THE CROSSINGS
at FLEMING ISLAND
Community Development District

August 27, 2026

AGENDA

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

August 20, 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, August 27, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway, Fleming Island, Florida 32003.**

Following is the **revised** agenda for the meeting:

I. Roll Call

II. Pledge of Allegiance

III. Public Comment

IV. Approval of Consent Agenda
  A. Minutes of the July 23, 2026 Meeting

  B. Financial Statements

  C. Check Register

V. Consideration of Agreement with Raymond James Associates for Underwriting Services

VI. Public Hearings for the Purpose of Adopting the Fiscal Year 2027 Budget
  A. Public Hearing to Consider Adopting of the FY27 Budget
    1. Consideration of Resolution 2026-03, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

  B. Public Hearing to Consider Adoption of the Water and Wastewater and Golf Course Enterprise Funds
    1. Consideration of Resolution 2026-04, Adopting the Final Water and Wastewater Enterprise Fund Budget for Fiscal Year 2027

2. Consideration of Resolution 2026-05, Adopting the Final Golf Course Enterprise Fund Budget for Fiscal Year 2027

C. Public Hearing to Consider Levying Non-Ad Valorem Assessments
   1. Consideration of Resolution 2026-06, Levying Non-Ad Valorem Assessments for Operations and Maintenance Costs, Road System, Water Management System and Other Infrastructure Projects within the District for Fiscal Year 2027

VII. Consideration of Agreement with Ruppert Landscape for Landscape and Irrigation Maintenance Services

VIII. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

IX. Consideration of Adopting Goals and Objectives for Fiscal Year 2027

X. Management Team Reports
   A. District Counsel

   B. Ruppert Landscape – Report

   C. Hampton Golf – Report

   D. District Manager & Operations - Operations Report

XI. Supervisors' Requests and Audience Comments

XII. Next Scheduled Meeting – September 24, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway

XIII. Adjournment

FOURTH ORDER OF BUSINESS

A.

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, July 23, 2026
2217 Eagle Harbor Parkway
Fleming Island, Florida

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

Board Members Present

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

Staff Present
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
Marilee Giles, District Administrator, Governmental Management Services, LLC
Helen Runjo Hampton Golf

I - Roll Call

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

II - Pledge of Allegiance

III - Public Comment

IV - Approval of Consent Agenda

A. Approval of the Minutes of the June 25, 2026 Meeting

B. Financial Statements

C. Check Register

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

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

Supervisor Booth moved to ratify the engagement letter with McDirmit Davis. Vice Chair Herold seconded the motion. Motion passed 3 - 0

VI. Acceptance of the Fiscal Year 2025 Audit Report

Vice Chair Herold moved to accept the fiscal year 2025 audit. Supervisor Booth seconded the motion. Motion passed 3 - 0

VII. Consideration of Proposals for Landscape and Irrigation Maintenance Services

Supervisor Pinkerman joined the meeting during this item.

Mr. Andersen reviewed the scoring of the landscape maintenance proposals in accordance with the selection criteria approved by the board at a previous meeting.

Vice Chair Herold moved to rank Ruppert No. 1 with 95.8 points and staff will bring back a contract to the next meeting. Supervisor Booth seconded the motion. Motion passed 4 - 0

VIII- Management Team Reports

A. District Counsel

B. Ruppert Landscaping - Report

A copy of the monthly maintenance report for July was included in the agenda package.

C. Hampton Golf - Report

Ms. Runjo reviewed the Hampton Golf report.

D. District Manager & Operations - Report

Mr. Andersen reviewed the July Eagle Harbor Facility report, copy of which was included in the agenda package.

IX - Supervisor's Requests and Audience Comments

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

XI – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 6:28 p.m.

