

THE CROSSINGS
at FLEMING ISLAND
Community Development District

June 25, 2026

AGENDA

The Crossings at Fleming Island Community Development District

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

June 18, 2026

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, June 25, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway, Fleming Island, Florida 32003.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment
- IV. Approval of Consent Agenda
 - A. Minutes of the May 28, 2026 Meeting
 - B. Financial Statements
 - C. Check Register
- V. Management Team Reports
 - A. District Counsel
 - B. Ruppert Landscape – Report
 - C. Hampton Golf – Report
 - D. District Manager & Operations – Operations Report
- VI. Supervisors’ Requests and Audience Comments
- VII. Next Scheduled Meeting – July 23, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway

VIII. Adjournment

FOURTH ORDER OF BUSINESS

A.

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, May 28, 2026
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
Mike Bruno, Supervisor
Jimmy Pinkerman, Supervisor

Staff Present

Rich Komando, District Counsel, Kopelousos, Bradley & Garrison by telephone
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
Matt Biagetti, District Administrator, Governmental Management Services, LLC
Helen Runjo, Hampton Golf

I - Roll Call

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

II - Pledge of Allegiance

III - Public Comment

IV - Approval of Consent Agenda

A. Approval of the Minutes of the April 23, 2026 Meeting

B. Financial Statements

C. Check Register

Vice Chairman Herold moved to approve the consent agenda items. Supervisor Bruno seconded the motion. Motion passed 4 - 0

V. Consideration of Resolution 2026-02 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing

Mr. Andersen reviewed by line item the proposed fiscal year 2027 budget with a proposed increase in assessments for all residential homes, apartments and commercial properties. The proposed increase is \$42 for single-family homes, \$32 for apartments and townhomes, which comes to a 5.9% increase due to inflation and insurance costs. We can finetune the budget between now and the public hearing and we will send mailed notices to the homeowners of the proposed increase in assessments.

Supervisor Bruno moved to approve the proposed fiscal year 2027 budget. Vice Chairman Herold seconded the motion. Motion passed 4 - 0

Supervisor Pinkerman moved to approved Resolution 2026-02. Vice chairman Herold seconded the motion. Motion passed 4 - 0

VI - Management Team Reports

A. District Counsel

B. Ruppert Landscaping - Report

C. Hampton Golf - Report

Ms. Runjo reviewed the Eagle Harbor Golf Club performance report, copy of which was included in the agenda package.

Vice Chairman Herold left the meeting during this item.

D. District Manager & Operations

1. Operations Report

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

2. Report on the Number of Registered Voters

A copy of the letter from the supervisor of elections reporting that there are 7,246 registered voters residing in the district was included in the agenda package.

3. Reminder of Upcoming General Election

Mr. Andersen stated we have an election in November. The qualifying period is from noon June 8 to noon June 12th.

VII - Supervisor's Requests and Audience Comments

Chairman Tabor: Thank you to staff for a great job with Tennis for Cancer. Everybody did a fantastic job on that.

Mr. Andersen: We are switching pay companies from Paycheck to Venture and you will get more information about direct deposit. The effective date will be June 22nd. It will be a big savings.

VIII Next Scheduled Meeting – June 25, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway

VII – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 6:45 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

The Crossings at Fleming Island
Community Development District

Unaudited Financial Reporting
May 31, 2026



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The Crossings at Fleming Island

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund	Governmental Funds Reserve Fund	Debt Service Fund	Water/Sewer Fund	Proprietary Funds Golf Course Fund	Swim & Tennis Fund	Totals FY 2026
Assets:							
Cash:							
Operating Account-Wells Fargo	\$ 80,007	# \$ 149,540	\$ -	\$ 401,806	\$ 115,932	\$ 363,314	\$ 1,110,599
Operating Account-BB&T	-	-	-	-	-	-	-
Depository Account	-	-	-	-	167,990	849,907	1,017,897
Petty Cash	-	-	-	-	1,603	900	2,503
Accounts Receivable	-	-	-	-	90,931	79,297	170,228
Due from General Fund	-	-	6,117	-	-	-	6,117
Due from Water/Sewer	10,171	-	-	-	-	-	10,171
Due from Other	-	-	-	-	-	-	-
Due from GC - Current year	53,354	161,179	-	-	-	-	214,532
Due from Swim & Tennis Fund	(1,287)	-	-	-	-	-	(1,287)
Due from Capital Outlay Fund	-	-	-	-	-	-	-
Due from Golf Course - Loan	235,256	-	-	-	-	-	235,256
Due from Golf Course - Equipment Lease	455,926	-	-	-	-	-	455,926
Due from Debt Service	-	8,021	-	-	-	-	8,021
Investments:							
State Board of Administration (SBA)	3,438,473	55,462	-	3,345,711	281	-	6,839,927
State Board of Administration (SBA)-Reserves	1,366,799	-	-	-	-	-	1,366,799
Series 1999							
Reserve	-	-	-	-	91,116	-	91,116
Interest	-	-	-	-	3	-	3
Revenue	-	-	-	-	19,041	-	19,041
Sinking	-	-	-	-	8	-	8
Series 2007/2016 Refunding/2017							
Reserve	-	-	-	1	-	-	1
Surplus	-	-	-	903,266	-	-	903,266
Rate Stabilization	-	-	-	275,311	-	-	275,311
Renewal & Replacement	-	-	-	288,425	-	-	288,425
Revenue	-	-	-	917,762	-	-	917,762
Interest	-	-	-	251,277	-	-	251,277
Redemption - Tax Exempt	-	-	-	926	-	-	926
Redemption - Taxable	-	-	-	285	-	-	285
Series 2014 - A-1/A-2							
Reserve A-1	-	-	911,872	-	-	-	911,872
Interest A-1	-	-	-	-	-	-	-
Revenue	-	-	1,560,818	-	-	-	1,560,818
Prepayment A-1	-	-	15	-	-	-	15
Reserve A-2	-	-	354,042	-	-	-	354,042
Interest A-2	-	-	-	-	-	-	-
Prepayment A-2	-	-	2	-	-	-	2
Series 2014 - A-3							
Reserve A-3	-	-	368,964	-	-	-	368,964
Interest - A-3	-	-	-	-	-	-	-
Revenue	-	-	254,628	-	-	-	254,628
Prepayment A-3	-	-	-	-	-	-	-
Construction - A-3	-	-	-	-	-	-	-
Series 2017							
Reserve - 2017	-	-	32,969	-	-	-	32,969
Interest - 2017	-	-	-	-	-	-	-
Revenue - 2017	-	-	62,473	-	-	-	62,473
Prepayment - 2017	-	-	581	-	-	-	581
Inventory	-	-	-	-	205,213	31,454	236,667
Prepaid Expenses	20,000	-	-	-	115,677	19,481	155,158
Deposits	35,000	-	-	-	7,146	-	42,146
Lease Asset	-	-	-	-	8,819	-	8,819
Non-Current Assets:							
Fixed Assets	-	-	-	8,723,937	5,015,910	-	13,739,847
Total Assets	\$ 5,693,698	\$ 374,202	\$ 3,552,481	\$ 15,108,707	\$ 5,839,670	\$ 1,344,353	\$ 31,913,112
Liabilities:							
Accounts Payable	107,278	# \$ 62,547	\$ -	\$ 4,195	\$ 386,140	\$ 113,050	\$ 673,210
Accrued Payroll/Bonuses	-	-	-	-	46,672	25,923	72,595
Member Liability	-	-	-	-	101,587	4,940	106,527
Due to General Fund	-	-	-	10,171	13,598	9,790	33,560
Due to General Fund - Loan	-	-	-	-	310,794	-	310,794
Due to Debt Service	6,117	-	-	-	-	-	6,117
Due to Reserve	14,020	-	-	-	-	-	14,020
Deferred Income	-	-	-	0	53,921	102,315	156,236
Deposits Payable	4,373	-	-	905	-	10,425	15,703
Lease Liability	-	-	-	-	137,982	-	137,982
Accrued Interest Payable - Bonds	-	-	-	88,097	2,706,958	-	2,795,055
Accrued Principal Payable	-	-	-	706,667	4,065,000	-	4,771,667
Maintenance Warranties	-	-	-	3,709	-	-	3,709
Bonds Payable - 1999	-	-	-	-	475,000	-	475,000
Bonds Payable - 2016 Ref	-	-	-	16,010,000	-	-	16,010,000
Total Liabilities	\$ 131,787	\$ 62,547	\$ -	\$ 16,823,744	\$ 8,297,652	\$ 266,443	\$ 25,582,174
Fund Balance:							
Nonspendable:							
Deposits	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Restricted for:							
Debt Service	-	-	3,552,482	-	-	-	3,552,482
Water/Sewer	-	-	-	905	-	-	905
Assigned for:							
Capital Reserves	1,366,799	-	-	-	-	-	1,366,799
Unassigned/Unrestricted	4,140,112	311,655	-	(1,715,942)	(2,457,982)	1,077,910	1,355,752
Total Fund Balances	\$ 5,561,911	\$ 311,655	\$ 3,552,482	\$ (1,715,037)	\$ (2,457,982)	\$ 1,077,910	\$ 6,330,938
Total Liabilities & Fund Balance	\$ 5,693,698	\$ 374,202	\$ 3,552,482	\$ 15,108,707	\$ 5,839,670	\$ 1,344,353	\$ 31,913,112

