THE CROSSINGS
at FLEMING ISLAND
Community Development District

July 23, 2026

AGENDA

The Crossings at Fleming Island
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

July 16, 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, July 23, 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 June 25, 2026 Meeting

    B. Financial Statements

    C. Check Register

V. Ratification of the 2025 Audit Engagement Letter with McDirmit Davis

VI. Acceptance of the Fiscal Year 2025 Audit Report

VII. Consideration of Proposals for Landscape and Irrigation Maintenance Services (provided under separate cover)

VIII. Management Team Reports
    A. District Counsel

    B. Ruppert Landscape – Report

    C. Hampton Golf – Report (to be provided under separate cover)

D. District Manager & Operations – Operations Report

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – August 27, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway

XI. Adjournment

FOURTH ORDER OF BUSINESS

A.

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, June 25, 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
Mike Bruno, Supervisor
Paul Booth, Supervisor
Jimmy Pinkerman, Supervisor

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

I - Roll Call

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

II - Pledge of Allegiance

III - Public Comment

IV - Approval of Consent Agenda

A. Approval of the Minutes of the May 28, 2026 Meeting

B. Financial Statements

C. Check Register

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

V - Management Team Reports

A. District Counsel

Supervisor Pinkerman joined the meeting at this time by telephone/

Mr. Komando reported on the status of the litigation.

B. Ruppert Landscaping - Report

A copy of the landscaping report was included in the agenda package.

C. Hampton Golf - Report

A copy of the Eagle Harbor Golf Club performance report was included in the agenda.

D. District Manager & Operations – Operations Report

Mr. Andersen reviewed the facility report for June, copy of which was included in the agenda package and gave an overview of the NGF report.

Supervisor Booth moved to accept the NGF report and authorize staff to transmit the report to the trustee. Supervisor Bruno seconded the motion. Motion passed 4 - 0

VI - Supervisor's Requests and Audience Comments

Supervisor Bruno inquired about the new checklist for golf outdoor services and golf maintenance. Mr. Andersen stated they are in place for both entities.

VII Next Scheduled Meeting – July 23, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway

VIII – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 6:42 p.m.

________________________________ ________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

The Crossings at Fleming Island

Community Development District

Unaudited Financial Reporting

June 30, 2026

Table of Contents

The Crossings at Fleming Island

Community Development District

Combined Balance Sheet

June 30, 2026

	Governmental Funds			Proprietary Funds			
	General Fund	Reserve Fund	Debt Service Fund	Water/Sewer Fund	Golf Course Fund	Swim & Tennis Fund	Totals FY 2026
Assets:							
Cash:							
Operating Account-Wells Fargo	$ 166,210 #	$ 86,993	$ -	$ 150,368	$ 82,089	$ 180,985	$ 666,645
Operating Account-BB&T	-	-	-	-	-	-	-
Depository Account	-	-	-	-	77,214	972,180	1,049,394
Petty Cash	-	-	-	-	1,655	900	2,555
Accounts Receivable	-	-	-	-	64,550	81,276	145,826
Due from General Fund	-	-	46,618	-	-	-	46,618
Due from Water/Sewer	-	-	-	-	-	-	-
Due from Other	-	-	-	-	-	-	-
Due from GC - Current year	59,817	161,179	-	-	-	-	220,995
Due from Swim & Tennis Fund	(14,975)	-	-	-	-	-	(14,975)
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)	3,048,583	55,637	-	3,656,401	282	-	6,760,903
State Board of Administration (SBA)-Reserves	1,371,102	-	-	-	-	-	1,371,102
Series 1999							
Reserve	-	-	-	-	91,107	-	91,107
Interest	-	-	-	-	3	-	3
Revenue	-	-	-	-	92,224	-	92,224
Sinking	-	-	-	-	8	-	8
Series 2007/2016 Refunding/2017							
Reserve	-	-	-	1	-	-	1
Surplus	-	-	-	905,749	-	-	905,749
Rate Stabilization	-	-	-	276,068	-	-	276,068
Renewal & Replacement	-	-	-	288,425	-	-	288,425
Revenue	-	-	-	1,009,270	-	-	1,009,270
Interest	-	-	-	308,833	-	-	308,833
Redemption - Tax Exempt	-	-	-	929	-	-	929
Redemption - Taxable	-	-	-	286	-	-	286
Series 2014 - A-1/A-2							
Reserve A-1	-	-	914,591	-	-	-	914,591
Interest A-1	-	-	-	-	-	-	-
Revenue	-	-	514,822	-	-	-	514,822
Prepayment A-1	-	-	1,050,641	-	-	-	1,050,641
Reserve A-2	-	-	355,099	-	-	-	355,099
Interest A-2	-	-	-	-	-	-	-
Prepayment A-2	-	-	2	-	-	-	2
Series 2014 - A-3							
Reserve A-3	-	-	369,978	-	-	-	369,978
Interest - A-3	-	-	-	-	-	-	-
Revenue	-	-	255,328	-	-	-	255,328
Prepayment A-3	-	-	-	-	-	-	-
Construction - A-3	-	-	-	-	-	-	-
Series 2017							
Reserve - 2017	-	-	32,969	-	-	-	32,969
Interest - 2017	-	-	-	-	-	-	-
Revenue - 2017	-	-	62,757	-	-	-	62,757
Prepayment - 2017	-	-	583	-	-	-	583
Inventory	-	-	-	-	190,237	29,734	219,971
Prepaid Expenses	20,000	-	-	-	112,011	15,612	147,623
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	**$ 5,376,918**	**$ 311,829**	**$ 3,603,387**	**$ 15,320,267**	**$ 5,743,255**	**$ 1,280,687**	**$ 31,636,343**
Liabilities:							
Accounts Payable	105,210 #	$ 34,177	$ -	$ 8,421	$ 338,921	$ 100,668	$ 587,397
Accrued Payroll/Bonuses	-	-	-	-	52,324	49,118	101,442
Member Liability	-	-	-	-	104,612	4,639	109,251
Due to General Fund	-	-	-	-	13,598	9,790	23,388
Due to General Fund - Loan	-	-	-	-	310,798	-	310,798
Due to Debt Service	46,618	-	-	-	-	-	46,618
Due to Reserve	19,711	-	-	-	-	-	19,711
Deferred Income	-	-	-	0	56,134	110,187	166,321
Deposits Payable	4,373	-	-	905	-	10,425	15,703
Lease Liability	-	-	-	-	137,982	-	137,982
Accrued Interest Payable - Bonds	-	-	-	141,826	2,706,958	-	2,848,784
Accrued Principal Payable	-	-	-	795,000	4,065,000	-	4,860,000
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	**$ 175,912**	**$ 34,177**	**$ -**	**$ 16,959,861**	**$ 8,261,327**	**$ 284,827**	**$ 25,716,104**
Fund Balance:							
Nonspendable:							
Deposits	$ 35,000	$ -	$ -	$ -	$ -	$ -	$ 35,000
Restricted for:							
Debt Service	-	-	3,603,387	-	-	-	3,603,387
Water/Sewer	-	-	-	905	-	-	905
Assigned for:							
Capital Reserves	1,371,102	-	-	-	-	-	1,371,102
Unassigned/Unrestricted	3,774,904	277,652	-	(1,640,500)	(2,518,072)	995,859	889,843
Total Fund Balances	**$ 5,201,006**	**$ 277,652**	**$ 3,603,387**	**$ (1,639,595)**	**$ (2,518,072)**	**$ 995,859**	**$ 5,920,237**
Total Liabilities & Fund Balance	$ 5,376,918	$ 311,829	$ 3,603,387	$ 15,320,267	$ 5,743,255	$ 1,280,686	$ 31,636,341

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 3,487,971	$ 3,487,971	$ 3,501,245	$ 13,274
Boat/RV Storage Fees	115,000	86,250	88,200	1,950
Interest Income	180,000	135,000	132,376	(2,624)
Misc/Newsletter/Rental Income	21,000	15,750	5,634	(10,116)
Total Revenues	**$ 3,803,971**	**$ 3,724,971**	**$ 3,727,455**	**$ 2,484**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 15,000	$ 11,250	$ 7,518	$ 3,732
PR-FICA/Workers Comp/PR Fees	17,000	12,750	19,705	(6,955)
Engineering	7,000	5,250	-	5,250
District Attorney	33,400	25,050	25,767	(717)
Litigation Counsel	50,000	37,500	103,442	(65,942)
Annual Audit	4,500	3,375	-	3,375
Assessment Administration	18,375	18,375	18,375	0
Arbitrage Rebate	1,100	825	1,100	(275)
Dissemination Agent	2,100	1,575	1,575	-
Trustee Fees	20,000	15,000	-	15,000
District Manager/Administrator	105,450	79,088	87,290	(8,202)
General Administrative	15,000	11,250	10,315	935
Insurance General Liability	74,128	74,128	63,167	10,961
Other Current Charges	5,000	3,750	1,141	2,609
Dues, Licenses & Website	25,000	18,750	8,600	10,150
Total General & Administrative	**$ 393,054**	**$ 317,916**	**$ 347,995**	**$ (30,079)**
Operations & Maintenance				
Maintenance				
Landscape Maintenance	$ 863,114	$ 647,336	$ 647,337	$ (1)
Landscape Maintenance - Contingency	110,000	82,500	85,397	(2,897)
Lake Maintenance	90,000	67,500	54,415	13,085
Cost Sharing Agreement - Stone Creek	14,000	10,500	-	10,500
Facility/Preventative Maintenance	250,000	187,500	144,247	43,253
Utilities	160,000	120,000	92,622	27,378
Security	45,000	33,750	25,748	8,002
Operating Reserves	5,895	4,422	-	4,422
Subtotal Maintenance	**$ 1,538,010**	**$ 1,153,507**	**$ 1,049,766**	**$ 103,741**
Total Operations & Maintenance	**$ 1,538,010**	**$ 1,153,507**	**$ 1,049,766**	**$ 103,741**
Total Expenditures	**$ 1,931,064**	**$ 1,471,424**	**$ 1,397,761**	**$ 73,663**

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Excess (Deficiency) of Revenues over Expenditures	$ 1,872,907	$ 2,253,547	$ 2,329,695	$ 76,147
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out) - SBA Reserve	$ (125,000)	$ -	$ -	$ -
Interfund Transfer Out - Swim & Tennis	(1,747,907)	(1,310,931)	(1,310,931)	-
Total Other Financing Sources/(Uses)	**$ (1,872,907)**	**$ (1,310,931)**	**$ (1,310,931)**	**$ -**
Net Change in Fund Balance	**$ 0**	**$ 942,617**	**$ 1,018,764**	**$ 76,147**
Fund Balance - Beginning	$ -		$ 4,182,242	
Fund Balance - Ending	$ 0		$ 5,201,006	

The Crossings at Fleming Island

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Special Assessments - Tax Roll	$ 620,196	$ 620,196	$ 614,676	$ (5,520)
Interest	20,000	15,000	1,613	(13,387)
Total Revenues	**$ 640,196**	**$ 635,196**	**$ 616,288**	**$ (18,908)**
Expenditures:				
Capital Outlay	$ 619,686	$ 464,765	$ 202,617	$ 262,148
Other Current Charges	500	375	-	375
Total Expenditures	**$ 620,186**	**$ 465,140**	**$ 202,617**	**$ 262,523**
Excess (Deficiency) of Revenues over Expenditures	**$ 20,010**	**$ 170,057**	**$ 413,672**	**$ 243,615**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 20,010**	**$ 170,057**	**$ 413,672**	**$ 243,615**
Fund Balance - Beginning	$ -		$ (136,019)	
Fund Balance - Ending	$ 20,010		$ 277,652	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 2,411,887	$ 2,411,887	$ 2,417,858	$ (33,381)
Special Assessments - Prepayments A-1	-	-	2,535	2,535
Special Assessments - Prepayments A-2	-	-	397	397
Interest Income	-	-	99,870	99,870
Total Revenues	**$ 2,411,887**	**$ 2,411,887**	**$ 2,520,661**	**$ 69,422**
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	$ 291,711	$ 63,922
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 188,437**	**$ 188,437**	**$ 291,711**	**$ 63,922**
Fund Balance - Beginning	$ 941,772		$ 2,582,796	
Fund Balance - Ending	$ 1,130,209		$ 2,874,507	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 378,767	$ 378,767	$ 379,064	$ 297
Interest Income	-	-	18,404	18,404
Total Revenues	**$ 378,767**	**$ 378,767**	**$ 397,467**	**$ 18,700**
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	$ 8,767	$ 3,575
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 5,192**	**$ 5,192**	**$ 8,767**	**$ 3,575**
Fund Balance - Beginning	$ 232,262		$ 622,708	
Fund Balance - Ending	$ 237,454		$ 631,475	

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 June 30, 2026

	Adopted Budget		Prorated Budget Thru 06/30/26		Actual Thru 06/30/26		Variance	
Revenues:								
Special Assessments - Tax Roll	$	67,073	$	67,073	$	67,360	$	287
Interest Income		-		-		3,013		3,013
Total Revenues	**$**	**67,073**	**$**	**67,073**	**$**	**70,373**	**$**	**3,300**
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	$	8,110	$	3,300
Other Financing Sources/(Uses):								
Transfer In/(Out)	$	-	$	-	$	-	$	-
Total Other Financing Sources/(Uses)	$	-	$	-	$	-	$	-
Net Change in Fund Balance	**$**	**4,811**	**$**	**4,811**	**$**	**8,110**	**$**	**3,300**
Fund Balance - Beginning	$	47,517			$	89,295		
Fund Balance - Ending	$	52,328			$	97,405		