________________________________ ________________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

The Crossings at Fleming Island

Community Development District

Unaudited Financial Reporting

July 31, 2026

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The Crossings at Fleming Island

Community Development District

Combined Balance Sheet

July 31, 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	$ 16,885 #	$ 52,816	$ -	$ 242,123	$ 130,698	$ 650,024	$ 1,092,545
Operating Account-BB&T	-	-	-	-	-	-	-
Depository Account	-	-	-	-	110,302	482,812	593,114
Petty Cash	-	-	-	-	1,655	900	2,555
Accounts Receivable	-	-	-	-	68,635	62,786	131,421
Due from General Fund	-	7,870	46,618	-	-	-	54,488
Due from Water/Sewer	3,390	-	-	-	-	-	3,390
Due from Other	-	-	-	-	-	-	-
Due from GC - Current year	60,057	-	-	-	-	-	60,057
Due from Swim & Tennis Fund	41,014	-	-	-	-	-	41,014
Due from Capital Outlay Fund	-	-	-	-	-	-	-
Due from Golf Course - Loan	235,256	75,538	-	-	-	-	310,794
Due from Golf Course - Equipment Lease	433,379	93,662	-	-	-	-	527,041
Due from Debt Service	-	-					-
Investments:							
State Board of Administration (SBA)	2,908,251	55,818	-	3,633,251	282	-	6,597,602
State Board of Administration (SBA)-Reserves	1,375,570	-	-	-	-	-	1,375,570
Series 1999							
Reserve	-	-	-	-	19,139	-	19,139
Interest	-	-	-	-	3	-	3
Revenue	-	-	-	-	91,116	-	91,116
Sinking	-	-	-	-	8	-	8
Series 2007/2016 Refunding/2017							
Reserve	-	-	-	1	-	-	1
Surplus	-	-	-	908,173	-	-	908,173
Rate Stabilization	-	-	-	276,806	-	-	276,806
Renewal & Replacement	-	-	-	288,425	-	-	288,425
Revenue	-	-	-	1,101,012	-	-	1,101,012
Interest	-	-	-	366,575	-	-	366,575
Redemption - Tax Exempt	-	-	-	931	-	-	931
Redemption - Taxable	-	-	-	287	-	-	287
Series 2014 - A-1/A-2							
Reserve A-1	-	-	917,236	-	-	-	917,236
Interest A-1	-	-	-	-	-	-	-
Revenue	-	-	504,039	-	-	-	504,039
Prepayment A-1	-	-	6,374	-	-	-	6,374
Reserve A-2	-	-	356,126	-	-	-	356,126
Interest A-2	-	-	-	-	-	-	-
Prepayment A-2	-	-	525	-	-	-	525
Series 2014 - A-3							
Reserve A-3	-	-	370,968	-	-	-	370,968
Interest - A-3	-	-	-	-	-	-	-
Revenue	-	-	256,011	-	-	-	256,011
Prepayment A-3	-	-	-	-	-	-	-
Construction - A-3	-	-	-	-	-	-	-
Series 2017							
Reserve - 2017	-	-	32,969	-	-	-	32,969
Interest - 2017	-	-	-	-	-	-	-
Revenue - 2017	-	-	63,034	-	-	-	63,034
Prepayment - 2017	-	-	584	-	-	-	584
Inventory	-	-	-	-	186,095	30,717	216,812
Prepaid Expenses	2,666	-	-	-	95,030	11,743	109,439
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	**$ 5,111,468**	**$ 285,704**	**$ 2,554,483**	**$ 15,541,521**	**$ 5,734,838**	**$ 1,238,982**	**$ 30,466,996**
Liabilities:							
Accounts Payable	185,767 #	$ 13,680	$ -	$ 8,015	$ 355,889	$ 101,491	$ 664,842
Accrued Payroll/Bonuses	-	-	-	-	69,849	59,857	129,706
Member Liability	-	-	-	-	105,468	4,445	109,913
Due to General Fund	-	-	-	3,390	13,598	9,640	26,629
Due to General Fund - Loan	-	-	-	-	235,256	-	235,256
Due to Capital Reserve - Loan	-	-	-	-	75,538	-	75,538
Due to Debt Service	46,618	-	-	-	-	-	46,618
Due to Reserve	19,711	-	-	-	-	-	19,711
Deferred Income	-	-	-	0	59,627	111,308	170,935
Deposits Payable	4,373	-	-	905	-	10,350	15,628
Lease Liability	-	-	-	-	137,982	-	137,982
Accrued Interest Payable - Bonds	-	-	-	195,555	2,706,958	-	2,902,513
Accrued Principal Payable	-	-	-	883,333	4,065,000	-	4,948,333
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	**$ 256,469**	**$ 13,680**	**$ -**	**$ 17,104,908**	**$ 8,300,165**	**$ 297,091**	**$ 25,972,313**
Fund Balance:							
Nonspendable:							
Deposits	$ 35,000	$ -	$ -	$ -	$ -	$ -	$ 35,000
Restricted for:							
Debt Service	-	-	2,554,484	-	-	-	2,554,484
Water/Sewer	-	-	-	905	-	-	905
Assigned for:							
Capital Reserves	1,375,570	-	-	-	-	-	1,375,570
Unassigned/Unrestricted	3,441,763	272,024	-	(1,564,292)	(2,565,327)	941,891	526,058
Total Fund Balances	**$ 4,854,999**	**$ 272,024**	**$ 2,554,484**	**$ (1,563,387)**	**$ (2,565,327)**	**$ 941,891**	**$ 4,494,683**
Total Liabilities & Fund Balance	$ 5,111,468	$ 285,704	$ 2,554,484	$ 15,541,521	$ 5,734,838	$ 1,238,982	$ 30,466,996