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,487,971	\$ 3,487,971	\$ 3,469,238	\$ (18,733)
Boat/RV Storage Fees	115,000	76,667	68,620	(8,047)
Interest Income	180,000	120,000	117,963	(2,037)
Misc/Newsletter/Rental Income	21,000	14,000	4,299	(9,701)
Total Revenues	\$ 3,803,971	\$ 3,698,638	\$ 3,660,120	\$ (38,518)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 15,000	\$ 10,000	\$ 6,718	\$ 3,282
PR-FICA/Workers Comp/PR Fees	17,000	11,333	17,878	(6,545)
Engineering	7,000	4,667	-	4,667
District Attorney	33,400	22,267	22,904	(637)
Litigation Counsel	50,000	33,333	99,424	(66,091)
Annual Audit	4,500	3,000	-	3,000
Assessment Administration	18,375	18,375	18,375	0
Arbitrage Rebate	1,100	733	1,100	(367)
Dissemination Agent	2,100	1,400	1,225	175
Trustee Fees	20,000	13,333	-	13,333
District Manager/Administrator	105,450	70,300	73,665	(3,365)
General Administrative	15,000	10,000	9,950	50
Insurance General Liability	74,128	74,128	63,167	10,961
Other Current Charges	5,000	3,333	1,053	2,280
Dues, Licenses & Website	25,000	16,667	8,600	8,067
Total General & Administrative	\$ 393,054	\$ 292,870	\$ 324,059	\$ (31,189)
<i>Operations & Maintenance</i>				
Maintenance				
Landscape Maintenance	\$ 863,114	\$ 575,410	\$ 575,411	\$ (1)
Landscape Maintenance - Contingency	110,000	73,333	83,097	(9,764)
Lake Maintenance	90,000	60,000	48,035	11,965
Cost Sharing Agreement - Stone Creek	14,000	9,333	-	9,333
Facility/Preventative Maintenance	250,000	166,667	126,037	40,630
Utilities	160,000	106,667	81,483	25,183
Security	45,000	30,000	22,717	7,283
Operating Reserves	5,895	3,930	-	3,930
Subtotal Maintenance	\$ 1,538,010	\$ 1,025,340	\$ 936,779	\$ 88,561
Total Operations & Maintenance	\$ 1,538,010	\$ 1,025,340	\$ 936,779	\$ 88,561
Total Expenditures	\$ 1,931,064	\$ 1,318,210	\$ 1,260,838	\$ 57,372

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Excess (Deficiency) of Revenues over Expenditures	\$ 1,872,907	\$ 2,380,427	\$ 2,399,282	\$ 18,854
<i>Other Financing Sources/(Uses):</i>				
Interfund Transfer In/(Out) - SBA Reserve	\$ (125,000)	\$ -	\$ -	\$ -
Interfund Transfer Out - Swim & Tennis	(1,747,907)	(1,019,612)	(1,019,612)	-
Total Other Financing Sources/(Uses)	\$ (1,872,907)	\$ (1,019,612)	\$ (1,019,612)	\$ -
Net Change in Fund Balance	\$ 0	\$ 1,360,815	\$ 1,379,669	\$ 18,854
Fund Balance - Beginning	\$ -		\$ 4,182,242	
Fund Balance - Ending	\$ 0		\$ 5,561,911	

The Crossings at Fleming Island

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues				
Special Assessments - Tax Roll	\$ 620,196	\$ 620,196	\$ 614,676	\$ (5,520)
Interest	20,000	13,333	1,438	(11,895)
Total Revenues	\$ 640,196	\$ 633,529	\$ 616,114	\$ (17,416)
Expenditures:				
Capital Outlay	\$ 619,686	\$ 413,124	\$ 168,440	\$ 244,684
Other Current Charges	500	333	-	333
Total Expenditures	\$ 620,186	\$ 413,457	\$ 168,440	\$ 245,018
Excess (Deficiency) of Revenues over Expenditures	\$ 20,010	\$ 220,072	\$ 447,674	\$ 227,602
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 20,010	\$ 220,072	\$ 447,674	\$ 227,602
Fund Balance - Beginning	\$ -		\$ (136,019)	
Fund Balance - Ending	\$ 20,010		\$ 311,655	

The Crossings at Fleming Island

Community Development District

Debt Service Fund Series 2014A-1 /A-2

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,411,887	\$ 2,411,887	\$ 2,383,670	\$ (33,381)
Special Assessments - Prepayments A-1	-	-	2,535	2,535
Special Assessments - Prepayments A-2	-	-	397	397
Interest Income	-	-	91,466	91,466
Total Revenues	\$ 2,411,887	\$ 2,411,887	\$ 2,478,068	\$ 61,017
Expenditures:				
Series 2014 A-1				
Interest Expense - 11/1	\$ 184,050	\$ 184,050	182,700	\$ 1,350
Special Call - 11/1	-	-	10,000	(10,000)
Principal Expense - 5/1	1,490,000	1,490,000	1,485,000	5,000
Interest Expense - 5/1	184,050	184,050	182,475	1,575
Special Call - 5/1	-	-	-	-
Series 2014 A-2				
Interest Expense - 11/1	52,675	52,675	51,975	700
Special Call - 11/1	-	-	5,000	(5,000)
Principal Expense - 5/1	260,000	260,000	260,000	-
Interest Expense - 5/1	52,675	52,675	51,800	875
Special Call - 5/1	-	-	-	-
Total Expenditures	\$ 2,223,450	\$ 2,223,450	\$ 2,228,950	\$ (5,500)
Excess (Deficiency) of Revenues over Expenditures	\$ 188,437	\$ 188,437	\$ 249,118	\$ 55,517
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 188,437	\$ 188,437	\$ 249,118	\$ 55,517
Fund Balance - Beginning	\$ 941,772		\$ 2,582,796	
Fund Balance - Ending	\$ 1,130,209		\$ 2,831,914	

The Crossings at Fleming Island

Community Development District

Debt Service Fund Series 2014A-3

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 378,767	\$ 378,767	\$ 373,704	\$ (5,063)
Interest Income	-	-	16,689	16,689
Total Revenues	\$ 378,767	\$ 378,767	\$ 390,393	\$ 11,626
Expenditures:				
Series 2014 A-3				
Interest Expense - 11/1	\$ 131,788	\$ 131,788	129,513	\$ 2,275
Special Call - 11/1	-	-	10,000	(10,000)
Principal Expense - 5/1	110,000	110,000	120,000	(10,000)
Interest Expense - 5/1	131,788	131,788	129,188	2,600
Special Call - 5/1	-	-	-	-
Total Expenditures	\$ 373,575	\$ 373,575	\$ 388,700	\$ (15,125)
Excess (Deficiency) of Revenues over Expenditures	\$ 5,192	\$ 5,192	\$ 1,693	\$ (3,499)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,192	\$ 5,192	\$ 1,693	\$ (3,499)
Fund Balance - Beginning	\$ 232,262		\$ 622,708	
Fund Balance - Ending	\$ 237,454		\$ 624,401	

The Crossings at Fleming Island

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 67,073	\$ 67,073	\$ 66,407	\$ (666)
Interest Income	-	-	2,727	2,727
Total Revenues	\$ 67,073	\$ 67,073	\$ 69,135	\$ 2,062
Expenditures:				
Series 2017				
Interest Expense - 11/1	\$ 21,131	\$ 21,131	21,131	-
Principal Expense - 5/1	20,000	20,000	20,000	-
Interest Expense - 5/1	21,131	21,131	21,131	-
Total Expenditures	\$ 62,263	\$ 62,263	\$ 62,263	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,811	\$ 4,811	\$ 6,872	\$ 2,062
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,811	\$ 4,811	\$ 6,872	\$ 2,062
Fund Balance - Beginning	\$ 47,517		\$ 89,295	
Fund Balance - Ending	\$ 52,328		\$ 96,167	

The Crossings at Fleming Island

Community Development District

Water and Sewer Fund

Statement of Revenues, Expenditures, and Changes in Net Position For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Operating Revenues:				
Reclaimed Water Revenue	\$ 800,000	\$ 466,667	\$ 452,316	\$ (14,351)
Debt Capacity Charge	1,976,556	1,152,991	1,146,948	(6,043)
Interest/Misc. Income	200,000	133,333	136,203	2,869
Total Operating Revenues	\$ 2,976,556	\$ 1,752,991	\$ 1,735,467	\$ (17,524)
Administrative:				
Engineering Fees	\$ 2,000	\$ 1,333	\$ -	\$ 1,333
Arbitrage	550	367	550	(183)
Dissemination Agent	1,000	667	583	83
District Attorney	29,352	19,568	18,323	1,245
Annual Audit	4,500	3,000	-	3,000
Trustee Fees	10,500	7,000	5,647	1,353
District Manager/Administrator	101,295	67,530	55,647	11,883
Computer Time	1,000	667	583	83
Postage	1,000	667	56	610
Insurance	74,128	74,128	63,167	10,961
Other Current Charges	15,000	10,000	271	9,729
Total Administrative:	\$ 240,325	\$ 184,926	\$ 144,828	\$ 40,098
Water/Wastewater Operations				
Service Charges	\$ -	\$ -	\$ -	\$ -
Meter Expenses	1,000	667	-	667
Reclaimed Water	-	-	88,333	(88,333)
Repairs & Maintenance	35,000	23,333	3,592	19,741
Electric	40,000	26,667	22,893	3,774
Capital Outlay	150,000	100,000	9,017	90,983
Contingency	25,000	16,667	48,796	(32,130)
Total Water/Wastewater Operations	\$ 251,000	\$ 167,333	\$ 172,631	\$ (5,298)
Total Operating Expenses	\$ 491,325	\$ 352,259	\$ 317,460	\$ 34,799
Net Income before Debt Service	\$ 2,485,231	\$ 1,400,732	\$ 1,418,007	\$ 17,275
Debt Service/Other Sources (Uses):				
Principal Expense	\$ (1,060,000)	(706,667)	(706,667)	\$ -
Interest Expense	(683,476)	(455,651)	(429,833)	25,817
Total Debt Service/Other Sources (Uses):	\$ (1,743,476)	\$ (1,162,317)	\$ (1,136,500)	\$ 25,817
Change in Net Position	\$ 741,755	\$ 238,414	\$ 281,507	\$ 43,092
Total Net Position - Beginning	\$ -		\$ (1,996,543)	
Total Net Position - Ending	\$ 741,755		\$ (1,715,037)	