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 June 30, 2026

	Adopted Budget		Prorated Budget Thru 06/30/26		Actual Thru 06/30/26		Variance	
Operating Revenues:								
Reclaimed Water Revenue	$	800,000	$	533,333	$	529,046	$	(4,287)
Debt Capacity Charge		1,976,556		1,317,704		1,310,884		(6,820)
Interest/Misc. Income		200,000		150,000		153,910		3,910
Total Operating Revenues	**$**	**2,976,556**	**$**	**2,001,037**	**$**	**1,993,841**	**$**	**(7,197)**
Administrative:								
Engineering Fees	$	2,000	$	1,500	$	-	$	1,500
Arbitrage		550		413		550		(138)
Dissemination Agent		1,000		750		750		0
District Attorney		29,352		22,014		20,614		1,400
Annual Audit		4,500		3,375		-		3,375
Trustee Fees		10,500		7,875		5,647		2,228
District Manager/Administrator		101,295		75,971		67,187		8,784
Computer Time		1,000		750		750		0
Postage		1,000		750		56		694
Insurance		74,128		74,128		63,167		10,961
Other Current Charges		15,000		11,250		378		10,872
Total Administrative:	**$**	**240,325**	**$**	**198,776**	**$**	**159,100**	**$**	**39,676**
Water/Wastewater Operations								
Service Charges	$	-	$	-		-	$	-
Meter Expenses		1,000		750		-		750
Reclaimed Water		-		-		110,421		(110,421)
Repairs & Maintenance		35,000		26,250		3,877		22,373
Electric		40,000		30,000		27,119		2,881
Capital Outlay		150,000		112,500		9,017		103,483
Contingency		25,000		18,750		48,796		(30,046)
Total Water/Wastewater Operations	**$**	**251,000**	**$**	**188,250**	**$**	**199,230**	**$**	**(10,980)**
Total Operating Expenses	**$**	**491,325**	**$**	**387,026**	**$**	**358,330**	**$**	**28,696**
Net Income before Debt Service	$	2,485,231	$	1,614,012	$	1,635,511	$	21,500
Debt Service/Other Sources (Uses):								
Principal Expense	$	(1,060,000)		(795,000)		(795,000)	$	-
Interest Expense		(683,476)		(512,607)		(483,563)		29,044
Total Debt Service/Other Sources (Uses):	**$**	**(1,743,476)**	**$**	**(1,307,607)**	**$**	**(1,278,563)**	**$**	**29,044**
Change in Net Position	**$**	**741,755**	**$**	**306,405**	**$**	**356,949**	**$**	**50,544**
Total Net Position - Beginning	$	-			$	(1,996,543)		
Total Net Position - Ending	$	741,755			$	(1,639,595)		

The Crossings at Fleming Island

Community Development District

Golf Course Fund

Statement of Revenues, Expenditures, and Changes in Net Position

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance	Current Month
Operating Revenues:					
User Fees - Dues	$ 516,085	$ 385,495	$ 354,122	$ (31,373)	$ 41,551
Greens/Cart Fees	1,713,279	1,525,574	1,351,253	(174,321)	136,218
Merchandise/Food/Beverage	1,923,477	1,483,304	1,483,304	-	159,170
Rental Revenue	93,500	68,000	66,135	(1,865)	7,460
Tournament Revenue	244,940	-	-	-	-
Discount Programs	-	-	(30,274)	(30,274)	(4,499)
Membership Income - Other Fees	5,324	3,993	3,256	(737)	121
Miscellaneous Income	76,437	71,894	89,693	17,799	7,725
Initiation Fees	15,750	15,750	27,225	11,475	3,000
Interest Income/Commissions	-	-	2,879	2,879	305
Sales Tax/Gratuities/Lesson Income	683,189	512,392	270	(512,122)	30
Total Operating Revenues	**$ 5,271,981**	**$ 4,066,402**	**$ 3,347,863**	**$ (718,539)**	**$ 351,081**
Cost of Goods Sold:					
Cost of Goods Sold	$ 801,999	$ 622,375	$ 586,079	(36,296)	$ 69,084
Gross Profit	**$ 4,469,982**	**$ 3,444,027**	**$ 2,761,784**	**$ (682,243)**	**$ 281,997**
Operating Expenses:					
Salaries	$ 1,762,634	$ 1,319,139	$ 1,270,315	$ 48,824	$ 137,325
Commissions & Bonuses	65,597	52,222	45,002	7,220	7,293
Employee Expenses	322,993	244,981	251,145	(6,164)	27,542
Employee Uniforms	4,946	3,941	986	2,955	153
Travel & Per Diem	-	-	169	(169)	-
Training	9,899	6,838	2,789	4,049	678
Janitorial Expense	25,200	18,900	18,540	360	2,060
Janitorial Supplies	12,541	10,591	7,829	2,762	790
Tournaments & Events	62,888	49,588	41,864	7,724	4,712
Marketing & Advertising	26,888	20,507	14,712	5,795	1,100
Centralized Services	78,600	40,950	42,516	(1,566)	5,779
Course & Grounds Maintenance	29,646	23,346	25,988	(2,642)	265
Repairs - Equipment	20,406	15,706	36,979	(21,273)	3,032
Repairs - Buildings	13,236	10,086	6,960	3,126	649
Operating Supplies	118,605	89,459	111,041	(21,582)	15,023
Office Supplies	4,421	2,996	1,221	1,775	268
Postage	600	450	469	(19)	-
Printing & Reproduction	900	700	4,058	(3,358)	67
Utility Services	113,493	86,703	83,571	3,132	63
Gas/Oil/Propane	34,111	23,113	31,446	(8,333)	13,062
Refuse & Potables	28,618	21,939	24,488	(2,549)	6,108
Telephone/T1 Line	11,360	8,381	7,138	1,243	783
Security/Pest Control	36,018	31,616	29,452	2,164	3,021
Music & Cable Service	14,400	11,400	15,247	(3,847)	1,317
Dues and Subscriptions	28,872	25,199	26,103	(904)	2,003
Chemicals	65,849	46,649	82,064	(35,415)	21,040
Fertilizer - Course	84,013	55,013	56,704	(1,691)	12,781
Sand, Seed & Dressing	20,611	14,561	10,427	4,134	919
Small Tools	-	-	178	(178)	-
Licenses/Permits	5,880	4,410	550	3,860	50
Cash Short/Over	-	-	507	(507)	(107)
Bad Debt	337	337	-	337	-
Other Services	13,871	1,169	692	477	71
Trustee Fees/Bank Charges	96,303	74,884	114,524	(39,640)	14,244
Aerification	34,000	17,000	600	16,400	-
Management Fees - Hampton	88,200	66,150	63,000	3,150	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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance	Current Month
Operating Expenses: (Continued)					
Rentals & Leases	$ 282,820	$ 205,456	$ 231,225	$ (25,769)	27,539
Lake Maintenance	30,000	22,500	22,500	-	2,500
Insurance	150,000	112,500	103,220	9,280	11,585
Other Current Charges/RE Taxes	34,192	25,792	25,305	487	2,799
District Manager/Administrator	68,040	39,780	39,682	98	4,409
District Attorney	6,672	5,004	5,103	(99)	573
Accounting & Audit	6,804	5,103	2,108	2,995	192
Sales Tax/Gratuities/Lesson Income	683,189	512,392	-	512,392	-
Total Operating Expenses:	**$ 4,497,653**	**$ 3,327,451**	**$ 2,858,417**	**$ 469,034**	**$ 338,688**
Net Income before Non-Operating Income (Expense)	$ (27,671)	$ 116,576	$ (96,633)	$ (213,209)	$ (56,691)
Change in Net Position	**$ (27,671)**	**$ 116,576**	**$ (96,633)**	**$ (213,209)**	**$ (56,691)**
Total Net Position - Beginning	$ -		$ (2,421,439)		
Total Net Position - Ending	$ (27,671)		$ (2,518,072)		

The Crossings at Fleming Island

Community Development District

Swim & Tennis Fund

Statement of Revenues, Expenditures, and Changes in Net Position

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance	Current Month
Operating Revenues:					
User Fees	$ 165,000	$ 122,897	$ 133,784	$ 10,887	$ 13,621
Lesson Income Tennis	270,000	206,129	237,172	31,043	31,628
Merchandise/Food/Beverage Sale	155,000	89,008	109,938	20,930	42,277
Total Operating Revenues	**$ 590,000**	**$ 418,034**	**$ 480,894**	**$ 62,860**	**$ 87,526**
Cost of Goods Sold:					
Cost of Goods Sold	$ 120,000	$ 76,788	$ 80,829	$ (4,041)	$ 24,770
Gross Profit	**$ 470,000**	**$ 341,246**	**$ 400,065**	**$ 58,819**	**$ 62,756**
Operating Expenses:					
Salaries	$ 995,000	$ 659,681	$ 678,584	$ (18,903)	$ 153,527
Employee Expenses	270,000	188,652	192,306	(3,654)	34,342
Employee Education and Training	8,000	6,880	662	6,218	-
Promotional Activities	100,000	70,650	52,274	18,376	3,061
Activities & Events - Tennis	5,000	3,500	1,170	2,330	(648)
Communications and Freight	32,000	23,999	21,338	2,661	2,604
Customer Service & Advertising	6,000	3,491	2,683	808	522
Other Contractual	40,000	28,024	34,429	(6,405)	7,800
Repairs & Maintenance	90,000	42,372	54,459	(12,087)	24,479
Operating Supplies	35,000	28,145	21,600	6,545	2,319
Office Supplies	15,000	10,619	4,037	6,582	321
Utility Services	165,858	114,915	100,283	14,632	13,369
Gas/Oil/Propane	38,000	38,000	39,533	(1,533)	-
Chemicals	85,000	56,629	48,476	8,153	9,792
Licenses/Permits	4,000	4,000	2,445	1,555	-
Bad Debt Expense	-	-	(247)	247	-
Cash Short/Over	-	-	146	(146)	(139)
Trustee Fees	34,000	19,917	21,663	(1,746)	3,294
District Manager/Administrator	50,000	41,595	35,014	6,581	3,890
Insurance	45,419	34,064	31,584	2,480	3,509
Taxes	130	130	203	(73)	23
Audit	4,500	-	-	-	-
Total Operating Expenses:	**$ 2,022,907**	**$ 1,375,263**	**$ 1,342,642**	**$ 32,621**	**$ 262,065**
Net Income before Non-Operating Income (Expense)	$ (1,552,907)	$ (1,034,017)	$ (942,577)	$ 91,440	$ (199,309)
Non-Operating Income/(Expenses):					
Other Income	$ -	$ -	$ (618)	$ (618)	$ (832)
Interfund Transfer In	1,747,907	1,310,930	1,310,930	0	145,659
CDD Lesson Income	30,000	23,428	30,836	7,408	4,441
Lessons Paid Out	(225,000)	(170,799)	(238,975)	(68,176)	(32,013)
Total Non-Operating Income/(Expenses):	**$ 1,552,907**	**$ 1,163,559**	**$ 1,102,174**	**$ (61,385)**	**$ 117,255**
Change in Net Position	**$ -**	**$ 129,542**	**$ 159,597**	**$ 30,055**	**$ (82,054)**
Total Net Position - Beginning	$ -		$ 836,262		
Total Net Position - Ending	$ -		$ 995,859		

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	$ 32,007	$ -	$ -	$ -	$ 3,501,245
Boat/RV Storage Fees	115,000	-	9,790	-	9,970	9,715	-	39,145	9,790	9,790	-	-	-	88,200
Interest Income	180,000	10,649	8,742	15,593	18,497	16,154	16,713	15,958	15,657	14,413	-	-	-	132,376
Misc/Newsletter/Rental Income	21,000	-	-	2,760	-	485	-	1,055	-	1,335	-	-	-	5,634
Total Revenues	**$ 3,803,971**	**$ 10,649**	**$ 1,180,016**	**$ 2,050,428**	**$ 97,291**	**$ 71,240**	**$ 59,605**	**$ 162,978**	**$ 37,702**	**$ 57,545**	**$ -**	**$ -**	**$ -**	**$ 3,727,455**
Expenditures:														
General & Administrative:														
Supervisor Fees	$ 15,000	$ 800	$ -	$ 800	$ -	$ 2,118	$ 1,000	$ 1,000	$ 1,000	$ 800	$ -	$ -	$ -	$ 7,518
PR-FICA/Workers Comp/PR Fees	17,000	2,293	1,735	4,057	2,209	865	1,979	2,913	1,826	1,827	-	-	-	19,705
Engineering	7,000	-	-	-	-	-	-	-	-	-	-	-	-	-
District Attorney	33,400	2,863	2,863	2,863	2,863	2,863	2,863	2,863	2,863	2,863	-	-	-	25,767
Litigation Counsel	50,000	5,343	16,932	6,102	31,953	24,420	2,998	11,676	-	4,018	-	-	-	103,442
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	175	175	-	-	-	1,575
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	13,625	-	-	-	87,290
General Administrative	15,000	86	1,986	4,887	122	151	83	83	2,551	365	-	-	-	10,315
Insurance General Liability	74,128	63,167	-	-	-	-	-	-	-	-	-	-	-	63,167
Other Current Charges	5,000	-	320	-	-	-	174	118	441	87	-	-	-	1,141
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**	**$ 12,295**	**$ 23,761**	**$ -**	**$ -**	**$ -**	**$ 347,995**