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 3,487,971	$ 3,487,971	$ 3,501,245	$ 13,274
Boat/RV Storage Fees	115,000	95,833	97,840	2,007
Interest Income	180,000	150,000	146,512	(3,488)
Misc/Newsletter/Rental Income	21,000	17,500	10,839	(6,661)
Total Revenues	**$ 3,803,971**	**$ 3,751,304**	**$ 3,756,437**	**$ 5,132**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 15,000	$ 12,500	$ 8,318	$ 4,182
PR-FICA/Workers Comp/PR Fees	17,000	14,167	21,543	(7,376)
Engineering	7,000	5,833	-	5,833
District Attorney	33,400	27,833	28,630	(797)
Litigation Counsel	50,000	41,667	166,667	(125,000)
Annual Audit	4,500	3,750	2,596	1,154
Assessment Administration	18,375	18,375	18,375	0
Arbitrage Rebate	1,100	917	1,100	(183)
Dissemination Agent	2,100	1,750	1,750	-
Trustee Fees	20,000	16,667	4,095	12,572
District Manager/Administrator	105,450	87,875	95,822	(7,947)
General Administrative	15,000	12,500	19,757	(7,257)
Insurance General Liability	74,128	74,128	63,167	10,961
Other Current Charges	5,000	4,167	1,349	2,818
Dues, Licenses & Website	25,000	20,833	9,130	11,704
Total General & Administrative	**$ 393,054**	**$ 342,962**	**$ 442,297**	**$ (99,335)**
Operations & Maintenance				
Maintenance				
Landscape Maintenance	$ 863,114	$ 719,262	$ 719,263	$ (1)
Landscape Maintenance - Contingency	110,000	91,667	87,897	3,770
Lake Maintenance	90,000	75,000	60,795	14,205
Cost Sharing Agreement - Stone Creek	14,000	11,667	-	11,667
Facility/Preventative Maintenance	250,000	208,333	178,623	29,710
Utilities	160,000	133,333	105,917	27,416
Security	45,000	37,500	32,297	5,203
Operating Reserves	5,895	4,913	-	4,913
Subtotal Maintenance	**$ 1,538,010**	**$ 1,281,675**	**$ 1,184,792**	**$ 96,883**
Total Operations & Maintenance	**$ 1,538,010**	**$ 1,281,675**	**$ 1,184,792**	**$ 96,883**
Total Expenditures	**$ 1,931,064**	**$ 1,624,637**	**$ 1,627,090**	**$ (2,453)**