The Crossings at Fleming Island

Community Development District

Golf Course Fund

Statement of Revenues, Expenditures, and Changes in Net Position For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual		Current
	Budget	Thru 05/31/26	Thru 05/31/26	Variance	Month
Operating Revenues:					
User Fees - Dues	\$ 516,085	\$ 341,965	\$ 312,571	\$ (29,394)	\$ 38,342
Greens/Cart Fees	1,713,279	1,374,334	1,215,034	(159,300)	177,294
Merchandise/Food/Beverage	1,923,477	1,350,903	1,324,134	(26,769)	191,858
Rental Revenue	93,500	59,000	58,675	(325)	14,596
Tournament Revenue	244,940	163,293	-	(163,293)	-
Discount Programs	-	-	(25,775)	(25,775)	(3,370)
Membership Income - Other Fees	5,324	3,549	3,135	(414)	70
Miscellaneous Income	76,437	63,545	81,968	18,423	11,572
Initiation Fees	15,750	15,750	24,225	8,475	8,500
Interest Income/Commissions	-	-	2,574	2,574	296
Sales Tax/Gratuities/Lesson Income	683,189	455,459	240	(455,219)	30
Total Operating Revenues	\$ 5,271,981	\$ 3,827,799	\$ 2,996,781	\$ (831,018)	\$ 439,188
Cost of Goods Sold:					
Cost of Goods Sold	\$ 801,999	\$ 549,721	\$ 516,995	(32,726)	\$ 67,012
Gross Profit	\$ 4,469,982	\$ 3,278,078	\$ 2,479,786	\$ (798,292)	\$ 372,176
Operating Expenses:					
Salaries	\$ 1,762,634	\$ 1,170,300	\$ 1,132,990	\$ 37,310	\$ 142,249
Commissions & Bonuses	65,597	44,097	37,709	6,388	4,957
Employee Expenses	322,993	218,855	223,603	(4,748)	27,982
Employee Uniforms	4,946	3,806	832	2,974	206
Travel & Per Diem	-	-	169	(169)	-
Training	9,899	6,238	2,111	4,127	61
Janitorial Expense	25,200	16,800	16,480	320	2,060
Janitorial Supplies	12,541	994	7,038	(6,044)	694
Tournaments & Events	62,888	44,488	37,152	7,336	4,078
Marketing & Advertising	26,888	18,377	13,612	4,765	545
Centralized Services	78,600	3,640	36,738	(33,098)	4,888
Course & Grounds Maintenance	29,646	21,046	25,723	(4,677)	4,116
Repairs - Equipment	20,406	14,206	33,947	(19,741)	3,548
Repairs - Buildings	13,236	9,036	6,310	2,726	2,983
Operating Supplies	118,605	81,684	95,738	(14,054)	17,878
Office Supplies	4,421	2,521	953	1,568	107
Postage	600	400	402	(2)	-
Printing & Reproduction	900	650	3,995	(3,345)	(96)
Utility Services	113,493	77,773	70,509	7,264	8,200
Gas/Oil/Propane	34,111	19,447	25,339	(5,892)	5,392
Refuse & Potables	28,618	19,713	21,089	(1,376)	3,324
Telephone/T1 Line	11,360	7,388	6,355	1,033	515
Security/Pest Control	36,018	27,774	26,431	1,343	4,428
Music & Cable Service	14,400	10,400	13,930	(3,530)	1,230
Dues and Subscriptions	28,872	23,474	24,100	(626)	2,529
Chemicals	65,849	41,049	61,024	(19,975)	15,243
Fertilizer - Course	84,013	49,013	43,923	5,090	8,921
Sand, Seed & Dressing	20,611	12,561	9,508	3,053	888
Small Tools	-	-	178	(178)	-
Licenses/Permits	5,880	3,920	500	3,420	-
Cash Short/Over	-	-	613	(613)	139
Bad Debt	337	337	-	337	-
Other Services	13,871	1,169	901	268	321
Trustee Fees/Bank Charges	96,303	66,928	100,280	(33,352)	12,088
Aerification	34,000	-	600	(600)	-
Management Fees - Hampton	88,200	58,800	56,000	2,800	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 May 31, 2026

	Adopted	Prorated Budget	Actual		Current
	Budget	Thru 05/31/26	Thru 05/31/26	Variance	Month
Operating Expenses: (Continued)					
Rentals & Leases	\$ 282,820	\$ 180,068	\$ 203,685	\$ (23,617)	26,764
Lake Maintenance	30,000	20,000	20,000	-	2,500
Insurance	150,000	100,000	91,635	8,365	11,585
Other Current Charges/RE Taxes	34,192	22,992	22,506	486	2,799
District Manager/Administrator	68,040	35,360	35,273	87	4,409
District Attorney	6,672	4,448	4,531	(83)	573
Accounting & Audit	6,804	4,536	1,917	2,619	192
Sales Tax/Gratuities/Lesson Income	683,189	455,459	-	455,459	-
Total Operating Expenses:	\$ 4,497,653	\$ 2,899,747	\$ 2,516,329	\$ 383,418	\$ 335,296
Net Income before Non-Operating Income (Expense)	\$ (27,671)	\$ 378,331	\$ (36,543)	\$ (414,874)	\$ 36,880
Change in Net Position	\$ (27,671)	\$ 378,331	\$ (36,543)	\$ (414,874)	\$ 36,880
Total Net Position - Beginning	\$ -		\$ (2,421,439)		
Total Net Position - Ending	\$ (27,671)		\$ (2,457,982)		

The Crossings at Fleming Island

Community Development District

Swim & Tennis Fund

Statement of Revenues, Expenditures, and Changes in Net Position For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual		Current
	Budget	Thru 05/31/26	Thru 05/31/26	Variance	Month
<u>Operating Revenues:</u>					
User Fees	\$ 165,000	\$ 107,048	\$ 120,163	\$ 13,115	\$ 13,717
Lesson Income Tennis	270,000	182,168	205,544	23,376	21,255
Merchandise/Food/Beverage Sale	155,000	50,197	67,661	17,464	23,271
Total Operating Revenues	\$ 590,000	\$ 339,413	\$ 393,368	\$ 53,955	\$ 58,243
<u>Cost of Goods Sold:</u>					
Cost of Goods Sold	\$ 120,000	\$ 55,843	\$ 56,059	\$ (216)	\$ 11,858
Gross Profit	\$ 470,000	\$ 283,570	\$ 337,309	\$ 53,739	\$ 46,385
<u>Operating Expenses:</u>					
Salaries	\$ 995,000	\$ 514,108	\$ 525,058	\$ (10,950)	\$ 96,048
Employee Expenses	270,000	155,473	157,964	(2,491)	22,703
Employee Education and Training	8,000	6,880	662	6,218	-
Promotional Activities	100,000	68,612	49,213	19,399	3,548
Activities & Events - Tennis	5,000	3,000	1,819	1,181	(3,727)
Communications and Freight	32,000	18,524	18,724	(200)	2,329
Customer Service & Advertising	6,000	2,861	2,161	700	332
Other Contractual	40,000	23,107	26,629	(3,522)	2,915
Repairs & Maintenance	90,000	41,726	29,981	11,745	1,931
Operating Supplies	35,000	24,682	19,281	5,401	3,220
Office Supplies	15,000	9,353	3,716	5,637	219
Utility Services	165,858	98,593	86,915	11,678	11,989
Gas/Oil/Propane	38,000	38,000	39,533	(1,533)	-
Chemicals	85,000	47,181	38,684	8,497	10,961
Licenses/Permits	4,000	4,000	2,445	1,555	2,151
Bad Debt Expense	-	-	(247)	247	-
Cash Short/Over	-	-	285	(285)	11
Trustee Fees	34,000	16,232	18,369	(2,137)	2,110
District Manager/Administrator	50,000	34,125	31,133	2,992	3,900
Insurance	45,419	30,279	28,074	2,205	3,509
Taxes	130	22	181	(159)	29
Audit	4,500	-	-	-	-
Total Operating Expenses:	\$ 2,022,907	\$ 1,136,758	\$ 1,080,580	\$ 56,178	\$ 164,178
Net Income before Non-Operating Income (Expense)	\$ (1,552,907)	\$ (853,188)	\$ (743,271)	\$ 109,917	\$ (117,793)
<u>Non-Operating Income/(Expenses):</u>					
Other Income	\$ -	\$ -	\$ 214	\$ 214	\$ 30
Interfund Transfer In	1,747,907	1,165,271	1,165,271	-	145,659
CDD Lesson Income	30,000	21,091	26,396	5,305	2,508
Lessons Paid Out	(225,000)	(152,060)	(206,962)	(54,902)	(21,255)
Total Non-Operating Income/(Expenses):	\$ 1,552,907	\$ 1,034,302	\$ 984,919	\$ (49,383)	\$ 126,942
Change in Net Position	\$ -	\$ 181,114	\$ 241,648	\$ 60,534	\$ 9,149
Total Net Position - Beginning	\$ -		\$ 836,262		
Total Net Position - Ending	\$ -		\$ 1,077,910		