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	$ 71,926	$ -	$ -	$ -	$ 647,337
Landscape Maintenance - Contingency	110,000	27,018	7,800	10,168	5,125	-	9,450	20,111	3,425	2,300	-	-	-	85,397
Lake Maintenance	90,000	6,380	6,380	6,380	3,375	6,380	6,380	6,380	6,380	6,380	-	-	-	54,415
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	18,210	-	-	-	144,247
Utilities	160,000	6,157	11,079	11,634	10,832	10,357	10,369	10,427	10,626	11,139	-	-	-	92,622
Security	45,000	2,610	3,013	3,671	965	4,198	1,866	4,081	2,314	3,032	-	-	-	25,748
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**	**$ 112,987**	**$ -**	**$ -**	**$ -**	**$ 1,049,766**
Total Operations & Maintenance	**$ 1,538,010**	**$ 140,397**	**$ 117,816**	**$ 112,777**	**$ 106,169**	**$ 101,145**	**$ 115,493**	**$ 126,041**	**$ 116,942**	**$ 112,987**	**$ -**	**$ -**	**$ -**	**$ 1,049,766**
Total Expenditures	**$ 1,931,064**	**$ 245,730**	**$ 150,358**	**$ 143,333**	**$ 152,023**	**$ 146,829**	**$ 133,298**	**$ 160,206**	**$ 129,237**	**$ 136,747**	**$ -**	**$ -**	**$ -**	**$ 1,397,761**
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	$ (91,535)	$ (79,202)	$ -	$ -	$ -	$ 2,329,695
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)	(145,659)	-	-	-	(1,310,931)
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)**	**$ (145,659)**	**$ -**	**$ -**	**$ -**	**$ (1,310,931)**
Net Change in Fund Balance	**$ 0**	**$ (380,740)**	**$ 883,999**	**$ 1,761,437**	**$ (200,391)**	**$ (221,248)**	**$ (219,352)**	**$ (142,886)**	**$ (237,194)**	**$ (224,861)**	**$ -**	**$ -**	**$ -**	**$ 1,018,764**

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	$ 76,731	$ -	$ -	$ -	$ -	$ 529,046
Debt Capacity Charge	1,976,556	163,540	163,919	163,726	164,044	163,609	164,167	163,943	163,936	-	-	-	-	1,310,884
Interest/Misc. Income	200,000	20,525	15,602	15,943	16,140	16,387	16,941	17,532	17,134	17,707	-	-	-	153,910
Total Operating Revenues	**$ 2,976,556**	**$ 256,113**	**$ 241,558**	**$ 249,447**	**$ 242,295**	**$ 234,555**	**$ 239,500**	**$ 254,866**	**$ 257,801**	**$ 17,707**	**$ -**	**$ -**	**$ -**	**$ 1,993,841**
Expenditures:														
Administrative:														
Engineering Fees	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	550	-	-	-	550	-	-	-	-	-	-	-	-	550
Dissemination Agent	1,000	83	83	83	83	83	83	83	83	83	-	-	-	750
District Attorney	29,352	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	-	-	-	20,614
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	11,540	-	-	-	67,187
Computer Time	1,000	83	83	83	83	83	83	83	83	83	-	-	-	750
Postage	1,000	53	-	0	-	-	-	3	-	-	-	-	-	56
Insurance	74,128	63,167	-	-	-	-	-	-	-	-	-	-	-	63,167
Other Current Charges	15,000	0	-	-	225	-	37	9	-	107	-	-	-	378
Total Administrative:	**$ 240,325**	**$ 73,143**	**$ 9,922**	**$ 6,532**	**$ 19,734**	**$ 9,922**	**$ 9,959**	**$ 9,934**	**$ 5,847**	**$ 14,105**	**$ -**	**$ -**	**$ -**	**$ 159,100**

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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Reclaimed Water	-	29,646	-	14,635	-	10,174	-	16,838	17,041	22,088	-	-	-	110,421
Repairs & Maintenance	35,000	2,645	-	-	472	475	-	-	-	285	-	-	-	3,877
Electric	40,000	3,152	3,076	2,826	2,427	2,104	1,710	3,475	4,122	4,226	-	-	-	27,119
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**	**$ 26,598**	**$ -**	**$ -**	**$ -**	**$ 199,230**
Total Operations & Maintenance	**$ 251,000**	**$ 36,858**	**$ 3,953**	**$ 66,257**	**$ 2,899**	**$ 15,202**	**$ 2,398**	**$ 23,902**	**$ 21,163**	**$ 26,598**	**$ -**	**$ -**	**$ -**	**$ 199,230**
Total Operating Expenses	**$ 491,325**	**$ 110,001**	**$ 13,875**	**$ 72,790**	**$ 22,633**	**$ 25,125**	**$ 12,357**	**$ 33,836**	**$ 27,010**	**$ 40,703**	**$ -**	**$ -**	**$ -**	**$ 358,330**
Excess (Deficiency) of Revenues over Expenditu	$ 2,485,231	$ 146,112	$ 227,683	$ 176,657	$ 219,662	$ 209,431	$ 227,143	$ 221,030	$ 230,790	$ (22,996)	$ -	$ -	$ -	$ 1,635,511
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)	$ (88,333)	$ -	$ -	$ -	$ (795,000)
Interest Expense	(683,476)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	-	-	-	(483,563)
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)**	**$ (142,063)**	**$ -**	**$ -**	**$ -**	**$ (1,278,563)**
Net Change in Fund Balance	**$ 741,755**	**$ 4,049**	**$ 85,620**	**$ 34,595**	**$ 77,599**	**$ 67,368**	**$ 85,080**	**$ 78,967**	**$ 88,728**	**$ (165,058)**	**$ -**	**$ -**	**$ -**	**$ 356,949**

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	$ 41,551	$ -	$ -	$ -	$ 354,122
Greens/Cart Fees	1,713,279	133,595	155,476	129,540	118,113	145,790	206,547	148,679	177,294	136,219	-	-	-	1,351,253
Merchandise/Food/Beverage	1,923,477	164,003	160,121	167,618	122,987	139,552	186,677	191,318	191,858	159,170	-	-	-	1,483,304
Rental Revenue	93,500	6,164	7,070	9,321	3,210	5,317	7,309	5,688	14,596	7,460	-	-	-	66,135
Tournament Revenue	244,940	-	-	-	-	-	-	-	-	-	-	-	-	-
Discount Programs	-	(3,545)	(2,465)	(4,372)	(2,465)	(2,091)	(4,117)	(3,349)	(3,371)	(4,499)	-	-	-	(30,274)
Membership Income - Other Fees	5,324	-	139	(60)	1,995	410	488	93	70	121	-	-	-	3,256
Miscellaneous Income	76,437	8,365	8,673	11,317	8,225	9,004	11,328	13,484	11,572	7,725	-	-	-	89,693
Initiation Fees	15,750	4,725	-	6,500	-	1,500	-	3,000	8,500	3,000	-	-	-	27,225
Interest Income/Commissions	-	350	355	336	332	317	282	307	295	305	-	-	-	2,879
Sales Tax/Gratuities/Lesson Income	683,189	30	30	30	30	30	30	30	30	30	-	-	-	270
Total Operating Revenues	**$ 5,271,981**	**$ 354,594**	**$ 368,820**	**$ 359,789**	**$ 290,791**	**$ 339,149**	**$ 446,994**	**$ 397,458**	**$ 439,186**	**$ 351,082**	**$ -**	**$ -**	**$ -**	**$ 3,347,863**
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	$ 69,084	$ -	$ -	-	586,079
Gross Profit	**$ 4,469,982**	**$ 288,113**	**$ 308,667**	**$ 290,706**	**$ 244,479**	**$ 286,571**	**$ 375,787**	**$ 313,289**	**$ 372,174**	**$ 281,998**	**$ -**	**$ -**	**$ -**	**$ 2,761,784**
Operating Expenses:														
Salaries	$ 1,762,634	$ 144,021	$ 132,037	$ 145,749	$ 139,633	$ 128,181	$ 149,072	$ 152,048	$ 142,249	$ 137,325	$ -	$ -	$ -	$ 1,270,315
Commissions & Bonuses	65,597	3,794	3,497	4,080	2,762	3,552	6,400	8,667	4,957	7,293	-	-	-	45,002
Employee Expenses	322,993	26,107	24,535	30,862	30,390	24,036	31,129	28,562	27,982	27,542	-	-	-	251,145
Employee Uniforms	4,946	-	-	-	85	(3)	-	545	205	154	-	-	-	986
Travel & Per Diem	-	-	-	-	169	-	-	-	-	-	-	-	-	169
Training	9,899	512	242	-	796	316	122	61	62	678	-	-	-	2,789
Janitorial Expense	25,200	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	2,060	-	-	-	18,540
Janitorial Supplies	12,541	1,001	901	718	1,521	614	941	648	694	791	-	-	-	7,829
Tournaments & Events	62,888	4,339	4,565	5,510	5,314	4,683	4,485	4,178	4,078	4,712	-	-	-	41,864
Marketing & Advertising		1,628	1,707	2,893	1,758	656	4,645	(220)	545	1,100				14,712
Centralized Services	78,600	4,550	4,550	4,550	4,550	4,550	4,550	4,550	4,888	5,778	-	-	-	42,516
Course & Grounds Maintenance	29,646	4,000	2,890	2,351	1,558	6,779	229	3,800	4,116	265	-	-	-	25,988
Repairs - Equipment	20,406	12,677	891	6,333	4,436	2,815	2,554	693	3,548	3,032	-	-	-	36,979
Repairs - Buildings	13,236	327	-	1,523	(2,010)	1,352	25	2,111	2,982	650	-	-	-	6,960
Operating Supplies	118,605	10,951	9,440	10,879	10,633	11,400	11,191	13,366	17,878	15,303	-	-	-	111,041
Office Supplies	4,421	152	79	18	207	197	11	182	107	268	-	-	-	1,221
Postage	600	-	-	31	-	-	-	-	371	67	-	-	-	469
Printing & Reproduction	900	202	408	12	366	738	-	2,269	-	63	-	-	-	4,058
Utility Services	113,493	8,440	8,423	10,241	8,176	8,771	8,265	9,994	8,199	13,062	-	-	-	83,571
Gas/Oil/Propane	34,111	4,909	1,472	975	2,413	2,769	3,990	3,769	5,042	6,107	-	-	-	31,446
Refuse & Potables	28,618	2,610	2,230	2,656	2,623	2,271	2,610	2,765	3,324	3,399	-	-	-	24,488
Telephone/T1 Line	11,360	745	791	742	724	740	1,020	1,078	515	783	-	-	-	7,138
Security/Pest Control	36,018	3,277	2,373	3,083	4,237	2,624	2,832	3,577	4,428	3,021	-	-	-	29,452
Music & Cable Service	14,400	2,123	3,470	1,752	2,296	984	1,413	661	1,231	1,317	-	-	-	15,247
Dues and Subscriptions	28,872	2,699	2,054	7,793	1,894	1,566	3,310	2,255	2,529	2,003	-	-	-	26,103
Chemicals	65,849	7,976	6,217	6,893	2,511	4,688	13,961	3,535	15,243	21,040	-	-	-	82,064
Fertilizer - Course	84,013	4,014	3,176	2,636	1,242	(127)	12,265	11,797	8,920	12,781	-	-	-	56,704

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	919	-	-	-	10,427
Small Tools	-	178	-	-	-	-	-	-	-	-	-	-	-	178
Licenses/Permits	5,880	-	-	-	-	-	-	500	-	50	-	-	-	550
Cash Short/Over	-	(78)	34	372	(177)	148	(61)	237	138	(106)	-	-	-	507
Bad Debt	337	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Services	13,871	159	70	69	70	259	71	(118)	321	(209)	-	-	-	692
Trustee Fees/Bank Charges	96,303	13,000	12,629	13,477	15,130	10,797	10,461	12,698	12,088	14,244	-	-	-	114,524
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	7,000	-	-	-	63,000
Rentals & Leases	282,820	28,531	25,549	14,272	27,518	26,867	26,773	27,411	26,764	27,540	-	-	-	231,225
Lake Maintenance	30,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	-	-	22,500
Insurance	150,000	10,643	10,642	11,385	12,105	12,105	11,585	11,585	11,585	11,585	-	-	-	103,220
Other Current Charges/RE Taxes	34,192	2,702	2,874	2,925	2,806	2,799	2,799	2,801	2,800	2,799	-	-	-	25,305
District Manager/Administrator	68,040	4,950	3,868	4,409	4,410	4,409	4,409	4,409	4,409	4,409	-	-	-	39,682
District Attorney	6,672	556	556	556	572	573	573	572	573	572	-	-	-	5,103
Accounting & Audit	6,804	192	191	-	-	575	575	192	192	191	-	-	-	2,108
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**	**$ 342,088**	**$ -**	**$ -**	**$ -**	**$ 2,858,417**
Net Income before Non-Operating Income (Ex	$ (783)	$ (36,262)	$ 23,402	$ (20,599)	$ (58,399)	$ 2,327	$ 41,006	$ (24,781)	$ 36,763	$ (60,090)	$ -	$ -	$ -	$ (96,633)
Net Change in Fund Balance	**$ (783)**	**$ (36,262)**	**$ 23,402**	**$ (20,599)**	**$ (58,399)**	**$ 2,327**	**$ 41,006**	**$ (24,781)**	**$ 36,763**	**$ (60,090)**	**$ -**	**$ -**	**$ -**	**$ (96,633)**

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	
06/08/26	7,166.02		143.32	7,022.70	5,962.52	1,060.18	7,022.70	
06/16/26	31,301.74		626.03	30,675.71	26,044.77	4,630.94	30,675.71	
	$ 4,371,923.06	**$ 163,972.85**	**$ 84,159.00**	**$ 4,123,791.21**	**$ 3,501,245.32**	**$ 622,545.89**	**$ 4,123,791.21**	

100%	**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
06/08/26	7,217.18		144.34	$ 7,072.84	5,970.48	936.03	166.33	7,072.84
06/16/26	34,110.55		682.21	$ 33,428.34	28,218.24	4,423.96	786.14	33,428.34
	$ 3,035,529.91	**$ 112,793.36**	**$ 58,454.73**	**$ 2,864,281.82**	**$ 2,417,858.48**	**$ 379,063.60**	**$ 67,359.73**	**$ 2,864,281.82**

100%	**Percent Collected**
$ -	**Balance Remaining to Collect**

C.