The Crossings at Fleming Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Excess (Deficiency) of Revenues over Expenditures	$ 1,872,907	$ 2,126,667	$ 2,129,347	$ 2,679
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out) - SBA Reserve	$ (125,000)	$ -	$ -	$ -
Interfund Transfer Out - Swim & Tennis	(1,747,907)	(1,456,590)	(1,456,590)	-
Total Other Financing Sources/(Uses)	**$ (1,872,907)**	**$ (1,456,590)**	**$ (1,456,590)**	**$ -**
Net Change in Fund Balance	**$ 0**	**$ 670,078**	**$ 672,757**	**$ 2,679**
Fund Balance - Beginning	$ -		$ 4,182,242	
Fund Balance - Ending	$ 0		$ 4,854,999	

The Crossings at Fleming Island

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Special Assessments - Tax Roll	$ 620,196	$ 620,196	$ 622,546	$ 2,350
Interest	20,000	16,667	1,794	(14,873)
Total Revenues	**$ 640,196**	**$ 636,863**	**$ 624,340**	**$ (12,523)**
Expenditures:				
Capital Outlay	$ 619,686	$ 516,405	$ 216,297	$ 300,108
Other Current Charges	500	417	-	417
Total Expenditures	**$ 620,186**	**$ 516,822**	**$ 216,297**	**$ 300,525**
Excess (Deficiency) of Revenues over Expenditures	**$ 20,010**	**$ 120,041**	**$ 408,043**	**$ 288,002**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 20,010**	**$ 120,041**	**$ 408,043**	**$ 288,002**
Fund Balance - Beginning	$ -		$ (136,019)	
Fund Balance - Ending	$ 20,010		$ 272,024	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 2,411,887	$ 2,411,887	$ 2,417,858	$ (33,381)
Special Assessments - Prepayments A-1	-	-	6,393	6,393
Special Assessments - Prepayments A-2	-	-	397	397
Interest Income	-	-	108,069	108,069
Total Revenues	**$ 2,411,887**	**$ 2,411,887**	**$ 2,532,718**	**$ 81,479**
Expenditures:				
Series 2014 A-1				
Interest Expense - 11/1	$ 184,050	$ 184,050	190,613	$ (6,563)
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 - 7/1	-	-	1,055,000	(1,055,000)
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**	**$ 3,291,863**	**$ (1,068,413)**
Excess (Deficiency) of Revenues over Expenditures	$ 188,437	$ 188,437	$ (759,144)	$ (986,934)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 188,437**	**$ 188,437**	**$ (759,144)**	**$ (986,934)**
Fund Balance - Beginning	$ 941,772		$ 2,582,796	
Fund Balance - Ending	$ 1,130,209		$ 1,823,652	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 378,767	$ 378,767	$ 379,064	$ 297
Interest Income	-	-	20,077	20,077
Total Revenues	**$ 378,767**	**$ 378,767**	**$ 399,140**	**$ 20,373**
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	$ 10,440	$ 5,248