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	\$ 3,487,971	\$ -	\$ 1,161,485	\$ 2,032,075	\$ 68,824	\$ 44,886	\$ 42,891	\$ 106,821	\$ 12,255	\$ -	\$ -	\$ -	\$ -	\$ 3,469,238
Boat/RV Storage Fees	115,000	-	9,790	-	9,970	9,715	-	39,145	-	-	-	-	-	68,620
Interest Income	180,000	10,649	8,742	15,593	18,497	16,154	16,713	15,958	15,657	-	-	-	-	117,963
Misc/Newsletter/Rental Income	21,000	-	-	2,760	-	485	-	1,055	-	-	-	-	-	4,299
Total Revenues	\$ 3,803,971	\$ 10,649	\$ 1,180,016	\$ 2,050,428	\$ 97,291	\$ 71,240	\$ 59,605	\$ 162,978	\$ 27,912	\$ -	\$ -	\$ -	\$ -	\$ 3,660,120
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 15,000	\$ 800	\$ -	\$ 800	\$ -	\$ 2,118	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	6,718
PR-FICA/Workers Comp/PR Fees	17,000	2,293	1,735	4,057	2,209	865	1,979	2,913	1,826	-	-	-	-	17,878
Engineering	7,000	-	-	-	-	-	-	-	-	-	-	-	-	-
District Attorney	33,400	2,863	2,863	2,863	2,863	2,863	2,863	2,863	2,863	-	-	-	-	22,904
Litigation Counsel	50,000	5,343	16,932	6,102	31,953	24,420	2,998	11,676	-	-	-	-	-	99,424
Annual Audit	4,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	18,375	18,375	-	-	-	-	-	-	-	-	-	-	-	18,375
Arbitrage Rebate	1,100	-	-	1,100	-	-	-	-	-	-	-	-	-	1,100
Dissemination Agent	2,100	175	175	175	175	175	175	175	-	-	-	-	-	1,225
Trustee Fees	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-
District Manager/Administrator	105,450	12,230	8,532	8,532	8,532	8,532	8,532	15,337	3,438	-	-	-	-	73,665
General Administrative	15,000	86	1,986	4,887	122	151	83	83	2,551	-	-	-	-	9,950
Insurance General Liability	74,128	63,167	-	-	-	-	-	-	-	-	-	-	-	63,167
Other Current Charges	5,000	-	320	-	-	-	174	118	441	-	-	-	-	1,053
Dues, Licenses & Website	25,000	-	-	2,039	-	6,561	-	-	-	-	-	-	-	8,600
Total General & Administrative	\$ 393,054	\$ 105,333	\$ 32,543	\$ 30,556	\$ 45,854	\$ 45,684	\$ 17,805	\$ 34,165	\$ 12,120	\$ -	\$ -	\$ -	\$ -	\$ 324,059

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

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Maintenance														
Landscape Maintenance	\$ 863,114	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ 71,926	\$ -	\$ -	\$ -	\$ -	575,411
Landscape Maintenance - Contingency	110,000	27,018	7,800	10,168	5,125	-	9,450	20,111	3,425	-	-	-	-	83,097
Lake Maintenance	90,000	6,380	6,380	6,380	3,375	6,380	6,380	6,380	6,380	-	-	-	-	48,035
Cost Sharing Agreement - Stone Creek	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility/Preventative Maintenance	250,000	26,305	17,617	8,998	13,945	8,283	15,502	13,115	22,271	-	-	-	-	126,037
Utilities	160,000	6,157	11,079	11,634	10,832	10,357	10,369	10,427	10,626	-	-	-	-	81,483
Security	45,000	2,610	3,013	3,671	965	4,198	1,866	4,081	2,314	-	-	-	-	22,717
Operating Reserves	5,895	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Maintenance	\$ 1,538,010	\$ 140,397	\$ 117,816	\$ 112,777	\$ 106,169	\$ 101,145	\$ 115,493	\$ 126,041	\$ 116,942	\$ -	\$ -	\$ -	\$ -	936,779
Total Operations & Maintenance	\$ 1,538,010	\$ 140,397	\$ 117,816	\$ 112,777	\$ 106,169	\$ 101,145	\$ 115,493	\$ 126,041	\$ 116,942	\$ -	\$ -	\$ -	\$ -	936,779
Total Expenditures	\$ 1,931,064	\$ 245,730	\$ 150,358	\$ 143,333	\$ 152,023	\$ 146,829	\$ 133,298	\$ 160,206	\$ 129,062	\$ -	\$ -	\$ -	\$ -	1,260,838
Excess (Deficiency) of Revenues over Expenditures	\$ 1,872,907	\$ (235,082)	\$ 1,029,658	\$ 1,907,096	\$ (54,732)	\$ (75,589)	\$ (73,693)	\$ 2,772	\$ (101,150)	\$ -	\$ -	\$ -	\$ -	2,399,282
Other Financing Sources/Uses:														
Interfund Transfer In/(Out) - SBA Reserve	\$ (125,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interfund Transfer Out - Swim & Tennis	(1,747,907)	(145,659)	(145,659)	(145,659)	(145,659)	(145,659)	(145,659)	(145,659)	(145,659)	-	-	-	-	(1,019,612)
Interfund Transfer Out - Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ (1,872,907)	\$ (145,659)	\$ (145,659)	\$ (145,659)	\$ (145,659)	\$ (145,659)	\$ (145,659)	\$ (145,659)	\$ (145,659)	\$ -	\$ -	\$ -	\$ -	(1,019,612)
Net Change in Fund Balance	\$ 0	\$ (380,740)	\$ 883,999	\$ 1,761,437	\$ (200,391)	\$ (221,248)	\$ (219,352)	\$ (142,886)	\$ (101,150)	\$ -	\$ -	\$ -	\$ -	1,379,669

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	\$ 72,048	\$ 62,037	\$ 69,778	\$ 62,111	\$ 54,559	\$ 58,392	\$ 73,391	\$ -	\$ -	\$ -	\$ -	\$ -	452,316
Debt Capacity Charge	1,976,556	163,540	163,919	163,726	164,044	163,609	164,167	163,943	-	-	-	-	-	1,146,948
Interest/Misc. Income	200,000	20,525	15,602	15,943	16,140	16,387	16,941	17,532	17,134	-	-	-	-	136,203
Total Operating Revenues	\$ 2,976,556	\$ 256,113	\$ 241,558	\$ 249,447	\$ 242,295	\$ 234,555	\$ 239,500	\$ 254,866	\$ 17,134	\$ -	\$ -	\$ -	\$ -	1,735,467
Expenditures:														
Administrative:														
Engineering Fees	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	550	-	-	-	550	-	-	-	-	-	-	-	-	550
Dissemination Agent	1,000	83	83	83	83	83	83	83	-	-	-	-	-	583
District Attorney	29,352	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	-	-	-	-	18,323
Annual Audit	4,500	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	10,500	-	-	-	5,647	-	-	-	-	-	-	-	-	5,647
District Manager/Administrator	101,295	7,465	7,465	4,075	10,856	7,465	7,465	7,465	3,390	-	-	-	-	55,647
Computer Time	1,000	83	83	83	83	83	83	83	-	-	-	-	-	583
Postage	1,000	53	-	0	-	-	-	3	-	-	-	-	-	56
Insurance	74,128	63,167	-	-	-	-	-	-	-	-	-	-	-	63,167
Other Current Charges	15,000	0	-	-	225	-	37	9	-	-	-	-	-	271
Total Administrative:	\$ 240,325	\$ 73,143	\$ 9,922	\$ 6,532	\$ 19,734	\$ 9,922	\$ 9,959	\$ 9,934	\$ 5,681	\$ -	\$ -	\$ -	\$ -	144,828

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

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Water/Wastewater Operations														
Meter Expenses	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redeamed Water	-	29,646	-	14,635	-	10,174	-	16,838	17,041	-	-	-	-	88,333
Repairs & Maintenance	35,000	2,645	-	-	472	475	-	-	-	-	-	-	-	3,592
Electric	40,000	3,152	3,076	2,826	2,427	2,104	1,710	3,475	4,122	-	-	-	-	22,893
Capital Outlay	150,000	1,415	877	-	-	2,449	688	3,589	-	-	-	-	-	9,017
Contingency	25,000	-	-	48,796	-	-	-	-	-	-	-	-	-	48,796
Total Water/Wastewater Operations	\$ 251,000	\$ 36,858	\$ 3,953	\$ 66,257	\$ 2,899	\$ 15,202	\$ 2,398	\$ 23,902	\$ 21,163	\$ -	\$ -	\$ -	\$ -	172,631
Total Operations & Maintenance	\$ 251,000	\$ 36,858	\$ 3,953	\$ 66,257	\$ 2,899	\$ 15,202	\$ 2,398	\$ 23,902	\$ 21,163	\$ -	\$ -	\$ -	\$ -	172,631
Total Operating Expenses	\$ 491,325	\$ 110,001	\$ 13,875	\$ 72,790	\$ 22,633	\$ 25,125	\$ 12,357	\$ 33,836	\$ 26,844	\$ -	\$ -	\$ -	\$ -	317,460
Excess (Deficiency) of Revenues over Expenditu	\$ 2,485,231	\$ 146,112	\$ 227,683	\$ 176,657	\$ 219,662	\$ 209,431	\$ 227,143	\$ 221,030	\$ (9,710)	\$ -	\$ -	\$ -	\$ -	1,418,007
Debt Service/Other Sources (Uses):														
Principal Expense	\$ (1,060,000)	\$ (88,333)	\$ (88,333)	\$ (88,333)	\$ (88,333)	\$ (88,333)	\$ (88,333)	\$ (88,333)	\$ (88,333)	\$ -	\$ -	\$ -	\$ -	(706,667)
Interest Expense	(683,476)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	-	-	-	-	(429,833)
Total Debt Service/Other Sources (Uses):	\$ (1,743,476)	\$ (142,063)	\$ (142,063)	\$ (142,063)	\$ (142,063)	\$ (142,063)	\$ (142,063)	\$ (142,062)	\$ (142,063)	\$ -	\$ -	\$ -	\$ -	(1,136,500)
Net Change in Fund Balance	\$ 741,755	\$ 4,049	\$ 85,620	\$ 34,595	\$ 77,599	\$ 67,368	\$ 85,080	\$ 78,967	\$ (151,773)	\$ -	\$ -	\$ -	\$ -	281,507