The Crossings at Fleming Island
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

Date	*Fund*	*Check #'s*	*Amount*
6/1-6/30	General	*6247-6263*	$132,878.25
	General	*ACH*	$3,031.60
	Capital Outlay	*553-555*	$62,547.26
	Water/Sewer	*9008-9014*	$456,455.18
	Water/Sewer	*ACH*	$22,087.50
	Golf		$275,635.92
	Swim & Tennis - Operating		$121,989.21
		TOTAL	**$1,074,624.92**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/26	00010	5/31/26	12437	202605	310-51300-31500		*	2,863.00		
				MAY 26 - GENERAL COUNSEL						
		5/31/26	12437	202605	300-13100-10300		*	572.60		
				MAY 26 - GENERAL COUNSEL						
						BRADLEY, GARRISON & KOMANDO, P.A			3,435.60	006247
6/05/26	00294	6/01/26	172	202606	320-53800-34000		*	575.00		
				TENNIS LEAK DETECTION						
						DK CONSULTING GROUP OF FLORIDA LLC			575.00	006248
6/05/26	00141	4/16/26	04126	202604	320-53800-34000		*	3,103.00		
				WATERFRONT REPAIRS						
						ISLAND PAINT & MORE, LLC			3,103.00	006249
6/05/26	00062	5/15/26	5131	202605	320-53800-34000		*	365.00		
				SIDEWALK PHOTOCELL						
		5/15/26	5132	202605	320-53800-34000		*	795.00		
				HOLE 15 POWER						
		5/15/26	5133	202605	320-53800-34000		*	370.00		
				BOAT STORAGE						
		5/15/26	5134	202605	320-53800-34000		*	1,290.00		
				BOAT STORAGE						
		5/26/26	5136	202605	320-53800-34000		*	890.00		
				SIDEWALK LIGHTS						
		5/26/26	5137	202605	320-53800-34000		*	1,675.00		
				TALONS ENTRY LIGHTS						
		5/26/26	5138	202605	320-53800-34000		*	382.00		
				PHOTOCELL SIDEWALK LIGHTS						
						KAD ELECTRIC COMPANY			5,767.00	006250
6/05/26	00184	6/01/26	377118B	202606	320-53800-46800		*	6,380.00		
				JUN 26 WATER MGMT SVCS LM						
		6/01/26	377118B	202606	300-13100-10300		*	2,500.00		
				JUN 26 WATER MGMT SVCS GF						
						THE LAKE DOCTORS, INC.			8,880.00	006251
6/05/26	01187	5/26/26	108476	202605	320-53800-34000		*	2,388.40		
				REPLACEMENT SLINGS						
						LEISURE CREATIONS			2,388.40	006252
6/05/26	00218	5/28/26	2265	202605	310-51300-49500		*	1,557.50		
				WEBSITE REDESIGN						
						LIVE TOUR NETWORK, INC			1,557.50	006253
6/05/26	00087	5/13/26	1024	202605	320-53800-34000		*	400.00		
				ROLANDS WAY COLUMN REPAIR						
						M&E MASONRY & SONS, INC.			400.00	006254

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/26	00149	5/08/26	512495	202605 320-53800-34000		*	3,335.00		
				SWIM PARK HANDRAIL					
					MILD TO WILD CUSTOM FABRICATION			3,335.00	006255
6/05/26	00116	5/15/26	82	202605 320-53800-46300		*	3,425.00		
				VARIOUS TREE REMOVALS					
					OUT ON A LIMB			3,425.00	006256
6/05/26	00289	4/30/26	3	202603 310-51300-31501		*	1,874.00		
				ISLEY LITIGATION					
		5/31/26	228479	202604 310-51300-31501		*	3,224.10		
				ISLEY LITIGATION					
					PEGASUS ENGINEERING, LLC			5,098.10	006257
6/05/26	00287	5/01/26	101932	202604 310-51300-31501		*	6,841.70		
				ISLEY LITIGATION - APR					
					ROPER, TOWNSEND & SUTPHEN, P.A.			6,841.70	006258
6/05/26	00282	5/31/26	837941	202605 320-53800-46200		*	71,926.32		
				MAY 26 - LANDSCAPE MAINT					
					RUPPERT LANDSCAPE, LLC.			71,926.32	006259
6/17/26	00002	6/09/26	MAY 26	202605 320-53800-43100		*	5,243.10		
				MAY 26 - WATER					
					CLAY COUNTY UTILITY AUTHORITY			5,243.10	006260
6/17/26	00001	6/01/26	711	202606 310-51300-34000		*	5,093.54		
				JUN 26 - MGMT FEES					
		6/01/26	711	202606 310-51300-49100		*	83.33		
				JUN 26 - GENERAL ADMIN					
		6/01/26	711	202606 310-51300-31300		*	175.00		
				JUN 26 - DISSEMINATION					
					GMS, LLC			5,351.87	006261
6/24/26	00059	5/19/26	9-302-56	202605 310-51300-42000		*	36.82		
				DELIVERIES THRU 5/12					
		5/26/26	9-720-27	202605 310-51300-42000		*	4.39		
				DELIVERIES THRU 5/26					
		6/09/26	9-331-77	202606 310-51300-42000		*	83.55		
				DELIVERIES THRU 6/04					
		6/23/26	9-722-27	202606 310-51300-42000		*	3.65		
				DELIVERIES THRU 6/23					
					FEDEX			128.41	006262
6/24/26	00001	5/01/26	708	202605 310-51300-34000		*	5,093.54		
				MAY 26 - MGMT FEES					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/01/26	708	202605	310-51300-49100		*	153.71		
			MAY 26 - GENERAL ADMIN							
		5/01/26	708	202605	310-51300-31300		*	175.00		
			MAY 26 - DISSEMINATION							
						GMS, LLC			5,422.25	006263

TOTAL FOR BANK A 132,878.25

*** CHECK DATES 06/01/2026 - 06/30/2026 *** CROSSINGS - GENERAL FUND
BANK Z CROSSINGS - AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/30/26	00297	6/03/26	70719	202606	320-53800-34500		*	874.50		
			INV I052326-838							
		6/03/26	70719	202606	320-53800-34500		*	583.00		
			INV I060126-939							
		6/09/26	71787	202606	320-53800-34500		*	991.10		
			INV -060826-1006							
		6/16/26	73724	202606	320-53800-34500		*	583.00		
			INV I061526-1067							
						ROLLKALL (AUTOPAY)			3,031.60	080015

TOTAL FOR BANK Z	3,031.60
TOTAL FOR REGISTER	135,909.85

*** CHECK DATES 06/01/2026 - 06/30/2026 *** CAPITAL RESERVE FUND
BANK C CAPITAL OUTLAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/04/26	00007	5/18/26	1569	202605	320-53800-60000		*	20,426.26		
			NUMEROUS SIDEWALK REPAIRS							
						CW BUILDERS & ASSOCIATES,INC.			20,426.26	000553
6/04/26	00100	5/04/26	027	202605	320-53800-60000		*	7,500.00		
			SLIDE REPAIR							
						SHOWERS FIBERGLASS SOLUTIONS AND			7,500.00	000554
6/04/26	00093	5/22/26	30985	202605	320-53800-60000		*	34,621.00		
			SWIM PARK							
						THE POOL BROS			34,621.00	000555

TOTAL FOR BANK C 62,547.26

TOTAL FOR REGISTER 62,547.26

*** CHECK DATES 06/01/2026 - 06/30/2026 *** CROSSINGS - WATER/SEWER
BANK B CROSSINGS - W/S

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/26	02317	6/04/26	36010	202606	320-53600-46000		*	284.82		
			1627 RUSTLING DRIVE							
						BOB'S BACKFLOW & PLUMBING SERVICES			284.82	009008
6/05/26	00010	5/31/26	12437	202605	310-53600-31500		*	2,290.40		
			MAY 26 - GENERAL COUNSEL							
						BRADLEY, GARRISON & KOMANDO, P.A.			2,290.40	009009
6/05/26	00115	6/01/26	06012026	202606	300-15100-01600		*	56,956.25		
			JUN 26 - INTEREST							
						THE CROSSINGS AT FLEMING ISLAND CDD			56,956.25	009010
6/05/26	00300	6/01/26	06012026	202606	300-15100-01500		*	88,333.33		
			JUN 26 - PRINCIPAL							
						THE CROSSINGS AT FLEMING ISLAND CDD			88,333.33	009011
6/17/26	00001	6/01/26	712	202606	310-53600-34000		*	4,074.83		
			JUN 26 - W&S MGMT FEES							
		6/01/26	712	202606	310-53600-35100		*	83.33		
			JUN 26 - IT							
		6/01/26	712	202606	310-53600-31300		*	83.33		
			JUN 26 - DISSEMINATION							
		6/01/26	712	202606	310-53600-42500		*	107.40		
			JUN 26 - COPIES							
						GMS, LLC			4,348.89	009012
6/17/26	00200	6/17/26	121701	202606	300-15100-10000		*	300,000.00		
			TRANS TO SBA 121701							
						STATE BOARD OF ADMINISTRATION			300,000.00	009013
6/24/26	00001	5/01/26	706	202605	310-53600-34000		*	4,074.83		
			MAY 26 - W&S MGMT FEES							
		5/01/26	706	202605	310-53600-35100		*	83.33		
			MAY 26 - IT							
		5/01/26	706	202605	310-53600-31300		*	83.33		
			MAY 26 - DISSEMINATION							
						GMS, LLC			4,241.49	009014
						TOTAL FOR BANK B		456,455.18		

*** CHECK DATES 06/01/2026 - 06/30/2026 *** CROSSINGS - WATER/SEWER
BANK Z CROSSINGS - AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/04/26	00002	5/12/26	A0005812	202604	320-53600-43100		*	22,087.50		
			EH GOLF COURSE RECLAM IRR							
						CLAY COUNTY UTILITY AUTHORITY			22,087.50	080002

TOTAL FOR BANK Z 22,087.50

TOTAL FOR REGISTER 478,542.68

101000 Cash - Checking Accounts:Operating - Checking Account

Date: June 2026

Date	Ref No.	Payee	Payment
06/30/2026	OFL-30520038	Sharp Energy	1,862.86
06/30/2026	OFL-30517861	Sharp Energy	1,263.66
06/30/2026	OFL-30379372	Clay Electric Cooperative 7658719	53.21
06/30/2026	OFL-30378748	Clay Electric Cooperative 7658982	45.23
06/29/2026	online	Sysco	6,671.67
06/27/2026	Fintech	Breakthru Beverage	457.96
06/25/2026	VC-30350378	Alsco	980.39
06/25/2026	VC-30350377	Ghost Golf Club	365.00
06/25/2026	VC-30350376	Global Turf Equipment Sales & Rentals	3,536.60
06/25/2026	OFL-30286310	Acushnet	773.09
06/25/2026	OFL-30286309	Callaway Golf Company	505.62
06/25/2026	ACH-30350370	Pepsi	426.60
06/25/2026	ACH-30350375	Gate Fuel Services, Inc	1,810.47
06/25/2026	ACH-30350368	Mr. Greens Produce	2,556.08
06/25/2026	ACH-30349290	HelenRunjo	3,039.37
06/25/2026	Fintech	North Florida Sales	1,542.80
06/25/2026	120425	Taylor Made Golf Company, Inc.	388.35
06/25/2026	120424	Site One Landscape Supply	35.27
06/25/2026	120423	Ruppert Landscape LLC	100.00
06/25/2026	120422	NexAir, LLC	159.75
06/25/2026	120421	Applied Maintenance Supplies and Solution	370.66
06/25/2026	120420	The Crossings at Fleming Island CDD	18,908.48
06/24/2026	VC-30334423	Club Car	1,080.00
06/24/2026	Fintech	Champion Brands Inc.	737.00
06/22/2026	Fintech	Southern Glazer's Of FL	1,354.46
06/22/2026	online	Sysco	8,015.01
06/20/2026	OFL-30286308	First- Citizens Bank & Trust CO	980.25
06/20/2026	Fintech	Breakthru Beverage	475.15
06/19/2026	VC-30261237	ECOLAB	323.78
06/19/2026	VC-30261234	Massey Services, Inc.	355.00
06/19/2026	VC-30261231	Alsco	539.80
06/19/2026	VC-30261228	Wind River Environmental LLC	1,105.65
06/19/2026	VC-30261222	Pukka, Inc.	1,932.96
06/19/2026	VC-30261221	JRM, Inc	623.09
06/19/2026	VC-30261217	The Ice Doctor, LLC	140.00
06/19/2026	VC-30119756	Callaway Golf Company	520.75
06/19/2026	ACH-30261225	Pepsi	795.40
06/19/2026	ACH-30261226	Mr. Greens Produce	1,181.42
06/19/2026	Fintech	Gold Coast Beverage, LLC	302.40
06/19/2026	Online	Acushnet	6,255.33
06/19/2026	120419	The Crossings at Fleming Island CDD	11,273.25
06/19/2026	120418	Vulcan Materials - Fla Rock Div	887.98
06/19/2026	120417	Taylor Made Golf Company, Inc.	1,035.60