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 5,192**	**$ 5,192**	**$ 10,440**	**$ 5,248**
Fund Balance - Beginning	$ 232,262		$ 622,708	
Fund Balance - Ending	$ 237,454		$ 633,148	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 67,073	$ 67,073	$ 67,360	$ 287
Interest Income	-	-	3,291	3,291
Total Revenues	**$ 67,073**	**$ 67,073**	**$ 70,651**	**$ 3,578**
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	$ 8,389	$ 3,578
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 4,811**	**$ 4,811**	**$ 8,389**	**$ 3,578**
Fund Balance - Beginning	$ 47,517		$ 89,295	
Fund Balance - Ending	$ 52,328		$ 97,684	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operating Revenues:				
Reclaimed Water Revenue	$ 800,000	$ 600,000	$ 600,494	$ 494
Debt Capacity Charge	1,976,556	1,482,417	1,475,629	(6,788)
Interest/Misc. Income	200,000	166,667	173,120	6,454
Total Operating Revenues	**$ 2,976,556**	**$ 2,249,084**	**$ 2,249,243**	**$ 159**
Administrative:				
Engineering Fees	$ 2,000	$ 1,667	$ -	$ 1,667
Arbitrage	550	458	550	(92)
Dissemination Agent	1,000	833	833	0
District Attorney	29,352	24,460	22,904	1,556
Annual Audit	4,500	3,750	2,596	1,154
Trustee Fees	10,500	8,750	5,647	3,103
District Manager/Administrator	101,295	84,413	74,653	9,760
Computer Time	1,000	833	833	0
Postage	1,000	833	99	735
Insurance	74,128	74,128	63,167	10,961
Other Current Charges	15,000	12,500	535	11,965
Total Administrative:	**$ 240,325**	**$ 212,626**	**$ 171,817**	**$ 40,808**
Water/Wastewater Operations				
Service Charges	$ -	$ -	-	$ -
Meter Expenses	1,000	833	-	833
Reclaimed Water	-	-	131,015	(131,015)
Repairs & Maintenance	35,000	29,167	3,877	25,290
Electric	40,000	33,333	30,939	2,395
Capital Outlay	150,000	125,000	9,017	115,983
Contingency	25,000	20,833	48,796	(27,963)
Total Water/Wastewater Operations	**$ 251,000**	**$ 209,167**	**$ 223,644**	**$ (14,478)**
Total Operating Expenses	**$ 491,325**	**$ 421,792**	**$ 395,462**	**$ 26,331**
Net Income before Debt Service	$ 2,485,231	$ 1,827,292	$ 1,853,782	$ 26,490
Debt Service/Other Sources (Uses):				
Principal Expense	$ (1,060,000)	(883,333)	(883,333)	$ -
Interest Expense	(683,476)	(569,563)	(537,292)	32,272
Total Debt Service/Other Sources (Uses):	**$ (1,743,476)**	**$ (1,452,897)**	**$ (1,420,625)**	**$ 32,272**
Change in Net Position	**$ 741,755**	**$ 374,395**	**$ 433,157**	**$ 58,762**
Total Net Position - Beginning	$ -		$ (1,996,543)	
Total Net Position - Ending	$ 741,755		$ (1,563,387)	