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	\$ 516,085	\$ 40,907	\$ 39,421	\$ 39,559	\$ 38,364	\$ 39,320	\$ 38,450	\$ 38,208	\$ 38,342	\$ -	\$ -	\$ -	\$ -	\$ 312,571
Greens/Cart Fees	1,713,279	133,595	155,476	129,540	118,113	145,790	206,547	148,679	177,294	-	-	-	-	1,215,034
Merchandise/Food/Beverage	1,923,477	164,003	160,121	167,618	122,987	139,552	186,677	191,318	191,858	-	-	-	-	1,324,134
Rental Revenue	93,500	6,164	7,070	9,321	3,210	5,317	7,309	5,688	14,596	-	-	-	-	58,675
Tournament Revenue	244,940	-	-	-	-	-	-	-	-	-	-	-	-	-
Discount Programs	-	(3,545)	(2,465)	(4,372)	(2,465)	(2,091)	(4,117)	(3,349)	(3,371)	-	-	-	-	(25,775)
Membership Income - Other Fees	5,324	-	139	(60)	1,995	410	488	93	70	-	-	-	-	3,135
Miscellaneous Income	76,437	8,365	8,673	11,317	8,225	9,004	11,328	13,484	11,572	-	-	-	-	81,968
Initiation Fees	15,750	4,725	-	6,500	-	1,500	-	3,000	8,500	-	-	-	-	24,225
Interest Income/Commissions	-	350	355	336	332	317	282	307	295	-	-	-	-	2,574
Sales Tax/Gratuities/Lesson Income	683,189	30	30	30	30	30	30	30	30	-	-	-	-	240
Total Operating Revenues	\$ 5,271,981	\$ 354,594	\$ 368,820	\$ 359,789	\$ 290,791	\$ 339,149	\$ 446,994	\$ 397,458	\$ 439,186	\$ -	\$ -	\$ -	\$ -	\$ 2,996,781
Cost of Goods Sold:														
Cost of Goods Sold	\$ 801,999	\$ 66,481	\$ 60,153	\$ 69,083	\$ 46,312	\$ 52,578	\$ 71,207	\$ 84,169	\$ 67,012	\$ -	\$ -	\$ -	\$ -	516,995
Gross Profit	\$ 4,469,982	\$ 288,113	\$ 308,667	\$ 290,706	\$ 244,479	\$ 286,571	\$ 375,787	\$ 313,289	\$ 372,174	\$ -	\$ -	\$ -	\$ -	\$ 2,479,786
Operating Expenses:														
Salaries	\$ 1,762,634	\$ 144,021	\$ 132,037	\$ 145,749	\$ 139,633	\$ 128,181	\$ 149,072	\$ 152,048	\$ 142,249	\$ -	\$ -	\$ -	\$ -	1,132,990
Commissions & Bonuses	65,597	3,794	3,497	4,080	2,762	3,552	6,400	8,667	4,957	-	-	-	-	37,709
Employee Expenses	322,993	26,107	24,535	30,862	30,390	24,036	31,129	28,562	27,982	-	-	-	-	223,603
Employee Uniforms	4,946	-	-	-	85	(3)	-	545	205	-	-	-	-	832
Travel & Per Diem	-	-	-	-	169	-	-	-	-	-	-	-	-	169
Training	9,899	512	242	-	796	316	122	61	62	-	-	-	-	2,111
Janitorial Expense	25,200	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	-	-	-	-	16,480
Janitorial Supplies	12,541	1,001	901	718	1,521	614	941	648	694	-	-	-	-	7,038
Tournaments & Events	62,888	4,339	4,565	5,510	5,314	4,683	4,485	4,178	4,078	-	-	-	-	37,152
Marketing & Advertising	-	1,628	1,707	2,893	1,758	656	4,645	(220)	545	-	-	-	-	13,612
Centralized Services	78,600	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,888	-	-	-	-	36,738
Course & Grounds Maintenance	29,646	4,000	2,890	2,351	1,558	6,779	229	3,800	4,116	-	-	-	-	25,723
Repairs - Equipment	20,406	12,677	891	6,333	4,436	2,815	2,554	693	3,548	-	-	-	-	33,947
Repairs - Buildings	13,236	327	-	1,523	(2,010)	1,352	25	2,111	2,982	-	-	-	-	6,310
Operating Supplies	118,605	10,951	9,440	10,879	10,633	11,400	11,191	13,366	17,878	-	-	-	-	95,738
Office Supplies	4,421	152	79	18	207	197	11	182	107	-	-	-	-	953
Postage	600	-	-	31	-	-	-	-	371	-	-	-	-	402
Printing & Reproduction	900	202	408	12	366	738	-	2,269	-	-	-	-	-	3,995
Utility Services	113,493	8,440	8,423	10,241	8,176	8,771	8,265	9,994	8,199	-	-	-	-	70,509
Gas/Oil/Propane	34,111	4,909	1,472	975	2,413	2,769	3,990	3,769	5,042	-	-	-	-	25,339
Refuse & Potables	28,618	2,610	2,230	2,656	2,623	2,271	2,610	2,765	3,324	-	-	-	-	21,089
Telephone/T1 Line	11,360	745	791	742	724	740	1,020	1,078	515	-	-	-	-	6,355
Security/Pest Control	36,018	3,277	2,373	3,083	4,237	2,624	2,832	3,577	4,428	-	-	-	-	26,431
Music & Cable Service	14,400	2,123	3,470	1,752	2,296	984	1,413	661	1,231	-	-	-	-	13,930
Dues and Subscriptions	28,872	2,699	2,054	7,793	1,894	1,566	3,310	2,255	2,529	-	-	-	-	24,100
Chemicals	65,849	7,976	6,217	6,893	2,511	4,688	13,961	3,535	15,243	-	-	-	-	61,024
Fertilizer - Course	84,013	4,014	3,176	2,636	1,242	(127)	12,265	11,797	8,920	-	-	-	-	43,923

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	20,611	928	1,344	-	-	-	1,016	5,332	888	-	-	-	-	9,508
Small Tools	-	178	-	-	-	-	-	-	-	-	-	-	-	178
Licenses/Permits	5,880	-	-	-	-	-	-	500	-	-	-	-	-	500
Cash Short/Over	-	(78)	34	372	(177)	148	(61)	237	138	-	-	-	-	613
Bad Debt	337	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Services	13,871	159	70	69	70	259	71	(118)	321	-	-	-	-	901
Trustee Fees/Bank Charges	96,303	13,000	12,629	13,477	15,130	10,797	10,461	12,698	12,088	-	-	-	-	100,280
Aerification	34,000	-	-	-	600	-	-	-	-	-	-	-	-	600
Management Fees - Hampton	88,200	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	-	-	-	-	56,000
Rentals & Leases	282,820	28,531	25,549	14,272	27,518	26,867	26,773	27,411	26,764	-	-	-	-	203,685
Lake Maintenance	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	-	-	-	20,000
Insurance	150,000	10,643	10,642	11,385	12,105	12,105	11,585	11,585	11,585	-	-	-	-	91,635
Other Current Charges/RE Taxes	34,192	2,702	2,874	2,925	2,806	2,799	2,799	2,801	2,800	-	-	-	-	22,506
District Manager/Administrator	68,040	4,950	3,868	4,409	4,410	4,409	4,409	4,409	4,409	-	-	-	-	35,273
District Attorney	6,672	556	556	556	572	573	573	572	573	-	-	-	-	4,531
Accounting & Audit	6,804	192	191	-	-	575	575	192	192	-	-	-	-	1,917
Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sales Tax/Gratuities/Lesson Income	683,189	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Expenses:	\$ 4,470,765	\$ 324,375	\$ 285,265	\$ 311,305	\$ 302,878	\$ 284,244	\$ 334,781	\$ 338,070	\$ 335,411	\$ -	\$ -	\$ -	\$ -	2,516,329
Net Income before Non-Operating Income (Ex	\$ (783)	\$ (36,262)	\$ 23,402	\$ (20,599)	\$ (58,399)	\$ 2,327	\$ 41,006	\$ (24,781)	\$ 36,763	\$ -	\$ -	\$ -	\$ -	(36,543)
Net Change in Fund Balance	\$ (783)	\$ (36,262)	\$ 23,402	\$ (20,599)	\$ (58,399)	\$ 2,327	\$ 41,006	\$ (24,781)	\$ 36,763	\$ -	\$ -	\$ -	\$ -	(36,543)

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Clay County
Fiscal Year 2026

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
11/06/25	\$ 27,219.40	1,401.18	516.36	\$ 25,301.86	21,482.18	3,819.68	25,301.86
11/12/25	180,545.05	7,221.20	3,466.48	169,857.37	144,214.94	25,642.43	169,857.37
11/24/25	1,246,646.09	49,864.77	23,935.63	1,172,845.69	995,787.68	177,058.01	1,172,845.69
12/08/25	2,232,488.02	89,293.17	42,863.90	2,100,330.95	1,783,255.63	317,075.32	2,100,330.95
12/22/25	310,943.20	11,900.91	5,980.84	293,061.45	248,819.59	44,241.86	293,061.45
01/12/26	85,269.96	2,554.35	1,654.31	81,061.30	68,823.93	12,237.37	81,061.30
02/10/26	55,126.27	1,179.80	1,078.93	52,867.54	44,886.42	7,981.12	52,867.54
03/06/26	52,082.68	533.86	1,030.98	50,517.84	42,891.44	7,626.40	50,517.84
04/13/26	128,405.49	23.61	2,567.64	125,814.24	106,820.76	18,993.48	125,814.24
05/11/26	14,729.14		294.58	14,434.56	12,255.45	2,179.11	14,434.56
	-			-	-	-	-
	-			-	-	-	-
\$ 4,333,455.30					\$ 3,469,238.03	\$ 616,854.77	\$ 4,086,092.80