06/19/2026	120416	Take A Free Ride, Inc	250.00
06/19/2026	120415	Sterling Cut Glass	62.07
06/19/2026	120414	Site One Landscape Supply	2,023.66
06/19/2026	120413	Priswing Software	395.00
06/19/2026	120412	Governmental Management Services, LLC	1,018.71
06/19/2026	120411	Golf Agronomics Supply and Handling	1,317.13
06/19/2026	120410	Bennett's Garage	718.78
06/18/2026	Fintech	North Florida Sales	1,037.80
06/17/2026	Fintech	Southern Glazer's Of FL	1,777.38
06/17/2026	Fintech	Champion Brands Inc.	1,037.65
06/17/2026	061630	Florida Department of Revenue	31,321.59
06/15/2026	VC-30119755	DirectTV	371.83
06/15/2026	Fintech	Southern Glazer's Of FL	1,240.42
06/15/2026	online	Sysco	7,209.08
06/12/2026	VC-30106475	Alsco	462.49
06/12/2026	VC-30106473	LWT Specialty Tire LLC	680.00
06/12/2026	VC-30106471	Republic Services	2,658.35
06/12/2026	VC-30106469	Trigon Turf Sciences, LLC	3,615.00
06/12/2026	VC-30106464	SCNS Sports Foods, Inc	176.04
06/12/2026	VC-30106462	Dagmar Marketing	400.00
06/12/2026	VC-30106460	The Ice Doctor, LLC	140.00
06/12/2026	VC-30106459	Bushnell Outdoor Products	283.15
06/12/2026	VC-30105945	Bulloch Fertilizer Co., Inc.	1,268.22
06/12/2026	OFL-29767069	Clay Electric Cooperative 7658859	68.02
06/12/2026	ACH-30106472	Gate Fuel Services, Inc	3,051.85
06/12/2026	ACH-30106463	Pepsi	1,515.55
06/12/2026	ACH-30106467	Mr. Greens Produce	2,084.46
06/12/2026	Fintech	Breakthru Beverage	723.50
06/12/2026	120409	Security Engineering and Designs, Inc.	59.95
06/12/2026	120408	Saxon Business Systems	214.38
06/12/2026	120407	Primo Brands	346.78
06/12/2026	120406	Lone Star Heating & Air	292.31
06/12/2026	ACH	Acushnet	2,351.74
06/12/2026	ACH	Callaway Golf Company	8,088.73
06/11/2026	Fintech	North Florida Sales	1,268.79
06/10/2026	OFL-29767066	Clay Electric Cooperative 7659113	42.64
06/10/2026	OFL-29767063	Clay Electric Cooperative 7658602	2,976.44
06/10/2026	OFL-29767059	Clay Electric Cooperative 7659196	141.72
06/10/2026	OFL-29767041	Clay Electric Cooperative 7675671	495.48
06/10/2026	OFL-29767035	Clay Electric Cooperative 7658990	884.64
06/10/2026	ACH-30006113	Siesta Key Cigars LLC	738.36
06/10/2026	Fintech	Champion Brands Inc.	2,025.05
06/09/2026	OFL-29767038	Clay Electric Cooperative 7659105	2,033.39
06/08/2026		Fintech.net	70.85

06/08/2026	VC-29947523	Bulloch Fertilizer Co., Inc.	22,847.11
06/08/2026	Fintech	Breakthru Beverage	464.90
06/08/2026	Fintech	Southern Glazer's Of FL	1,536.53
06/08/2026	ACH	Sysco	8,580.92
06/08/2026	ACH	Mr. Greens Produce	61.90
06/08/2026	ACH	Hampton Golf, Inc. - 1	15,165.08
06/06/2026	ACH	Travelers	8,601.10
06/05/2026	VC-29947535	Alsco	610.27
06/05/2026	VC-29947534	Club Car	1,080.00
06/05/2026	VC-29947528	Turf Control LLC	4,051.73
06/05/2026	VC-29947526	Brennan Golf Sales	1,400.00
06/05/2026	ACH-29947532	Mr. Greens Produce	1,576.60
06/05/2026	ACH-29947525	Global Golf Sales	524.50
06/05/2026	120405	Swannies Golf	812.40
06/05/2026	120404	NexAir, LLC	155.30
06/05/2026	120403	Jacksonville Hood Cleaning	450.00
06/05/2026	120402	GOLFNOW	127.00
06/05/2026	120401	Cutter & Buck	639.29
06/05/2026	120400	Applied Maintenance Supplies and Solution	219.38
06/04/2026	OFL-29944406	Think VoIP Services	301.41
06/04/2026	Fintech	North Florida Sales	1,488.40
06/04/2026	ACH	Acushnet	14,012.95
06/04/2026	ACH	AT&T Mobility	144.44
06/03/2026	Fintech	Champion Brands Inc.	1,156.80
06/03/2026	120399	GreatAmerica Financial Services Corp	1,011.84
06/03/2026	ACH	Gegervision IT	1,931.25
06/02/2026	OFL-29767076	Clay Electric Cooperative 7658982	44.09
06/02/2026	OFL-29767073	Clay Electric Cooperative 7658719	52.50
06/02/2026	OFL-29638386	Clay County Utility Authority A00006759	611.26
06/02/2026	OFL-29638384	Clay County Utility Authority A00006772	91.64
06/02/2026	OFL-29638372	Clay County Utility Authority A00006765	757.70
06/02/2026	ACH	Fl Department of Health in Clay County	50.35
06/01/2026	OFL-29917758	Sharp Energy	1,894.28
06/01/2026	online	Sysco	7,905.75
06/01/2026	ACH	Travelers	570.87
		TOTAL	**275,635.92**

101000 Cash - Checking Accounts:Operating - Checking Account
Jun-26

Date	Ref No.	Type	Payee	Account	Payment
06/30/2026	OFL-30427522	Bill Payment	Gegervision IT	200100 Accounts Payable-StrongRoom	845.00
06/30/2026	6012	Check	Ryan James Heck	Payables:Due To Due From Others	75.00
06/30/2026	OFL-30530313	Bill Payment	Fintech. net	200100 Accounts Payable-StrongRoom	70.85
06/29/2026	ACH	Bill Payment	Pepsi-Cola	200100 Accounts Payable-StrongRoom	2,780.50
06/29/2026	VC-30405153	Bill Payment	Alsco	200100 Accounts Payable-StrongRoom	76.78
06/29/2026	VC-30405155	Bill Payment	Poolsure	200100 Accounts Payable-StrongRoom	1,182.44
06/29/2026	6837995	Bill Payment	Cheney Brothers	200100 Accounts Payable-StrongRoom	11,937.32
06/29/2026	120098	Bill Payment	Abundantly Maid	200100 Accounts Payable-StrongRoom	600.00
06/29/2026	120099	Bill Payment	K-Swiss	200100 Accounts Payable-StrongRoom	70.57
06/29/2026	VC-30405154	Bill Payment	Deconna Ice Cream	200100 Accounts Payable-StrongRoom	1,861.56
06/26/2026	OFL-30142060	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	812.92
06/26/2026	6011	Check	Mary Hayes	Tennis:Activities & Other Income:Facility Rental - Swim	200.00
06/25/2026	OFL-30250563	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	335.53
06/25/2026	OFL-30358024	Bill Payment	Hampton Golf, Inc.	200100 Accounts Payable-StrongRoom	11.19
06/25/2026	OFL-30397155	Bill Payment	North Florida Sales	200100 Accounts Payable-StrongRoom	1,237.91
06/23/2026	OFL-30299776	Bill Payment	North Florida Sales	200100 Accounts Payable-StrongRoom	497.85
06/22/2026	VC-30287493	Bill Payment	10-S Tennis Supply	200100 Accounts Payable-StrongRoom	3,083.00
06/22/2026	VC-30287495	Bill Payment	Alsco	200100 Accounts Payable-StrongRoom	153.56
06/22/2026	VC-30287498	Bill Payment	Poolsure	200100 Accounts Payable-StrongRoom	1,633.84
06/22/2026	120096	Bill Payment	HEAD/Penn Raquet Sports	200100 Accounts Payable-StrongRoom	1,139.73
06/22/2026	VC-30287496	Bill Payment	Deconna Ice Cream	200100 Accounts Payable-StrongRoom	1,623.02
06/22/2026	VC-30287497	Bill Payment	Hoodz of Greater Jacksonville	200100 Accounts Payable-StrongRoom	677.50
06/22/2026	120097	Bill Payment	North Florida Promotions, Inc	200100 Accounts Payable-StrongRoom	1,351.55

06/18/2026	OFL-30299316	Bill Payment	North Florida Sales	200100 Accounts Payable-StrongRoom	430.03
06/18/2026	OFL-30329107	Bill Payment	GFL Environmental	200100 Accounts Payable-StrongRoom	374.25
06/18/2026	OFL-30329125	Bill Payment	GFL Environmental	200100 Accounts Payable-StrongRoom	1,122.73
06/18/2026	OFL-30329365	Bill Payment	GFL Environmental	200100 Accounts Payable-StrongRoom	208.94
06/17/2026	OFL-30250367	Bill Payment	Champion Brands, Inc	200100 Accounts Payable-StrongRoom	241.60
06/14/2026	OFL-29861030	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	237.41
06/13/2026	OFL-29766283	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	552.94
06/12/2026	VC-30095259	Bill Payment	Alsco	200100 Accounts Payable-StrongRoom	307.12
06/12/2026	VC-30095260	Bill Payment	Poolsure	200100 Accounts Payable-StrongRoom	7,033.44
06/12/2026	VC-30095263	Bill Payment	Roberts Oxygen Company	200100 Accounts Payable-StrongRoom	240.28
06/12/2026	120090	Bill Payment	Abundantly Maid	200100 Accounts Payable-StrongRoom	600.00
06/12/2026	120092	Bill Payment	HEAD/Penn Raquet Sports	200100 Accounts Payable-StrongRoom	337.62
06/12/2026	120093	Bill Payment	North Florida Promotions, Inc	200100 Accounts Payable-StrongRoom	1,745.30
06/12/2026	120094	Bill Payment	The Pool Bros	200100 Accounts Payable-StrongRoom	17,854.90
06/12/2026	VC-30095262	Bill Payment	Deconna Ice Cream	200100 Accounts Payable-StrongRoom	2,239.07
06/12/2026	120091	Bill Payment	Footloose Entertainment	200100 Accounts Payable-StrongRoom	1,980.00
06/12/2026	120095	Bill Payment	The Crossings at Fleming Island CDD	200100 Accounts Payable-StrongRoom	36,658.34
06/11/2026	OFL-29767081	Bill Payment	Clay Electric Cooperative 7658792	200100 Accounts Payable-StrongRoom	390.88
06/11/2026	OFL-29767083	Bill Payment	Clay Electric Cooperative 7659170	200100 Accounts Payable-StrongRoom	511.01
06/11/2026	OFL-29767084	Bill Payment	Clay Electric Cooperative 7659204	200100 Accounts Payable-StrongRoom	2,084.51
06/11/2026	OFL-30122187	Bill Payment	North Florida Sales	200100 Accounts Payable-StrongRoom	930.59
06/10/2026	OFL-29767110	Bill Payment	Clay Electric Cooperative 7659071	200100 Accounts Payable-StrongRoom	705.72
06/09/2026	OFL-29767079	Bill Payment	Clay Electric Cooperative 7658909	200100 Accounts Payable-StrongRoom	2,789.69
06/08/2026	ACH	Bill Payment	Pepsi-Cola	200100 Accounts Payable-StrongRoom	829.40
06/08/2026	6819881	Bill Payment	Cheney Brothers	200100 Accounts Payable-StrongRoom	4,016.25

06/04/2026	OFL-29963135	Bill Payment	North Florida Sales	200100 Accounts Payable-StrongRoom	351.85
06/02/2026	OFL-29629354	Bill Payment	Comcast	200100 Accounts Payable-StrongRoom	387.47
06/02/2026	OFL-29638399	Bill Payment	Clay County Utility Authority A00006756	200100 Accounts Payable-StrongRoom	1,179.53
06/02/2026	OFL-29638400	Bill Payment	Clay County Utility Authority A00011239	200100 Accounts Payable-StrongRoom	618.25
06/02/2026	OFL-29638402	Bill Payment	Clay County Utility Authority A00006876	200100 Accounts Payable-StrongRoom	570.04
06/02/2026	OFL-29638405	Bill Payment	Clay County Utility Authority A00006874	200100 Accounts Payable-StrongRoom	246.04
06/02/2026	OFL-29638407	Bill Payment	Clay County Utility Authority A00011240	200100 Accounts Payable-StrongRoom	291.02
06/02/2026	OFL-29638409	Bill Payment	Clay County Utility Authority A00006758	200100 Accounts Payable-StrongRoom	477.28
06/02/2026	OFL-29638410	Bill Payment	Clay County Utility Authority A00006877	200100 Accounts Payable-StrongRoom	191.83
06/01/2026	OFL-29842353	Bill Payment	Hampton Golf, Inc.	200100 Accounts Payable-StrongRoom	500.00
06/01/2026	OFL-29835594	Bill Payment	North Florida Sales	200100 Accounts Payable-StrongRoom	496.26

TOTAL **121,989.21**

FIFTH ORDER OF BUSINESS

1800 Pembrook Drive, Suite 170
Orlando, Florida 32810
407-843-5406
www.mcdirmitdavis.com

August 6, 2025

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

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

You have requested that we audit the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of *The Crossings at Fleming Island Community Development District*, as of September 30, 2025, and for the year then ended and the related notes to the financial statements, which collectively comprise *The Crossings at Fleming Island Community Development District*'s basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

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

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

1. Management's Discussion and Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

We expect to begin our audit in January 2026 and the audit reports and all corresponding reports will be issued no later than June 30, 2026.

