.

##### Janitorial Expense/Supplies

Janitorial service and supplies

##### Tournaments & Events

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

# The Crossing at Fleming Island

## Community Development District

### Golf Fund

Fiscal Year 2026

<b>Expenditures - (continued)</b>
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#### **Centralized Services**

Marketing association fees (Fl 1<sup>st</sup> Coast of Golf), Media buys (Golfers Guide), Email marketing, Newsletter, CSC office to book tee times (shared labor costs) . Promotional advertising. Graphic art work. centralized accounting services.

#### **Course & Grounds Maintenance**

Golf course and irrigation repairs

#### **Repairs - Equipment**

Equipment repairs for Golf, F&B, and Maintenance equipment.

#### **Repairs - Buildings**

Repairs to buildings

#### **Operating Supplies**

Supplies for Golf (Tees, Towels, Practice Balls), F&B (Linen, Serving Equipment, Paper Supplies), Maintenance Supplies

#### **Office Supplies**

Paper, Envelopes, Register Receipts, etc.

#### **Postage**

Stamps

#### **Printing & Reproduction**

Stationary and letterhead

#### **Utility Services**

Electric and Water & Sewer

#### **Gas/Oil/Propane**

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

#### **Refuse & Potables**

Waste removal service

#### **Telephone/T1 Line**

Maintenance Internet, telephone and admin telephone

#### **Other Contractual Services**

Alarm and Pest Control services, Aerification contractor

#### **Music & Cable Service**

Music system for the clubhouse

#### **Dues & Subscriptions**

Comcast, FSGA handicap dues, PGA dues, etc

#### **Chemicals**

Golf course chemicals

#### **Fertilizer - Course**

Golf course fertilizers

# The Crossing at Fleming Island

## Community Development District

### Golf Fund

Fiscal Year 2026

#### Expenditures - (continued)

##### **Sand, Seed & Dressing**

Over seed, Top dressing, Divot sand, and Mulch

##### **Licenses/Permits**

Food and Beverage licenses, ASCAP, SESAC

##### **Trustee Fees/Bank Charges**

Credit card commissions and Trustee charges

##### **Management Fees - Hampton**

Golf Club management fees (Hampton)

##### **Rentals & Leases**

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

##### **Lake Maintenance**

Treatment of lakes on GC for algae and weeds

##### **Insurance**

Liability and Property insurance

##### **Other Current Charges**

Real Estate taxes

##### **District Manager/Administrator**

District Manager and GMS, LLC fees.

##### **District Attorney**

Attorney fees

##### **Audit**

Audit fees

#### Non-Operating Expenses

##### **Principal Expense**

Golf Bond Principal Payment

##### **Interest Expense**

Interest on the Golf Bond

**The Crossing at Fleming Island**  
**Community Development District**

**Golf Fund FY2024-2029 Budget**

**Five Year Capital Plan**

Fiscal Year		Capital Budget
2026	\$	250,000
2027	\$	250,000
2028	\$	250,000
2029	\$	250,000
2030	\$	250,000



# The Crossing at Fleming Island

## Community Development District

### Adopted Budget

### Swim & Tennis Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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#### **REVENUES:**

User Fees	\$150,000	\$144,601	\$103,286	\$247,887	\$165,000
Tennis/Pickleball Lesson Income	230,619	257,679	184,056	441,735	270,000
Merchandise/Food/Beverage Sale	185,000	130,210	182,294	312,504	155,000
<b>TOTAL REVENUES</b>	<b>\$565,619</b>	<b>\$532,490</b>	<b>\$469,637</b>	<b>\$1,002,127</b>	<b>\$590,000</b>

#### **COST OF GOODS SOLD**

Cost of Goods Sold	\$140,000	\$95,974	\$134,364	\$230,338	\$120,000
<b>TOTAL GROSS PROFIT</b>	<b>\$425,619</b>	<b>\$436,516</b>	<b>\$335,273</b>	<b>\$771,789</b>	<b>\$470,000</b>

#### **OPERATING EXPENSES**

Salaries	\$965,000	\$747,725	\$217,275	\$965,000	\$995,000
Employee Expenses	270,200	201,469	58,664	260,133	270,000
Employee Education and Training	8,000	1,382	2,500	3,882	8,000
Promotional Activities	100,000	64,568	35,432	100,000	100,000
Activities & Events - Tennis	20,000	(3,237)	10,000	6,763	5,000
Communications and Freight	28,000	26,648	4,000	30,648	32,000
Customer Service & Advertising	6,000	2,124	3,876	6,000	6,000
Other Contractual	27,500	31,379	6,275	37,654	40,000
Repairs & Maintenance	100,000	51,362	48,638	100,000	90,000
Operating Supplies	24,000	29,400	5,880	35,280	35,000
Office Supplies	15,000	7,978	5,000	12,978	15,000
Utility Services	165,859	100,834	65,025	165,859	165,858
Gas/Oil/Propane	26,000	34,867	-	34,867	38,000
Chemicals	80,000	69,851	10,149	80,000	85,000
Licenses/Permits	4,000	2,958	1,042	4,000	4,000
Cash Short/Over	-	-	-	-	0
Trustee Fees	25,000	26,209	4,470	30,679	34,000
District Manager/Administrator	48,168	37,610	10,558	48,168	50,000
Insurance	34,970	36,377	-	36,377	45,419
Taxes	60	127	-	127	130
Audit	3,750	-	3,750	3,750	4,500
<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,951,507</b>	<b>\$1,469,631</b>	<b>\$492,534</b>	<b>\$1,962,165</b>	<b>2,022,907</b>