The Crossings at Fleming Island

Community Development District

Golf Course Fund

Statement of Revenues, Expenditures, and Changes in Net Position

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance	Current Month
Operating Revenues:					
User Fees - Dues	$ 516,085	$ 385,495	$ 398,989	$ 13,494	$ 44,867
Greens/Cart Fees	1,713,279	1,525,574	1,493,832	(31,742)	1,042,580
Merchandise/Food/Beverage	1,923,477	1,483,304	1,628,563	145,259	145,258
Rental Revenue	93,500	68,000	70,488	2,488	4,353
Tournament Revenue	244,940	-	-	-	-
Discount Programs	-	-	(32,779)	(32,779)	(2,505)
Membership Income - Other Fees	5,324	4,437	3,288	(1,149)	33
Miscellaneous Income	76,437	71,894	99,259	27,365	9,566
Initiation Fees	15,750	15,750	36,225	20,475	9,000
Interest Income/Commissions	-	-	3,173	3,173	294
Sales Tax/Gratuities/Lesson Income	683,189	569,324	300	(569,024)	30
Total Operating Revenues	**$ 5,271,981**	**$ 4,123,778**	**$ 3,701,338**	**$ (422,440)**	**$ 1,253,476**
Cost of Goods Sold:					
Cost of Goods Sold	$ 801,999	$ 622,375	$ 643,250	20,875	$ 57,171
Gross Profit	**$ 4,469,982**	**$ 3,501,403**	**$ 3,058,088**	**$ (443,315)**	**$ 1,196,305**
Operating Expenses:					
Salaries	$ 1,762,634	$ 1,319,139	$ 1,417,504	$ (98,365)	$ 147,189
Commissions & Bonuses	65,597	52,222	48,703	3,519	3,701
Employee Expenses	322,993	244,981	272,562	(27,581)	21,417
Employee Uniforms	4,946	3,941	1,211	2,730	225
Travel & Per Diem	-	-	169	(169)	-
Training	9,899	6,838	2,853	3,985	64
Janitorial Expense	25,200	18,900	20,600	(1,700)	2,060
Janitorial Supplies	12,541	10,591	8,128	2,463	300
Tournaments & Events	62,888	49,588	48,021	1,567	5,657
Marketing & Advertising	26,888	20,507	15,843	4,664	1,131
Centralized Services	78,600	40,950	48,117	(7,167)	5,601
Course & Grounds Maintenance	29,646	23,346	25,998	(2,652)	10
Repairs - Equipment	20,406	15,706	42,623	(26,917)	5,644
Repairs - Buildings	13,236	10,086	10,025	61	3,066
Operating Supplies	118,605	89,459	125,671	(36,212)	14,660
Office Supplies	4,421	2,996	1,243	1,753	23
Postage	600	500	469	31	-
Printing & Reproduction	900	700	4,161	(3,461)	103
Utility Services	113,493	86,703	95,037	(8,334)	11,466
Gas/Oil/Propane	34,111	23,113	36,973	(13,860)	5,526
Refuse & Potables	28,618	21,939	27,186	(5,247)	2,698
Telephone/T1 Line	11,360	8,381	7,975	406	937
Security/Pest Control	36,018	31,616	32,048	(432)	2,596
Music & Cable Service	14,400	11,400	15,904	(4,504)	658
Dues and Subscriptions	28,872	25,199	29,200	(4,001)	3,097
Chemicals	65,849	46,649	95,740	(49,091)	13,676
Fertilizer - Course	84,013	55,013	63,823	(8,810)	7,118
Sand, Seed & Dressing	20,611	14,561	11,291	3,270	864
Small Tools	-	-	178	(178)	-
Licenses/Permits	5,880	4,410	550	3,860	-
Cash Short/Over	-	-	357	(357)	(150)
Bad Debt	337	337	-	337	-
Other Services	13,871	1,169	793	376	71
Trustee Fees/Bank Charges	96,303	74,884	125,623	(50,739)	11,100
Aerification	34,000	17,000	600	16,400	-
Management Fees - Hampton	88,200	66,150	70,000	(3,850)	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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance	Current Month
Operating Expenses: (Continued)					
Rentals & Leases	$ 282,820	$ 205,456	$ 263,869	$ (58,413)	32,644
Lake Maintenance	30,000	22,500	25,000	(2,500)	2,500
Insurance	150,000	125,000	114,804	10,196	11,585
Other Current Charges/RE Taxes	34,192	25,792	28,104	(2,312)	2,799
District Manager/Administrator	68,040	39,780	51,073	(11,293)	11,390
District Attorney	6,672	5,560	5,676	(116)	573
Accounting & Audit	6,804	5,670	3,521	2,149	1,412
Sales Tax/Gratuities/Lesson Income	683,189	569,324	-	569,324	-
Total Operating Expenses:	**$ 4,497,653**	**$ 3,398,056**	**$ 3,199,226**	**$ 198,830**	**$ 340,411**
Net Income before Non-Operating Income (Expense)	$ (27,671)	$ 103,347	$ (141,138)	$ (244,485)	$ 855,894
Non-Operating Income/(Expenses):					
Other Non-Operating Income	$ -	$ -	$ (2,750)	$ (2,750)	$ (2,750)
Total Non-Operating Income/(Expenses):	**$ -**	**$ -**	**$ (2,750)**	**$ (2,750)**	**$ (2,750)**
Change in Net Position	**$ (27,671)**	**$ 103,347**	**$ (143,888)**	**$ (247,235)**	**$ 853,144**
Total Net Position - Beginning	$ -		$ (2,421,439)		
Total Net Position - Ending	$ (27,671)		$ (2,565,327)		