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

Our fee for these services described in this letter will be $9,200 for the year ended September 30, 2025 ($9,200 for the years ended September 30, 2026 through September 30, 2028), unless the scope of the engagement is changed; the assistance that *The Crossings at Fleming Island Community Development District* has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

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

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

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

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

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

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

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

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT

904-940-5850, CHOGGE@GMSNF.COM, OR AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092.

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

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

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

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

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

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

Respectfully,

McDirmit Davis

McDirmit Davis, LLC
Orlando, FL
****
RESPONSE:

This letter correctly sets forth our understanding.

The Crossings at Fleming Island Community Development District

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

____

Title: Assistant Treasurer

SIXTH ORDER OF BUSINESS

Financial Statements

September 30, 2025

The Crossings at Fleming Island Community Development District

Table of Contents

McDirmit Davis

1800 Pembrook Drive, Suite 170
Orlando, Florida 32810
Tel. 407-843-5406
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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
The Crossings at Fleming Island Community Development District

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of The Crossings at Fleming Island Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the District as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis starting on page 4 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance.

That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDirmit Davis

Orlando, Florida
June 30, 2026

Our discussion and analysis of *The Crossings at Fleming Island Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Governmental Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets and deferred outflows of the District exceeded its liabilities at September 30, 2025 by $1,371,524, an increase in net position of $3,808,617 in comparison with the prior year.
- At September 30, 2025, the District's governmental funds reported a combined fund balance of $8,177,287, a decrease of $758,774 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *The Crossings at Fleming Island Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, deferred outflows of resources, and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessments (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the District include general (administration, finance, and community services), physical environment (maintenance and operations) and culture and recreation. The business-type activities of the District include the Utility (water and sewer) and Golf Course operation.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has two fund categories: Governmental and Proprietary Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements.

However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, and debt service fund which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Funds

The District maintains one type of proprietary fund: enterprise. The District maintains two enterprise funds. An enterprise fund is used to report the same functions presented as *business-type activities* in the government-wide financial statements. The District uses an enterprise fund to account for the operations of the water and sewer utility services and golf services within the District. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the utility and golf funds, which are considered major funds.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was $1,371,524 at September 30, 2025. The following analysis reflects the condensed statement of financial position for the current and prior year.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Assets						
Current and other assets	8,545,666	$ 9,464,678	6,555,453	$ 6,258,434	$ 15,101,119	$ 15,723,112
Capital assets, net	12,117,304	10,283,245	12,260,130	12,536,201	24,377,434	22,819,446
Total assets	20,662,970	19,747,923	18,815,583	18,794,635	39,478,553	38,542,558
Deferred Outflows	701,697	739,317	955,988	1,040,964	1,657,685	1,780,281
Liabilities						
Current liabilities	689,478	888,320	8,129,510	7,623,719	8,818,988	8,512,039
Long-term liabilities	14,079,520	15,916,439	16,866,206	18,331,454	30,945,726	34,247,893
Total liabilities	14,768,998	16,804,759	24,995,716	25,955,173	39,764,714	42,759,932
Net Position						
Net investment in capital assets	(3,510,554)	(4,893,877)	(8,190,088)	(8,819,289)	(11,700,642)	(13,713,166)
Restricted	2,973,700	2,595,634	1,899,949	1,836,163	4,873,649	4,431,797
Unrestricted	7,132,523	5,980,724	1,065,994	863,552	8,198,517	6,844,276
Total net position	$ 6,595,669	$ 3,682,481	$ (5,224,145)	$ (6,119,574)	$ 1,371,524	$ (2,437,093)

Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Statement of Activities

The following is a summary of the changes in net position for the fiscal years ended September 30, 2025 and 2024.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues:						
Charges for services	$ 7,798,876	$ 7,795,647	$ 7,229,271	$ 9,159,677	$ 15,028,147	$ 16,955,324
Operating grants and contributions	171,530	180,071	-	-	171,530	180,071
General revenues:						
Investment earnings	239,150	590,356	220,826	236,030	459,976	826,386
Total revenues	8,209,556	8,566,074	7,450,097	9,395,707	15,659,653	17,961,781
Expenses						
Governmental activities:						
General government	347,627	291,406	-	-	347,627	291,406
Physical environment	1,935,778	2,173,138	-	-	1,935,778	2,173,138
Recreation	2,268,622	2,197,767	-	-	2,268,622	2,197,767
Interest	836,666	923,196	-	-	836,666	923,196
Business - type activities:						
Water and sewer	-	-	1,821,930	4,208,642	1,821,930	4,208,642
Golf and restaurant	-	-	4,640,413	4,329,193	4,640,413	4,329,193
Total expenses	5,388,693	5,585,507	6,462,343	8,537,835	11,851,036	14,123,342
Increase (Decrease) in Net Position Before Transfers	2,820,863	2,980,567	987,754	857,872	3,808,617	3,838,439
Transfers	92,325	(211,157)	(92,325)	211,157	-	-
Increase (Decrease) in Net Position	2,913,188	2,769,410	895,429	1,069,029	3,808,617	3,838,439
Net position, beginning	3,682,481	913,071	(6,119,574)	(7,188,603)	(2,437,093)	(6,275,532)
Net position, end	$ 6,595,669	$ 3,682,481	$ (5,224,145)	$ (6,119,574)	$ 1,371,524	$ (2,437,093)

Governmental Activities

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2025 was $5,388,693. The majority of these costs comprised physical environment and recreation expenditures.

Business-Type Activities

The cost of the business-type activities was $6,462,343, a 24.3% decrease from the prior year. The costs of those activities were paid for by charges for services, which accounted for 97% of total business-type revenues. Charges for services decreased $1,930,406 or 21.1% from the prior year.

Financial Analysis of the Government's Funds

Governmental Funds

The District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2025, the District's governmental funds reported combined ending fund balances of $8,177,287. Of this total, $410,567 is nonspendable, $3,294,799 is restricted, and $4,471,921 is unassigned.

The fund balance of the general fund decreased $1,098,236, primarily due to increased expenditures. The debt service fund balance increased $339,462 due to a decrease in expenditures.

Proprietary Funds

The District's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The Water and Sewer Fund reported operating income of $1,751,789, which is an increase of $192,441 from the previous year. Of the total deficit net position in the amount of $2,714,651, $1,899,949 is restricted for debt service and other purposes.

The Golf Course Fund reported an operating loss of $(172,475), which is a decrease of $135,281 from the previous year operating income.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no amendments to the September 30, 2025 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2025, the District had $24,377,434 invested in capital assets. More detailed information about the District's capital assets is presented in the notes to the financial statements.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	**2024**	**2025**	**2024**	**2025**	**2024**
Land	$ 2,298,612	$ 2,298,612	$ 3,599,131	$ 3,599,131	$ 5,897,743	$ 5,897,743
Improvements and equipment	15,336,475	13,031,347	107,569	107,569	15,444,044	13,138,916
Water and sewer facilities	-	-	20,995,694	20,995,694	20,995,694	20,995,694
Golf course and improvements	-	-	4,131,217	3,562,559	4,131,217	3,562,559
Leased asset	-	-	347,601	347,601	347,601	347,601
Accumulated depreciation	(5,517,783)	(5,046,714)	(16,921,082)	(16,076,353)	(22,438,865)	(21,123,067)
Total	$ 12,117,304	$ 10,283,245	$ 12,260,130	$ 12,536,201	$ 24,377,434	$ 22,819,446

Capital Debt

At September 30, 2025, the District had $35,895,000 in bonds outstanding, including matured bonds payable of $4,540,000. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Economic Factors and Next Year's Budget

It is difficult to predict what significant effect the current economic condition and the matured bonds payable will have on the financial position or results of operations of the District in fiscal year 2026.

Requests for Information

If you have questions about this report or need additional financial information, contact *The Crossings at Fleming Island Community Development District's* Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida 33351.

FINANCIAL STATEMENTS

The Crossings at Fleming Island Community Development District
Statement of Net Position
September 30, 2025

	Governmental Activities	Business-type Activities	Total
Assets			
Cash	$ 1,084,429	$ 531,622	$ 1,616,051
Investments	3,091,334	3,796,504	6,887,838
Internal balances	869,195	(869,195)	-
Accounts receivable, net	60,424	298,635	359,059
Assessments receivable	4,202	-	4,202
Inventories	31,210	168,975	200,185
Prepaid costs	107,303	175,924	283,227
Deposits	36,798	7,146	43,944
Restricted Assets:			
Temporarily restricted investments	3,260,771	2,445,842	5,706,613
Capital Assets:			
Capital assets not being depreciated	2,298,612	3,599,131	5,897,743
Capital assets being depreciated, net	9,818,692	8,660,999	18,479,691
Total assets	20,662,970	18,815,583	39,478,553
Deferred Outflows of Resources:			
Deferred amount on refunding	701,697	955,988	1,657,685
Total Assets and Deferred Outflows of Resources	21,364,667	19,771,571	41,136,238
Liabilities			
Accounts payable and accrued expenses	239,405	463,919	703,324
Accrued interest payable	321,099	359,829	680,928
Matured bonds payable	-	4,540,000	4,540,000
Matured interest payable	-	2,706,958	2,706,958
Unearned revenue	114,101	57,899	172,000
Customer deposits	14,873	905	15,778
Noncurrent Liabilities:			
Due within one year	1,880,000	1,020,000	2,900,000
Due in more than one year	12,199,520	15,846,206	28,045,726
Total liabilities	14,768,998	24,995,716	39,764,714
Net Position			
Net investment in capital assets	(3,510,554)	(8,190,088)	(11,700,642)
Restricted for debt service	2,973,700	1,611,524	4,585,224
Restricted for renewal and replacement	-	288,425	288,425
Unrestricted	7,132,523	1,065,994	8,198,517
Total net position	$ 6,595,669	$ (5,224,145)	$ 1,371,524

The accompanying Notes to Financial Statements are an integral part of this statement.

The Crossings at Fleming Island Community Development District
Statement of Activities
Year Ended September 30, 2025

		Program Revenue		Net (Expense) Revenue and Changes in Net Position		
				Primary Government		
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Governmental Activities**	**Business-type Activities**	**Total**
Governmental Activities:						
General government	$ 347,627	$ 318,616	$ -	$ (29,011)	$ -	$ (29,011)
Physical environment	1,935,778	1,753,507	-	(182,271)	-	(182,271)
Recreation	2,268,622	2,846,632	-	578,010	-	578,010
Interest on long-term debt	836,666	2,880,121	171,530	2,214,985	-	2,214,985
Total governmental activities	5,388,693	7,798,876	171,530	2,581,713	-	2,581,713
Business-type Activities:						
Water and sewer	1,821,930	2,761,379	-	-	939,449	939,449
Golf and restaurant	4,640,413	4,467,892	-	-	(172,521)	(172,521)
Total business-type activities	6,462,343	7,229,271	-	-	766,928	766,928
Total primary government	$ 11,851,036	$ 15,028,147	$ 171,530	2,581,713	766,928	3,348,641
General Revenues:						
Investment and other income				239,150	220,826	459,976
Transfers				92,325	(92,325)	-
Total general revenues and transfers				331,475	128,501	459,976
Change in net position				2,913,188	895,429	3,808,617
Net position, beginning				3,682,481	(6,119,574)	(2,437,093)
Net position, ending				$ 6,595,669	$ (5,224,145)	$ 1,371,524

The accompanying Notes to Financial Statements are an integral part of this statement.

The Crossings at Fleming Island Community Development District

Balance Sheet - Governmental Funds

September 30, 2025

	General	Debt Service	Total Governmental Funds
Assets			
Cash	$ 1,084,429	$ -	$ 1,084,429
Investments	3,091,334	3,260,771	6,352,105
Accounts receivable	60,424	-	60,424
Assessments receivable	4,202	-	4,202
Inventory	31,210	-	31,210
Prepaid costs	107,303	-	107,303
Due from other funds	633,939	34,028	667,967
Advance to other fund	235,256	-	235,256
Deposits	36,798	-	36,798
Total assets	$ 5,284,895	$ 3,294,799	$ 8,579,694
Liabilities and Fund Balances			
Liabilities:			
Accounts payable and accrued expenses	$ 239,405	$ -	$ 239,405
Due to other funds	34,028	-	34,028
Unearned revenue	114,101	-	114,101
Deposits	14,873	-	14,873
Total liabilities	402,407	-	402,407
Fund Balances:			
Nonspendable	410,567	-	410,567
Restricted for debt service	-	3,294,799	3,294,799
Unassigned	4,471,921	-	4,471,921
Total fund balances	4,882,488	3,294,799	8,177,287
Total liabilities and fund balances	$ 5,284,895	$ 3,294,799	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			12,117,304
Deferred amounts on refunding are not financial resources and, therefore, are not reported in the funds.			701,697
Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.			
Accrued interest payable		(321,099)	
Bonds payable		(14,079,520)	(14,400,619)
Net position of governmental activities			$ 6,595,669

The accompanying Notes to Financial Statements are an integral part of this statement.

Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds

Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	$ 4,123,412	$ 2,880,121	$ 7,003,533
Charges for services	795,343	-	795,343
Investment and other income	239,150	171,530	410,680
Total revenues	5,157,905	3,051,651	8,209,556
Expenditures			
Current:			
General government	310,007	-	310,007
Physical environment	1,545,029	-	1,545,029
Recreation	2,268,622	-	2,268,622
Debt Service:			
Interest	-	862,189	862,189
Principal	-	1,850,000	1,850,000
Capital outlay	2,224,808	-	2,224,808
Total expenditures	6,348,466	2,712,189	9,060,655
Excess (Deficit) of Revenues Over Expenditures	(1,190,561)	339,462	(851,099)
Other Financing Sources (Uses):			
Transfer in	92,325	-	92,325
Total other financing sources (uses)	92,325	-	92,325
Net change in fund balances	(1,098,236)	339,462	(758,774)
Fund balances, beginning of year	5,980,724	2,955,337	8,936,061
Fund balances, end of year	$ 4,882,488	$ 3,294,799	$ 8,177,287

The accompanying Notes to Financial Statements are an integral part of this statement.

The Crossings at Fleming Island Community Development District
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended September 30, 2025

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds		$ (758,774)
Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets.		2,305,128
Depreciation on capital assets is not recognized in the governmental fund statement; however, it is reported as an expense in the statement of activities.		(471,069)
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		1,850,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in accrued interest	38,604	
Amortization of bond discount	(13,081)	
Amortization of deferred amount on refunding	(37,620)	(12,097)
Change in net position of governmental activities		$ 2,913,188

The accompanying Notes to Financial Statements are an integral part of this statement.

The Crossings at Fleming Island Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Special assessments	$ 4,108,157	$ 4,108,157	$ 4,123,412	$ 15,255
Charges for services	702,619	702,619	795,343	92,724
Investment and other income	175,000	175,000	239,150	64,150
Total revenues	4,985,776	4,985,776	5,157,905	172,129
Expenditures				
Current:				
General government	288,897	288,897	310,007	(21,110)
Physical environment	1,630,686	1,630,686	1,545,029	85,657
Recreation	2,321,507	2,321,507	2,268,622	52,885
Capital outlay	619,686	619,686	2,224,808	(1,605,122)
Total expenditures	4,860,776	4,860,776	6,348,466	(1,487,690)
Excess (Deficit) of Revenues Over Expenditures	125,000	125,000	(1,190,561)	(1,315,561)
Other Financing Sources (Uses):				
Transfers in	-	-	92,325	92,325
Total other financing sources (uses)	-	-	92,325	92,325
Net change in fund balance	125,000	125,000	(1,098,236)	(1,223,236)
Fund balance, beginning	5,980,724	5,980,724	5,980,724	-
Fund balance, ending	$ 6,105,724	$ 6,105,724	$ 4,882,488	$ (1,223,236)

The accompanying Notes to Financial Statements are an integral part of this statement.

The Crossings at Fleming Island Community Development District
Statement of Net Position - Proprietary Funds
September 30, 2025

	Enterprise Funds		
	Water and Sewer	Golf Course	Total
Assets			
Current Assets:			
Cash and cash equivalents	$ 349,654	$ 181,968	$ 531,622
Investments	6,056,009	186,337	6,242,346
Accounts receivable, net	226,796	71,839	298,635
Inventories	-	168,975	168,975
Prepaid expenses and deposits	63,167	119,903	183,070
Total current assets	6,695,626	729,022	7,424,648
Noncurrent Assets:			
Capital Assets:			
Land and improvements	20,719,211	3,598,831	24,318,042
Equipment and furniture	276,783	4,586,387	4,863,170
Less accumulated depreciation	(14,109,944)	(2,811,138)	(16,921,082)
Total noncurrent assets	6,886,050	5,374,080	12,260,130
Total assets	13,581,676	6,103,102	19,684,778
Deferred Outflows of Resources			
Deferred amount on refunding	955,988	-	955,988
Total Assets and Deferred Outflow of Resources	14,537,664	6,103,102	20,640,766
Liabilities			
Current Liabilities:			
Accounts payable and accrued expenses	22,350	441,569	463,919
Accrued interest payable	359,829	-	359,829
Due to other funds	3,025	630,914	633,939
Customer deposits	905	-	905
Unearned revenue	-	57,899	57,899
Matured interest payable	-	2,706,958	2,706,958
Matured bonds payable	-	4,540,000	4,540,000
Bonds, notes and loans payable	1,020,000	-	1,020,000
Total current liabilities	1,406,109	8,377,340	9,783,449
Noncurrent Liabilities:			
Advance from other funds	-	235,256	235,256
Bonds, notes and loans payable	15,846,206	-	15,846,206
Total noncurrent liabilities	15,846,206	235,256	16,081,462
Total liabilities	17,252,315	8,612,596	25,864,911
Net Position			
Net investment in capital assets	(9,024,168)	834,080	(8,190,088)
Restricted for debt service	1,611,524	-	1,611,524
Restricted for other purposes	288,425	-	288,425
Unrestricted	4,409,568	(3,343,574)	1,065,994
Total net position	$ (2,714,651)	$ (2,509,494)	$ (5,224,145)

The accompanying Notes to Financial Statements are an integral part of this statement.

	Enterprise Funds		
	Water and Sewer	**Golf Course**	**Total**
Operating Revenues			
Charges for services	$ 2,761,379	$ 4,466,777	$ 7,228,156
Miscellaneous revenue	-	1,115	1,115
Total operating revenues	2,761,379	4,467,892	7,229,271
Operating Expenses			
Water and sewer	384,169	-	384,169
Golf and restaurant	-	4,421,059	4,421,059
Depreciation	625,421	219,308	844,729
Total operating expenses	1,009,590	4,640,367	5,649,957
Operating income (loss)	1,751,789	(172,475)	1,579,314
Nonoperating Revenues (Expenses)			
Interest and investment revenue	217,024	3,802	220,826
Interest expense	(812,340)	(46)	(812,386)
Total nonoperating revenue (expenses)	(595,316)	3,756	(591,560)
Income (loss) before transfers	1,156,473	(168,719)	987,754
Transfer out	-	(92,325)	(92,325)
Change in net position	1,156,473	(261,044)	895,429
Total net position, beginning	(3,871,124)	(2,248,450)	(6,119,574)
Total net position, ending	$ (2,714,651)	$ (2,509,494)	$ (5,224,145)

The accompanying Notes to Financial Statements are an integral part of this statement.

Statement of Cash Flows - Proprietary Funds

Year Ended September 30, 2025

	Water and Sewer	Golf Course	Total
Cash Flows from Operating Activities			
Receipts from customers and users	$ 2,995,761	$ 4,435,222	$ 7,430,983
Payments to suppliers of goods and services	(452,206)	(4,454,941)	(4,907,147)
Net cash provided (used) by operating activities	2,543,555	(19,719)	2,523,836
Cash Flows from Non-Capital Financing Activities			
Transfers (to)/from other funds	-	(92,325)	(92,325)
Due to other funds	275	729,515	729,790
Net cash provided (used) by non-capital financing activities	275	637,190	637,465
Cash Flows from Capital and Related Financing Activities			
Principal paid on debt	(985,000)	(12,956)	(997,956)
Purchase of capital assets	-	(568,658)	(568,658)
Interest paid on debt	(736,375)	(46)	(736,421)
Net cash used by capital and related financing activities	(1,721,375)	(581,660)	(2,303,035)
Cash Flows from Investing Activities			
Interest earnings	217,024	3,802	220,826
Sale (purchase) of investments	(810,304)	(83,298)	(893,602)
Net cash provided (used) by investing activities	(593,280)	(79,496)	(672,776)
Net increase (decrease) in cash and cash equivalents	229,175	(43,685)	185,490
Cash and cash equivalents, beginning	120,479	225,653	346,132
Cash and cash equivalents, ending	$ 349,654	$ 181,968	$ 531,622
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) By Operating Activities			
Operating income (loss)	$ 1,751,789	$ (172,475)	$ 1,579,314
Adjustments Not Affecting Cash			
Depreciation and amortization	625,421	219,308	844,729
Change in Assets and Liabilities			
(Increase) decrease in accounts receivable	234,382	(51,230)	183,152
(Increase) decrease in prepaids / inventory	(63,167)	(67,702)	(130,869)
Increase (decrease) in accounts payable	(4,870)	33,820	28,950
Increase (decrease) in customer deposits	-	-	-
Increase (decrease) in unearned revenue	-	18,560	18,560
Total adjustments	791,766	152,756	944,522
Net cash provided (used) by operating activities	$ 2,543,555	$ (19,719)	$ 2,523,836

The accompanying Notes to Financial Statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity
The Crossings at Fleming Island Community Development District, (the "District") was established in November 1989 by the Florida Land and Water Adjudicatory Commission Chapter 42H-1 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. At present, the Supervisors are elected on an at large basis by qualified electors of the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements
The financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment; 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Separate financial statements are provided for governmental funds and proprietary funds. The major governmental and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation
The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Unbilled service revenue is accrued in the enterprise funds.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The District reports the following major proprietary funds:

Water and Sewer Fund - This enterprise fund is used to account for the operations of the water and sewer utility services within the District. The costs of providing services to the residents are recovered primarily through user charges.

Golf Course Fund - This enterprise fund is used to account for the operations of the golf course, pro shop and restaurant within the District. The costs of providing services to the residents and public are recovered primarily through user charges.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets
These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Inventories
Inventories are valued at cost which approximates market value using the first-in, first-out (FIFO) method.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Receivables and Payables
During the course of operations, transactions occur between individual funds. Any residual balances outstanding between governmental activities and business-type activities for internal borrowing are reported in the government-wide statements as "internal balances".

Accounts receivable and assessments receivable are shown net of an allowance for uncollectible amounts. All balances are considered collectible at September 30, 2025. These receivables will be recognized as revenue as they are collected.

Capital Assets
Capital assets, which include property, golf course, recreation facilities, water and sewer improvements, equipment and infrastructure assets (e.g., utilities system, stormwater system, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Land improvements	10-20
Buildings	30
Stormwater system	30
Improvements other than buildings	40
Roadways and other	30
Equipment	5-10
Lease assets	4-5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long-Term Obligations
In the government-wide and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2025.

Net Position Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures
Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards
In fiscal year 2025, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information
The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.
6. Unused appropriation for annually budgeted funds lapse at the end of the year.

Excess Expenditures Over Appropriations
For the year ended September 30, 2025, expenditures exceeded appropriations in the general fund. These over expenditures were funded by greater than anticipated revenues and available fund balance.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Restricted cash
Included in cash and investments for the water and sewer fund is restricted cash of $289,330 for customer deposits and renewal and replacement reserves.

Investments
The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2025:

- Money market mutual funds of $6,403,301 are valued using Level 2 inputs.

The District's investment policy is governed by State Statutes and the District Trust Indenture. This policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized investments are:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

The SBA is not a registrant with the Securities and Exchange Commission (SEC); however, the State of Florida does provide oversight. The Board has adopted operating procedures consistent with the requirements for a 2a-7-like fund for the Florida Prime Fund; therefore, the pool net asset value per share can be used as fair value for financial reporting.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments made by the District at September 30, 2025 are summarized below:

Investment Type		Fair Value	Credit Rating	Weighted Average Maturity
First American Government Obligation Fund-Class Y	$	3,760,721	AAAm	47 days
First American Government Obligation Fund-Class Z		2,642,580	AAAm	45 days
US Bank Money Market		186,064	n/a	n/a
Local Government Investment Pool:				
Florida Prime		6,005,086	AAAm	47 days
	$	12,594,451		

Credit Risk
The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating.

Custodial Credit Risk
In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2025, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2025, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk
The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk
The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 INTERFUND, RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2025 were as follows:

	Payable Fund			
Receivable Fund	**General**	**Utility**	**Golf**	**Total**
General	$ -	$ 3,025	$ 630,914	$ 633,939
Debt Service	34,028	-	-	34,028
	$ 34,028	$ 3,025	$ 630,914	$ 667,967

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. Balances between funds are for services paid by the General Fund to be reimbursed. Additionally, the general fund has advanced $235,256 to the golf fund to help with the operations of the fund.

For the year ended September 30, 2025, the Golf fund transferred $92,325 to the general fund related to equipment lease payments.

NOTE 5 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities				
Capital assets, not being depreciated:				
Land	$ 2,298,612	$ -	$ -	$ 2,298,612
Total capital assets, not being depreciated	2,298,612	-	-	2,298,612
Capital assets being depreciated:				
Improvements and equipment	13,031,347	2,305,128	-	15,336,475
Total capital assets, being depreciated	13,031,347	2,305,128	-	15,336,475
Less accumulated depreciation for:				
Improvements and equipment	(5,046,714)	(471,069)	-	(5,517,783)
Total accumulated depreciation	(5,046,714)	(471,069)	-	(5,517,783)
Total capital assets being depreciated, net	7,984,633	1,834,059	-	9,818,692
Governmental activities capital assets, net	$ 10,283,245	$ 1,834,059	$ -	$ 12,117,304

Governmental activities depreciation expense is charged to physical environment.