<b>NET OPERATING INCOME</b>	<b>\$(1,525,888)</b>	<b>\$(1,033,115)</b>	<b>\$(157,261)</b>	<b>\$(1,190,376)</b>	<b>(1,552,907)</b>
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#### ***Non-Operating Expenses***

Interfund Transfer In - GF	\$ 1,730,888	\$1,442,407	\$288,481	\$1,730,888	\$ 1,747,907
Other Income	-	(2,598)	-	(2,598)	-
Lesson Income	25,000	40,502	5,600	46,102	30,000
Lessons Paid Out	(230,000)	(256,230)	(183,021)	(234,165)	(225,000)

<b>TOTAL NON-OPERATING EXPENSES</b>	<b>\$1,525,888</b>	<b>\$1,224,081</b>	<b>\$111,060</b>	<b>\$1,540,227</b>	<b>\$1,552,907</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$190,966</b>	<b>\$(46,201)</b>	<b>\$349,851</b>	<b>\$-</b>
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# The Crossing at Fleming Island

## Community Development District

### Swim/Tennis Fund

Fiscal Year 2026

#### REVENUES

##### User Fees

Pass Holder Income, Guest Fees, Facility Rental and Finance charges

##### Lesson Income

Revenue generated from Tennis/Pickleball/Swim lessons

##### CDD Lesson Income

CDD portion of revenue generated from Tennis/Pickleball/Swim lessons

##### Merchandise/Food/Beverage Sale

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

#### Expenditures - Operating

##### Salaries

Salaried and hourly full time and part time employee's wages for Aquatics/Lifestyles/Maintenance/Tennis/Pickleball

##### Employee Expenses

Payroll expenses (Taxes, Workers Comp, Health Insurance, and 401K) and uniforms

##### Employee Education and Training

Aquatic employees mandatory training requirements

##### Lessons Paid Out

Revenue generated from Tennis/Pickleball/Swim lessons paid to employees

##### Activities & Events

Community events (parades, dive in movies etc...)

##### Activities & Events - Tennis

Tennis/Pickleball events

##### Communications and Freight

Telephone, Internet, Postage

##### Customer Service & Advertising

Graphic design, accounting, email

##### Other Contractual

Pest Control, Alarm Service, IT

##### Repairs & Maintenance

Equipment repairs and maintenance

##### Operating Supplies

Janitorial supplies, first aid equipment and misc. supplies

##### Office Supplies

Paper, printer cartridges, receipt paper, etc..

##### Utility Services

Electric, Water & Sewer

##### Gas/Oil/Propane

Propane for the Snack Bar and Waterfront pool heaters

#### Expenditures - Administrative (continued)

##### Chemicals

Pool chemicals

##### Licenses/Permits

Licenses and pool permits

##### Trustee/Bank Expenses

Credit card commissions and bank fees

##### District Management/Administration

The District receives Management, Accounting and Administrative Administration:

##### Insurance

Liability and property insurance

##### Audit

Annual Audit fees

#### Expenditures - Non - Operating Income/Expenses

##### Inter-fund Transfer In

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

# The Crossing at Fleming Island

## Community Development District

### Non-Ad Valorem Assessments

FY2026

Land Use	#Lots/ Acres	Annual Maintenance Assessments			
		Gross per units	Total Gross Assessments	Gross per units	Updated Total Net O&M
		FY 2025		FY 2026	
RESIDENTIAL	3276	\$ 752.33	\$ 2,464,633.08	\$ 752.33	\$ 2,464,633.08
COBBLESTONE & STATION	508	\$ 564.24	\$ 286,633.92	\$ 564.24	\$ 286,633.92
COMMERCIAL	253.19	\$ 6,394.85	\$ 1,619,112.71	\$ 6,394.85	\$ 1,619,112.71
Total Gross	4037.19		\$ 4,370,379.71		\$ 4,370,379.71
Discount/Commission (6%)			\$ 262,222.78		\$ 262,222.78
<b>Net Assessments</b>			\$ 4,108,156.93		\$ 4,108,156.93
<b>Alocation</b>					
General Fund			\$ 3,487,971.30		\$ 3,487,960.93
Reserve Fund			\$ 620,185.63		\$ 620,196.00
<b>Net Assessments</b>			\$ 4,108,156.93		\$ 4,108,156.93