99%	Percent Collected
\$ -	Balance Remaining to Collect

Gross Assessments \$ 2,507,675.04 \$ 392,549.98 \$ 69,756.26 \$ 2,969,981.28
 Net Assessments \$ 2,407,578.22 \$ 377,451.90 \$ 67,073.33 \$ 2,852,103.45

					allocation in %			
					84.41%	13.23%	2.35%	100.00%
Date	Gross Amount	Discount	Commission	Net Receipts	2014A1/A2 Debt Service	2014A3 Debt Service	2017 Debt Service	Total
11/06/25	\$ 21,903.79	1,139.00	415.30	\$ 20,349.49	\$ 17,177.84	\$ 2,693.08	\$ 478.56	\$ 20,349.49
11/12/25	135,592.06	5,423.55	2,603.38	\$ 127,565.13	107,682.99	16,882.17	2,999.97	127,565.13
11/24/25	465,021.65	18,600.60	8,928.41	\$ 437,492.64	369,305.59	57,898.47	10,288.58	437,492.64
12/08/25	1,895,722.83	75,827.68	36,397.90	\$ 1,783,497.25	1,505,523.63	236,030.86	41,942.76	1,783,497.25
12/22/25	225,362.68	8,566.93	4,335.92	\$ 212,459.83	179,346.11	28,117.27	4,996.45	212,459.83
01/12/26	71,797.31	2,167.41	1,392.60	\$ 68,237.30	57,601.92	9,030.63	1,604.75	68,237.30
02/10/26	23,532.01	474.04	461.15	\$ 22,596.82	19,074.91	2,990.50	531.41	22,596.82
03/06/26	57,179.11	576.04	1,132.06	\$ 55,471.01	46,825.37	7,341.12	1,304.52	55,471.01
04/13/26	91,848.79	18.11	1,836.62	\$ 89,994.06	75,967.70	11,909.96	2,116.40	89,994.06
05/11/26	6,241.95		124.84	\$ 6,117.11	5,163.70	809.55	143.86	6,117.11
	-			-	-	-	-	-
	-			-	-	-	-	-
\$ 2,994,202.18					\$ 2,383,669.77	\$ 373,703.61	\$ 66,407.26	\$ 2,823,780.64

99%	Percent Collected
\$ -	Balance Remaining to Collect

C.

The Crossings at Fleming Island

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026

Check Register

<i>Date</i>	<i>Fund</i>	<i>Check #'s</i>	<i>Amount</i>
5/1-5/31	General	6224-6246	\$182,984.31
	General	ACH	\$2,681.80
	Capital Outlay	--	\$0.00
	Water/Sewer	9001-9007	\$159,211.44
	Golf		\$162,336.97
	Swim & Tennis - Operating		\$31,605.60
TOTAL			\$538,820.12

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/11/26	00251	4/29/26	2604 HOLE #4 & #15	202604 320-53800-46300	BETTER CUT & DIG MORE LLC	*	1,650.00	1,650.00	006224
5/11/26	00002	4/14/26	MAR 26 MAR 26 - WATER	202603 320-53800-43100	CLAY COUNTY UTILITY AUTHORITY	*	4,729.01	4,729.01	006225
5/11/26	00003	4/21/26	APR 26 APR 26 - ELECTRIC	202604 320-53800-43000	CLAY ELECTRIC COOPERATIVE, INC	*	5,698.21	5,698.21	006226
5/11/26	00001	4/01/26	705 APR 26 - MGMT FEES	202604 310-51300-34000	GMS, LLC	*	5,093.54	5,351.87	006227
		4/01/26	705 APR 26 - GENERAL ADMIN	202604 310-51300-49100		*	83.33		
		4/01/26	705 APR 26 - DISSEMINATION	202604 310-51300-31300		*	175.00		
5/11/26	01196	5/04/26	1584 TENNIS ICE MACHINE	202604 320-53800-34000	JOHNSON MECHANICAL SOLUTIONS LLC	*	542.49	732.49	006228
		5/04/26	1587 SP REFRIG	202604 320-53800-34000		*	190.00		
5/11/26	00184	5/01/26	368498B MAY 26 WATER MGMT SVCS LM	202605 320-53800-46800	THE LAKE DOCTORS, INC.	*	6,380.00	8,880.00	006229
		5/01/26	368498B MAY 26 WATER MGMT SVCS GF	202605 300-13100-10300		*	2,500.00		
5/11/26	00116	4/12/26	81 VARIOUS TREE REMOVALS	202604 320-53800-46300	OUT ON A LIMB	*	4,125.00	4,125.00	006230
5/11/26	00289	3/30/26	2 ISLEY LITIGATION	202602 310-51300-31501	PEGASUS ENGINEERING, LLC	*	21,269.62	21,269.62	006231
5/11/26	00287	4/01/26	101351 ISLEY LITIGATION - MAR	202603 310-51300-31501	ROPER, TOWNSEND & SUTPHEN, P.A.	*	1,124.36	1,124.36	006232
5/11/26	00282	1/28/26	799977 OAKLANDING MEDIAN	202601 320-53800-46300		*	1,675.00		

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/29/26		828656	202604	320-53800-46300				*	14,336.00		
				LAKESHORE WALL							
4/30/26		828433	202604	320-53800-46200				*	71,926.32		
				APR 26 - LANDSCAPE MAINT							
RUPPERT LANDSCAPE, LLC.										87,937.32	006233
5/11/26	00257	2/16/26	1321	202602	320-53800-34000			*	625.00		
				PINE LAKE							
4/13/26		1360	202604	320-53800-34000				*	1,525.00		
				WATERFRONT PARK							
4/17/26		1362	202604	320-53800-34000				*	8,310.00		
				SWIM PARK							
SHARKPROWASH										10,460.00	006234
5/11/26	00291	4/23/26	20261303	202604	310-51300-31501			*	1,609.80		
				ISLEY LITIGATION							
U.S. LEGAL SUPPORT, INC.										1,609.80	006235
5/11/26	00259	4/01/26	30056481	202603	320-53800-34000			*	961.43		
				NUTRIA REMOVAL							
USDA, APHIS, GENERAL										961.43	006236
5/19/26	00010	4/30/26	12427	202604	310-51300-31500			*	2,863.00		
				APR 26 - GENERAL COUNSEL							
4/30/26		12427	202604	300-13100-10300				*	572.60		
				APR 26 - GENERAL COUNSEL							
BRADLEY, GARRISON & KOMANDO, P.A										3,435.60	006237
5/19/26	00002	5/12/26	APR 26	202604	320-53800-43100			*	4,685.31		
				APR 26 - WATER							
CLAY COUNTY UTILITY AUTHORITY										4,685.31	006238
5/19/26	00099	3/27/26	1225	202601	320-53800-34500			*	75.00		
				JAN 26 - ADMIN FEE							
CLAY COUNTY SHERIFF'S OFFICE										75.00	006239
5/19/26	00172	4/14/26	24	202604	310-51300-49000			*	100.00		
				AMORT SCHED 2014 A1A							
4/14/26		24	202604	310-51300-49000				*	100.00		
				AMORT SCHED 2014 A2B							
4/14/26		24	202604	310-51300-49000				*	100.00		
				AMORT SCHED 2014 A3							
DISCLOSURE SERVICES, LLC										300.00	006240
5/19/26	00059	4/21/26	9-264-94	202604	310-51300-42000			*	44.30		
				DELIVERIES THRU 4/14							
FEDEX										44.30	006241

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/19/26	00219	5/14/26	26-00182	202605	310	51300	48000			*	68.00		
			NOT. QUALIFYING PERIOD										
			JACKSONVILLE DAILY RECORD										
												68.00	006242
5/19/26	00221	5/03/26	5115	202604	300	13100	10400			*	10,297.50		
			APR 26 - CREDIT CARD										
		5/03/26	5115	202604	320	53800	34000			*	1,866.62		
			APR 26 - CREDIT CARD										
		5/03/26	5115	202604	310	51300	49500			*	747.04		
			APR 26 - CREDIT CARD										
		5/03/26	5115	202604	320	53800	34500			*	140.05		
			APR 26 - CREDIT CARD										
			WELLS FARGO										
												13,051.21	006243
5/29/26	00003	5/22/26	MAY 26	202605	320	53800	43000			*	5,940.97		
			MAY 26 - ELECTRIC										
			CLAY ELECTRIC COOPERATIVE, INC										
												5,940.97	006244
5/29/26	00298	5/27/26	05272026	202605	320	53800	46000			*	720.81		
			REIMB-FENCE ON 8										
			KENDRA DRAKE										
												720.81	006245
5/29/26	00219	4/16/26	26-00146	202604	310	51300	48000			*	134.00		
			LEGAL NOTICE										
			JACKSONVILLE DAILY RECORD										
												134.00	006246
TOTAL FOR BANK A											182,984.31		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/26	00297	5/01/26	I-030926 INV 6043558	202603 320-53800-34500			*	275.00		
5/01/26		5/01/26	I-030926 INV 6043559	202603 320-53800-34500			*	275.00		
5/01/26		5/01/26	I-030926 FEES	202603 320-53800-34500			*	33.00		
ROLLKALL (AUTOPAY)									583.00	080011
5/15/26	00221	6/03/26	5115 MAY 26 - CREDIT CARD	202605 300-13100-10300			*	11,926.98		
6/03/26		6/03/26	5115 MAY 26 - CREDIT CARD	202605 320-53800-41000			*	249.10		
6/03/26		6/03/26	5115 MAY 26 - CREDIT CARD	202605 320-53800-34000			*	477.80		
6/03/26		6/03/26	5115 MAY 26 - CREDIT CARD	202605 310-51300-49100			*	397.33		
6/03/26		6/03/26	5115 MAY 26 - CREDIT CARD	202605 300-13100-10300			V	11,926.98-		
6/03/26		6/03/26	5115 MAY 26 - CREDIT CARD	202605 320-53800-41000			V	249.10-		
6/03/26		6/03/26	5115 MAY 26 - CREDIT CARD	202605 320-53800-34000			V	477.80-		
6/03/26		6/03/26	5115 MAY 26 - CREDIT CARD	202605 310-51300-49100			V	397.33-		
WELLS FARGO									.00	080013
5/31/26	00297	5/07/26	58828 INV 050126-558	202605 320-53800-34500			*	641.30		
5/12/26		5/12/26	59896 INV 051126-653	202605 320-53800-34500			*	874.50		
5/19/26		5/19/26	65449 INV 051826-718	202605 320-53800-34500			*	583.00		
ROLLKALL (AUTOPAY)									2,098.80	080014
TOTAL FOR BANK Z								2,681.80		
TOTAL FOR REGISTER								185,666.11		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/11/26	00003	4/20/26 1966548	202603 320-53600-43000	4567 LAKESHORE DR E CLAY ELECTRIC COOPERATIVE, INC	*	3,475.17	3,475.17 009001
5/11/26	00115	5/01/26 05012026	202605 300-15100-01600	MAY 26 - INTEREST THE CROSSINGS AT FLEMING ISLAND CDD	*	56,956.25	56,956.25 009002
5/11/26	00300	5/01/26 05012026	202605 300-15100-01500	MAY 26 - PRINCIPAL THE CROSSINGS AT FLEMING ISLAND CDD	*	88,333.33	88,333.33 009003
5/11/26	04539	4/09/26 12902	202604 320-53600-60000	VFD FAN REPLACEMENT	*	1,098.86	
		4/17/26 13044	202604 320-53600-60000	PM SERVICE RESIDENTIAL	*	1,245.00	
		4/17/26 13046	202604 320-53600-60000	PM SERVICE GOLF	*	1,245.00	
				PROPUMP & CONTROLS INC.			3,588.86 009004
5/19/26	00010	4/30/26 12427	202604 310-53600-31500	APR 26 - GENERAL COUNSEL BRADLEY, GARRISON & KOMANDO, P.A.	*	2,290.40	2,290.40 009005
5/19/26	00093	3/31/26 1ST QTR	202603 320-53600-43300	JAN-MAR 26 IRR & WATER STONE CREEK AT EAGLE HARBOR ASSOC.	*	445.11	445.11 009006
5/29/26	00003	5/20/26 1966548	202604 320-53600-43000	4567 LAKESHORE DR E CLAY ELECTRIC COOPERATIVE, INC	*	4,122.32	4,122.32 009007
TOTAL FOR BANK B						159,211.44	