NOTE 5 CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Additions	Disposals	Ending Balance
Business-Type Activities				
Capital assets, not being depreciated:				
Land	3,599,131	-	-	3,599,131
Total capital assets, not being depreciated	3,599,131	-	-	3,599,131
Capital assets being depreciated:				
Water and sewer facilities	20,995,694	-		20,995,694
Golf course and improvements	3,562,559	568,658	-	4,131,217
Improvements and equipment	107,569	-	-	107,569
Lease asset	347,601	-	-	347,601
Total capital assets, being depreciated	25,013,423	568,658	-	25,582,081
Less accumulated depreciation for:				
Water and sewer facilities	(13,484,523)	(625,421)	-	(14,109,944)
Golf course and improvements	(2,145,479)	(210,489)	-	(2,355,968)
Improvements and equipment	(107,569)	-	-	(107,569)
Lease asset	(338,782)	(8,819)	-	(347,601)
Total accumulated depreciation	(16,076,353)	(844,729)	-	(16,921,082)
Total capital assets being depreciated, net	8,937,070	(276,071)	-	8,660,999
Business-type activities capital assets, net	$ 12,536,201	$ (276,071)	$ -	$ 12,260,130

Depreciation of $625,421 is charged to the water and sewer fund and $219,308 is charged to the golf fund.

NOTE 6 LONG-TERM LIABILITIES

Special Assessment Revenue Refunding Bonds, Series 2014 - Public Offering
In August 2014, the District issued $37,005,000 of Special Assessment Revenue Refunding Bonds, Series 2014 due on November 1, 2044 with a variable interest rate. The Bonds were issued to refund the Special Assessment Refunding Bonds, Series 2000 and to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal is payable annually commencing May 1, 2014 through May 1, 2044.

The Series 2014 Bonds are subject to redemption at the option of the District, in whole or in part at a redemption price set forth in the Bond Indenture. The Series 2014 Bonds are subject to optional and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. This requirement was met at September 30, 2025.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Payment of principal and interest on the 2014 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Total principal and interest remaining on the Series 2014 Bonds at September 30, 2025 is $18,089,614. For the year ended September 30, 2025, principal and interest of $2,648,776 was paid. Special assessment revenue of $2,812,773 was pledged for the year ended September 30, 2025.

Special Assessment Revenue Bonds, Series 2017 - Public Offering
In May 2017, the District issued $870,000 of Special Assessment Revenue Bonds, Series 2017 due on May 1, 2044 with a fixed interest rate of 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District and pay issuance costs. Interest is paid semiannually on each May 1 and November 1. Principal is payable annually commencing May 1, 2019 through May 1, 2044.

The Series 2017 Bonds are subject to redemption at the option of the District, in whole or in part at a redemption price set forth in the Bond Indenture. The Series 2017 Bonds are subject to optional and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bond will become immediately due and payable.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. This requirement was met at September 30, 2025.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Payment of principal and interest on the 2017 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

Total principal and interest remaining on the Series 2017 Bonds at September 30, 2025 is $1,227,777. For the year ended September 30, 2025, principal and interest of $63,413 was paid. Special assessment revenue of $67,348 was pledged for the year ended September 30, 2025.

Utility Refunding Revenue Bonds, Series 2016 - Public Offering
In December 2016, the District issued $24,045,000 of Utility Refunding Revenue Bonds, Series 2016 due October 1, 2037 with an interest rate ranging from 4.5% to 4.875%. The Bonds were issued to refund the outstanding Utility Revenue Refunding Bonds, Series 2007. Interest is paid semiannually on each April 1 and October 1. Principal is payable annually commencing October 1, 2017 through October 1, 2037.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to establish rates in an amount adequate to provide payment of debt service and to meet certain trust indenture provisions. The District was in compliance with these provisions in the current fiscal year. In the event of default, all principal and interest of the Bond will become immediately due and payable.

Total principal and interest remaining on the Series 2016 Bonds at September 30, 2025 is $22,281,170. For the year ended September 30, 2025, principal and interest of $1,721,376 was paid. Revenue of $2,377,210 was pledged for the year ended September 30, 2025.

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Golf Course Revenue Bonds, Series 1999 - Public Offering

In March 1999, the District issued $7,835,000 of Golf Course Revenue Bonds, Series 1999 due October 1, 2024 with an interest rate of 6.6%. The Bonds were issued to finance the acquisition and construction of certain public infrastructure with the District. The bonds are secured by a pledge of certain revenues derived as a result of operations on the golf course. Interest is paid semiannually on each April 1 and October 1. Principal is payable annually commencing October 1, 2000 through October 1, 2024.

The Bonds are secured by a pledge of certain revenues derived as a result of operations of the golf course. The District has not made a debt service payment on the Golf Course Revenue Bonds, Series 1999 since April 1, 2011 and is not in compliance with the Trust Indenture. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

Total principal and interest remaining on the Series 1999 Bonds at September 30, 2025 is $7,246,958, which includes matured bonds payable of $4,540,000 and matured interest payable of $2,706,958. For the year ended September 30, 2025, no principal and interest was paid ($475,000 of principal was added to matured bonds payable and $15,675 of interest was added to matured interest payable). Revenue of $4,466,777 was pledged for the year ended September 30, 2025.

At September 30, 2025, the scheduled debt service requirements on the bonds payable were as follows:

	Governmental Activities		Business-Type Activities	
Year Ending September 30,	**Principal**	**Interest**	**Principal**	**Interest**
2026	$ 1,880,000	$ 770,639	$ 1,020,000	$ 701,566
2027	1,985,000	677,089	1,060,000	664,113
2028	2,085,000	578,051	1,095,000	623,047
2029	2,190,000	473,914	1,140,000	578,401
2030	2,225,000	364,352	1,185,000	530,258
2031-2035	1,050,000	1,138,441	6,740,000	1,827,956
2036-2040	1,450,000	755,703	4,790,000	325,829
2041-2045	1,460,000	234,202	-	-
	$ 14,325,000	$ 4,992,391	$ 17,030,000	$ 5,251,170

Leases

The District has entered into agreements to lease certain equipment. The lease agreements qualify as other than short-term leases under GASB 87 and, therefore, have been recorded at the present value of the future minimum lease payments as of the date of their inception.

Individual lease terms range from 48 to 60 months. These leases require monthly payments ranging from $442 to $7,349. The lease liability is measured at a discount rate of 2%, which is the District's incremental borrowing rate. As a result of the leases, the District has recorded a right to use asset with a net book value of $0 at September 30, 2025.

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Long-term debt activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable:					
Series 2014	$ 15,420,000	$ -	$ (1,830,000)	$ 13,590,000	$ 1,860,000
Discount	(258,561)	-	13,081	(245,480)	-
Series 2017	755,000	-	(20,000)	735,000	20,000
Governmental activity long-term liabilities	$ 15,916,439	$ -	$ (1,836,919)	$ 14,079,520	$ 1,880,000
Business-Type Activities					
Bonds Payable:					
Water and sewer, series 2016	$ 18,015,000	$ -	$ (985,000)	$ 17,030,000	1,020,000
Discount	(171,502)	-	7,708	(163,794)	-
Golf course, series 1999	475,000	-	(475,000)	-	-
Lease liability	12,956	-	(12,956)	-	-
Business-type long-term liabilities	$ 18,331,454	$ -	$ (1,465,248)	$ 16,866,206	$ 1,020,000

The $475,000 reduction above for the Golf Course, Series 1999 Bonds was not paid, but was accrued to matured bonds payable. The beginning balance is reduced by $4,065,000 which was also not paid, but accrued to matured bonds payable in prior years. At year end, total matured bonds payable is $4,540,000.

NOTE 7 MANAGEMENT COMPANY

District Operations

The District has contracted with a management company ("GMS") to perform management services, which include financial and accounting services. Certain employees of GMS also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

Recreation Operations

The District employees manage and staff the recreation operations of the District. Such operations include management, marketing, operations and maintenance of the District's recreational assets.

Golf Operations

The District entered into a management agreement in June 2008, with Hampton Golf, Inc. to supervise, direct and control the management, development, marketing and operation of the Eagle Harbor Golf Club. The agreement has no ending date and provides that either party may terminate the agreement with a 90-day notice. The monthly management fee is $7,000 per month. During fiscal year 2025, the District paid $84,000 to Hampton Golf, Inc. as management fees under these agreements.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

NOTE 9 SUBSEQUENT EVENTS

The District was not able to make the October 2025 and April 2026 debt service payments on the Golf Course Revenue Bonds, Series 1999.

COMPLIANCE SECTION

McDirmit Davis

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
The Crossings at Fleming Island Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, business-type activities and each major fund of The Crossings at Fleming Island Community Development District (the "District") as of and for the year ended September 30, 2025, which collectively comprise the District's financial statements and have issued our report thereon dated June 30, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. See Appendix A.

We noted certain other matters that we reported to management of the District, in a separate letter dated June 30, 2026. The District's response to our findings identified in our audit are included in this report. We did not audit the District's response, and accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDirmit Davis

Orlando, Florida
June 30, 2026

McDirmit Davis

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MANAGEMENT LETTER

To the Board of Supervisors
The Crossings at Fleming Island Community Development District

Report on the Financial Statements
We have audited the financial statements of *The Crossings at Fleming Island Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 30, 2026.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements
We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards, AT-C Section 315*, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in these reports, which are dated June 30, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial report, except as noted below.

Tabulation of Uncorrected Audit Findings		
Current Year Finding #	2023-24 FY Finding #	2022-23 FY Finding #
15-01	15-01	15-01
15-02	15-02	15-02

Official Title and Legal Authority
Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the District met one of the conditions described in Section 218.503(1), Florida Statutes, as listed in Appendix B.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. Deteriorating financial conditions were noted as indicated in Appendix B.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7., Rules of the Auditor General, the District reported:

A. The total number of District employees compensated in the last pay period of the District's fiscal year as 0.
B. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 4.
C. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $97,546.
D. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $29,908.
E. Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as:
   Golf facilities- $90,819
   Swim park- $1,991,119
F. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9., Rules of the Auditor General, the District reported:

A. The rate or rates of non-ad valorem special assessments imposed by the District as $564.24 - $186,826.00.
B. The total amount of special assessments collected by or on behalf of the District as $7,003,533.
C. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDirmit Davis

Orlando, Florida
June 30, 2026

15-01 - Failure to Make Debt Service Payments When Due

Criteria
The Golf Course Revenue Bonds Series 1999 require semiannual interest payments and annual principal payments as per the Bond Indenture.

Condition
In the current and prior years, the District did not pay the entire principal and interest due on the Series 1999 Bonds.

Cause
Operating revenues are insufficient.

Effect
At September 30, 2025, the District was in default per Article VIII Section 8.02a of the Trust Indenture.

Recommendation
We recommend the District utilize all remedies available to bring debt service payments current.

Management Response
The District's Golf Course Bonds are Revenue Bonds secured solely by the Pledged Revenues generated by the Golf Course which have been insufficient to pay the operating costs and debt service payments on the Golf Course Bonds for the past ten years. The District has made capital improvements, hired an independent golf course consultant to evaluate the golf course facilities and operations, hired a professional golf course management company along with various other actions to improve the financial condition of the Golf Course Enterprise Fund. However, golf as an industry continues to struggle financially and it will be extremely difficult for the District to meet its financial obligations based upon the diminishing interest in the sport for the foreseeable future.

15-02 - Failure to Meet Debt Service Reserve Account Requirement

Criteria
The Trust Indenture requires the District to maintain a minimum balance in the Debt Service Reserve Account.

Condition
At September 30, 2025, the Debt Service Reserve Account was deficient.

Cause
The balance in the Debt Service Reserve Account was used to pay debt service expenditures.

Effect
At September 30, 2025, the District was in default per Article VIII Section 8.02e of the Trust Indenture.

Recommendation
We recommend the District utilize all remedies available to replenish the Debt Service Reserve Account.

Management Response

The District's Golf Course Bonds are Revenue Bonds secured solely by the Pledged Revenues generated by the Golf Course which have been insufficient to pay the operating costs and debt service payments on the Golf Course Bonds for the past ten years. The District has made capital improvements, hired an independent golf course consultant to evaluate the golf course facilities and operations, hired a professional golf course management company along with various other actions to improve the financial condition of the Golf Course Enterprise Fund. However, golf as an industry continues to struggle financially and it will be extremely difficult for the District to meet its financial obligations based upon the diminishing interest in the sport for the foreseeable future.

15-01 - Failure to Make Debt Service Payments When Due

In the current and prior years, the District did not pay all of the principal and interest due on the Series 1999 Bonds due to lack of funds; therefore the District meets Section 218.503(1)(a) as a financial emergency condition.

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INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
The Crossings at Fleming Island Community Development District

We have examined *The Crossings at Fleming Island Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards issued by the Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

McDirmit Davis

Orlando, Florida
June 30, 2026

EIGHTH ORDER OF BUSINESS

B.

Monthly Maintenance Report

July 15, 2026

Maintenance – Turf is aggresively growing and coloring up with the recent rains and extreme heat. Weekly detail rotations continue. Spring grabular application has been applied as well as post- and pre- emergent herbicide and PGR. Mulch is being refreshed around the front pool this week and pine straw was completed last week. 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.

Annuals – June change out has occurred. Some areas did not fair so well with the above average temperatures during their establishment and have been replaced. The latest round of replacements is occuring today and tomorrow. 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 new flowers are established.

Horticulture – 24-2-11 granular along with herbicide and insecticide was applied in Pine Lakes, Black Creek, Eagle Nest, Eagle Perch and The Crossings to include 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.

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Eagle Harbor Facility Report
July 2026

Amenity Centers:

1. Swim Park
   a. Operations are normal

2. Tennis/Pickleball Center
   a. Operations are normal

3. Waterfront Park
   a. Operations are normal.
   b. Having an engineer inspect and research the cause of cracking pool tiles

4. Creekside
   a. 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. Increased CCSO presence on EH Pkwy and Forest Park
3. 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