CROS --CROSSINGS-- PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/07/26	00002	4/04/26 A0005812	202604 320-53600-43100	EH GOLF COURSE RECLAM IRR	*	16,595.55		
							CLAY COUNTY UTILITY AUTHORITY	16,595.55 080001
-----						TOTAL FOR BANK Z	16,595.55	
						TOTAL FOR REGISTER	175,806.99	

101000 Cash - Checking Accounts:Operating - Checking Account

Date: May 2026

Date	Ref No.	Payee	Payment
05/29/2026	VC-29803101	ECOLAB	323.78
05/29/2026	VC-29803099	Massey Services, Inc.	1,037.39
05/29/2026	VC-29803096	Wind River Environmental LLC	666.12
05/29/2026	VC-29803091	Roberts Oxygen Company	172.16
05/29/2026	VC-29803071	Global Turf Equipment Sales & Rentals	4,944.31
05/29/2026	VC-29803069	Alsco	1,915.10
05/29/2026	VC-29803067	Republic Services	2,764.36
05/29/2026	VC-29803064	PYE Barker Fire & Safety, LLC	1,211.00
05/29/2026	VC-29803061	Trigon Turf Sciences, LLC	4,175.00
05/29/2026	VC-29803060	P&W Golf Supply, LLC	339.28
05/29/2026	VC-29803052	Dagmar Marketing	400.00
05/29/2026	VC-29803049	Club Car	54.88
05/29/2026	VC-29803048	Southeastern Paper Group	18.65
05/29/2026	VC-29803046	The Ice Doctor, LLC	377.50
05/29/2026	VC-29803045	Ag-Pro Companies	124.38
05/29/2026	OFL-29732427	Acushnet	9,121.70
05/29/2026	OFL-29732426	Callaway Golf Company	5,582.80
05/29/2026	ACH-29803089	Gate Fuel Services, Inc	3,848.48
05/29/2026	ACH-29803059	Pepsi	1,978.35
05/29/2026	ACH-29803058	Mr. Greens Produce	4,588.83
05/29/2026	ACH-29803054	Global Golf Sales	1,180.75
05/29/2026	ACH-29802585	Revyve Management Group, LLC	3,920.00
05/29/2026	Fintech	Southern Glazer's Of FL	1,670.30
05/29/2026	120398	Take A Free Ride, Inc	250.00
05/29/2026	120397	Sterling Cut Glass	1,241.52
05/29/2026	120396	Site One Landscape Supply	6,587.35
05/29/2026	120395	Security Engineering and Designs, Inc.	59.90
05/29/2026	120394	Ruppert Landscape LLC	100.00
05/29/2026	120393	Priswing Software	395.00
05/29/2026	120392	Primo Brands	174.40
05/29/2026	120391	Martin Coffee	327.00
05/29/2026	120390	Lone Star Heating & Air	1,291.89
05/29/2026	120389	Jacksonville Hood Cleaning	1,200.00
05/29/2026	120388	Island Cabinets and More LLC	875.00
05/29/2026	120387	GreatAmerica Financial Services Corp	2,157.36
05/29/2026	120386	Governmental Management Services, LLC	1,018.71
05/29/2026	120385	GOLFNOW	127.00
05/29/2026	120384	Fortitude Fire Protection	125.00
05/29/2026	120383	ForeUp Marketing	272.08
05/29/2026	120382	DG Custom Golf Carts	1,650.00
05/29/2026	120381	Cutter & Buck	1,287.11
05/28/2026	ACH-29803062	Hampton Golf, Inc. - 1	12,231.59
05/28/2026	Fintech	North Florida Sales	1,127.90
05/28/2026	online	Sysco	7,086.41
05/27/2026	OFL-29860967	Comcast	572.75

05/27/2026	Fintech	Champion Brands Inc.	978.05
05/25/2026	Fintech	Southern Glazer's Of FL	1,507.59
05/21/2026	OFL-29732425	First- Citizens Bank & Trust CO	980.25
05/21/2026	Fintech	North Florida Sales	1,082.85
05/21/2026	online	Sysco	13,780.44
05/20/2026	Fintech	Champion Brands Inc.	1,720.80
05/20/2026	Fintech	Breakthru Beverage	401.76
05/20/2026	ach	DirectTV	371.83
05/18/2026	OFL-29426497	Sharp Energy	3,469.12
05/18/2026	OFL-29426496	Sharp Energy	350.26
05/18/2026	Fintech	Southern Glazer's Of FL	1,712.53
05/15/2026	Fintech	Breakthru Beverage	1,040.38
05/15/2026	ACH	AT&T Mobility	116.19
05/14/2026	Fintech	North Florida Sales	1,425.05
05/13/2026	OFL-29202317	Clay Electric Cooperative 7658859	77.51
05/13/2026	Fintech	Breakthru Beverage	551.16
05/13/2026	Fintech	Champion Brands Inc.	564.00
05/12/2026	online	Sysco	6,387.17
05/11/2026		Fintech.net	70.85
05/11/2026	OFL-29202358	Clay Electric Cooperative 7658602	2,739.77
05/11/2026	OFL-29202357	Clay Electric Cooperative 7659105	1,924.91
05/11/2026	OFL-29202356	Clay Electric Cooperative 7658990	858.34
05/11/2026	OFL-29202352	Clay Electric Cooperative 7659113	42.64
05/11/2026	OFL-29202351	Clay Electric Cooperative 7659196	140.79
05/11/2026	Fintech	Southern Glazer's Of FL	1,355.15
05/09/2026	Fintech	Breakthru Beverage	655.64
05/07/2026	Fintech	North Florida Sales	897.05
05/07/2026	online	Sysco	12,665.53
05/06/2026	OFL-29028430	Clay County Utility Authority A00006759	531.55
05/06/2026	OFL-29028428	Clay County Utility Authority A00006772	98.45
05/06/2026	OFL-29028418	Clay County Utility Authority A00006765	867.88
05/06/2026	Fintech	Champion Brands Inc.	933.00
05/06/2026	ACH	Travelers	8,601.10
05/05/2026	OFL-29426495	Think VolP Services	301.41
05/04/2026	ACH	Gegervision IT	1,931.25
05/01/2026	OFL-29202353	Clay Electric Cooperative 7675671	460.35
05/01/2026	OFL-29126948	Clay Electric Cooperative 7658719	52.91
05/01/2026	OFL-29126945	Clay Electric Cooperative 7658982	43.82
05/01/2026	Fintech	Champion Brands Inc.	74.55

TOTAL

162,336.97

101000 Cash - Checking Accounts:Operating - Checking Account

Date: Custom

Date	Ref No.	Type	Payee	Account	Payment
05/01/2026	OFL-29325229	Bill Payment	Hampton Golf, Inc.	200100 Accounts Payable-StrongRoom	500.00
05/01/2026	OFL-29342412	Bill Payment	Premier Beverage Company, LLC	200100 Accounts Payable-StrongRoom	454.10
05/03/2026	OFL-29126423	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	387.47
05/05/2026	VC-29376891	Bill Payment	Roberts Oxygen Company Clay County Utility Authority	200100 Accounts Payable-StrongRoom	131.70
05/06/2026	OFL-29028466	Bill Payment	A00006756 Clay County Utility Authority	200100 Accounts Payable-StrongRoom	1,161.08
05/06/2026	OFL-29028473	Bill Payment	A00006876 Clay County Utility Authority	200100 Accounts Payable-StrongRoom	568.43
05/06/2026	OFL-29028465	Bill Payment	A00006758 Clay County Utility Authority	200100 Accounts Payable-StrongRoom	518.48
05/06/2026	OFL-29028470	Bill Payment	A00011239 Clay County Utility Authority	200100 Accounts Payable-StrongRoom	455.30
05/06/2026	OFL-29028460	Bill Payment	A00006874 Clay County Utility Authority	200100 Accounts Payable-StrongRoom	256.68
05/06/2026	OFL-29028468	Bill Payment	A00006877 Clay County Utility Authority	200100 Accounts Payable-StrongRoom	213.28
05/06/2026	OFL-29028472	Bill Payment	A00011240	200100 Accounts Payable-StrongRoom	154.28
05/07/2026	OFL-29478228	Bill Payment	North Florida Sales	200100 Accounts Payable-StrongRoom	266.46
05/08/2026	VC-29434491	Bill Payment	Poolsure	200100 Accounts Payable-StrongRoom	3,927.64
05/08/2026	VC-29434494	Bill Payment	Deonna Ice Cream	200100 Accounts Payable-StrongRoom	966.30
05/08/2026	120088	Bill Payment	Abundantly Maid	200100 Accounts Payable-StrongRoom	700.00
05/08/2026	VC-29434492	Bill Payment	Alsco	200100 Accounts Payable-StrongRoom	153.56
05/11/2026	OFL-29255604	Bill Payment	Clay Electric Cooperative 7658909	200100 Accounts Payable-StrongRoom	2,868.62
05/12/2026	OFL-29255602	Bill Payment	Clay Electric Cooperative 7659071	200100 Accounts Payable-StrongRoom	705.72
05/13/2026	6799647	Bill Payment	Cheney Brothers	200100 Accounts Payable-StrongRoom	3,353.13
05/13/2026	OFL-29255591	Bill Payment	Clay Electric Cooperative 7659204	200100 Accounts Payable-StrongRoom	1,705.60
05/13/2026	OFL-29255599	Bill Payment	Clay Electric Cooperative 7659170	200100 Accounts Payable-StrongRoom	434.70
05/13/2026	OFL-29255598	Bill Payment	Clay Electric Cooperative 7658792	200100 Accounts Payable-StrongRoom	409.17
05/14/2026	OFL-29246721	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	555.39
05/15/2026	OFL-29246746	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	237.41
05/17/2026	ACH 5.17.26	Bill Payment	Pepsi-Cola	200100 Accounts Payable-StrongRoom	125.00
05/18/2026	VC-29612100	Bill Payment	Poolsure	200100 Accounts Payable-StrongRoom	4,642.56
05/18/2026	VC-29612098	Bill Payment	Lucky in Love	200100 Accounts Payable-StrongRoom	226.00
05/18/2026	VC-29612099	Bill Payment	10-S Tennis Supply	200100 Accounts Payable-StrongRoom	223.89
05/18/2026	120089	Bill Payment	K-Swiss	200100 Accounts Payable-StrongRoom	113.98
05/19/2026	OFL-29746697	Bill Payment	GFL Environmental	200100 Accounts Payable-StrongRoom	1,391.73
05/19/2026	OFL-29746699	Bill Payment	GFL Environmental	200100 Accounts Payable-StrongRoom	347.28
05/19/2026	OFL-29679724	Bill Payment	GFL Environmental	200100 Accounts Payable-StrongRoom	193.88
05/19/2026	OFL-29658853	Bill Payment	Hampton Golf, Inc.	200100 Accounts Payable-StrongRoom	9.59
05/21/2026	OFL-29732102	Bill Payment	North Florida Sales	200100 Accounts Payable-StrongRoom	1,180.44
05/25/2026	OFL-29607548	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	335.53
05/26/2026	OFL-29507877	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	815.37
05/29/2026	OFL-29886960	Bill Payment	Fintech. net	200100 Accounts Payable-StrongRoom	70.85
05/31/2026	OFL-29839537	Bill Payment	Gegervision IT	200100 Accounts Payable-StrongRoom	845.00

TOTAL

31,605.60

FIFTH ORDER OF BUSINESS

B.



RUPPERT

L A N D S C A P E

Monthly Maintenance Report

June 15, 2026

Maintenance – Turf is coming out of dormancy; we are starting to see it green up for the season. Weekly services have resumed. Spring foliar application has been applied as well as post- and pre- emergent herbicide. The first spring granular application is scheduled for the last week of April/first week of May. The foliar will get our color back spring green like we want and includes some micro nutrients that the granular doesn't always get back in the soil. The granular will get our main nutrients in the soil for long term health. We have completely worked through both pool areas getting them ready for spring time swimmer. We are currently focused on detail for the upcoming 4th of July weekend.

Annuals – June change out has occurred. Preventative weed control and preventative fungicide have been applied. Soil was added to each flower bed throughout community during this rotation. Hand watering of flowers is going on daily as well as over the weekends to ensure flowers take root while dealing with drought conditions This will continue until rainfall increases and flowers are established.

Horticulture – Ammonium sulfate and a micronutrient package were applied in Pine Lakes, Black Creek, Eagle Nest and Eagle Perch to include Spectacle @ 3.5oz per acre 21-0-0 @ .25lbs per 1000sqft, 6-0-0 @ 3lbs per acre. Bifen XTS @ 7oz per acre, Acelpryn Extra @ 20oz per acre, Speed zone @ 48oz per acre (IPM), Certainty @ 1oz per acre (IPM). The target for this application is to increase green up and turf health.

Irrigation – While we are still so dry, the irrigation team is being vigilant and watching irrigation closely. At the same time, our field team is looking closely for hot spots and turning on zones manually as needed to prevent dry spots as they occur. This will continue until we begin to see proper rainfall. Flower beds continue to be bled on manually to ensure extra watering throughout the day and over the weekends in attempt to boost establishment.

C.

**EAGLE HARBOR GOLF CLUB
PERFORMANCE REPORT**

MAY 2026

Consolidated	May-26		May-25	Year to Date		Prior Year 25
	Actual	Budget	Actual	Actual	Budget	Actual
Revenue	\$ 439,187.44	\$ 399,573.62	\$ 450,099.87	\$ 2,996,781.68	\$ 3,163,004.20	\$ 3,113,014.65
COGS	\$ 67,011.93	\$ 71,039.60	\$ 93,994.88	\$ 516,994.94	\$ 549,720.65	\$ 570,808.12
Expenses	\$ 335,663.26	\$ 312,578.81	\$ 334,866.38	\$ 2,516,328.87	\$ 2,485,993.89	\$ 2,458,692.68
Admin Expenses pass thru rev			na			na
NOI	\$ 36,512.25	\$ 15,955.21	\$ 21,238.61	\$ (36,542.13)	\$ 127,289.66	\$ 83,513.85

Notes

Golf	May-26		May-25	Year to Date		Prior Year 25
	Actual	Budget	Actual	Actual	Budget	Actual
Revenue	\$ 254,360.52	\$ 164,323.18	\$ 254,413.55	\$ 1,774,734.20	\$ 1,958,014.78	\$ 1,803,219.43
COGS	\$ 12,432.97	\$ 15,400.80	\$ 34,153.41	\$ 120,176.10	\$ 146,599.42	\$ 154,119.63
Course Maint.	\$ 104,636.38	\$ 91,961.63	\$ 69,774.88	\$ 671,342.75	\$ 676,353.69	\$ 575,415.62
Golf Expenses	\$ 53,402.54	\$ 48,073.33	\$ 58,101.20	\$ 427,178.95	\$ 383,777.58	\$ 417,351.93
NOI	\$ 83,888.63	\$ 8,887.42	\$ 92,384.06	\$ 556,036.40	\$ 751,284.09	\$ 656,332.25
Golf Rounds(Total)	4744		4385	30715		31031
Golf Rnds(outside/member)	3474/1270		3160/1225	21610/9105		20960/10071
Membership	138		137			
	3-range/10Juniors addtl					

Talons	May-26		May-25	Year to Date		Prior Year 25
	Actual	Budget	Actual	Actual	Budget	Actual
Total FB Revenue	\$ 184,429.71	\$ 162,535.31	\$ 195,259.05	\$ 1,214,047.58	\$ 1,201,440.22	\$ 1,306,459.25
COGS	\$ 54,578.96	\$ 55,638.80	\$ 59,847.47	\$ 396,818.84	\$ 403,121.23	\$ 416,688.49
FB Expenses	\$ 90,943.39	\$ 88,952.45	\$ 109,030.72	\$ 718,708.33	\$ 726,900.67	\$ 760,445.67
NOI	\$ 38,907.36	\$ 17,944.06	\$ 26,380.86	\$ 98,520.41	\$ 71,418.32	\$ 129,325.09
% COGS (Food)	33.00%			37.00%		
% COGS (Alcohol)	29.60%			33.00%		

without N/A bev
33% w/ n/a bev
Alcohol - 31%
Wine - 22%
Beer - 36%

D.

Eagle Harbor Facility Report

June 2026

Amenity Centers:

1. Swim Park
 - a. Operations are normal
2. Tennis/Pickleball Center
 - a. Parking lot has been re-stripped.
3. Waterfront Park
 - a. Operations are normal.
 - b. Having an engineer inspect and research the cause of cracking pool tiles
4. Creekside
 - a. Having numerous issues with young adults breaking into the pool area and vandalizing assets. CCSO has been notified and we are researching additional security measures
5. Golf Course
 - a. Operations are normal.
 - b. Formulating a cart path renovation project.
6. Talons
 - a. Operations are normal.

Common Areas & Retention Ponds:

1. All lakes have been treated and inspected by the Lake Doctors. Due to the drought, pond levels have dramatically dropped which has created algae issues
2. Installing mulch at selected playgrounds
3. Increased CCSO presence on EH Pkwy and Forest Park
4. Repaired numerous potential sidewalk trip hazards throughout the community

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