The Crossings at Fleming Island

Community Development District

Swim & Tennis Fund

Statement of Revenues, Expenditures, and Changes in Net Position

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance	Current Month
Operating Revenues:					
User Fees	$ 165,000	$ 140,462	$ 152,762	$ 12,300	$ 18,978
Lesson Income Tennis	270,000	230,832	261,564	30,732	24,391
Merchandise/Food/Beverage Sale	155,000	118,670	142,996	24,326	33,058
Total Operating Revenues	**$ 590,000**	**$ 489,964**	**$ 557,322**	**$ 67,358**	**$ 76,427**
Cost of Goods Sold:					
Cost of Goods Sold	$ 120,000	$ 95,888	$ 98,895	$ (3,007)	$ 18,066
Gross Profit	**$ 470,000**	**$ 394,076**	**$ 458,427**	**$ 64,351**	**$ 58,361**
Operating Expenses:					
Salaries	$ 995,000	$ 796,242	$ 816,605	$ (20,363)	$ 138,021
Employee Expenses	270,000	220,743	222,751	(2,008)	30,445
Employee Education and Training	8,000	6,880	662	6,218	-
Promotional Activities	100,000	85,907	59,037	26,870	6,763
Activities & Events - Tennis	5,000	4,000	1,089	2,911	(82)
Communications and Freight	32,000	26,619	23,747	2,872	2,409
Customer Service & Advertising	6,000	4,521	2,703	1,818	20
Other Contractual	40,000	32,588	38,166	(5,578)	3,737
Repairs & Maintenance	90,000	48,267	59,003	(10,736)	4,544
Operating Supplies	35,000	30,621	25,047	5,574	3,448
Office Supplies	15,000	11,630	5,851	5,779	1,814
Utility Services	165,858	131,523	114,460	17,063	14,176
Gas/Oil/Propane	38,000	38,000	39,533	(1,533)	-
Chemicals	85,000	67,175	62,137	5,038	13,660
Licenses/Permits	4,000	4,000	2,445	1,555	-
Bad Debt Expense	-	-	(247)	247	-
Cash Short/Over	-	-	150	(150)	5
Trustee Fees	34,000	25,319	26,509	(1,190)	4,846
District Manager/Administrator	50,000	45,987	41,500	4,487	6,486
Insurance	45,419	37,849	35,093	2,756	3,509
Taxes	130	130	(9)	139	(213)
Audit	4,500	-	-	-	-
Total Operating Expenses:	**$ 2,022,907**	**$ 1,618,001**	**$ 1,576,232**	**$ 41,769**	**$ 233,588**
Net Income before Non-Operating Income (Expense)	$ (1,552,907)	$ (1,223,925)	$ (1,117,805)	$ 106,120	$ (175,227)
Non-Operating Income/(Expenses):					
Other Income	$ -	$ -	$ (786)	$ (786)	$ (168)
Interfund Transfer In	1,747,907	1,456,589	1,456,589	-	145,659
CDD Lesson Income	30,000	26,022	31,097	5,075	261
Lessons Paid Out	(225,000)	(191,617)	(263,466)	(71,849)	(24,490)
Total Non-Operating Income/(Expenses):	**$ 1,552,907**	**$ 1,290,994**	**$ 1,223,434**	**$ (67,560)**	**$ 121,262**
Change in Net Position	**$ -**	**$ 67,069**	**$ 105,629**	**$ 38,560**	**$ (53,965)**
Total Net Position - Beginning	$ -		$ 836,262		
Total Net Position - Ending	$ -		$ 941,891		

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	14,136	-	-	146,512
Misc/Newsletter/Rental Income	21,000	-	-	2,760	-	485	-	1,055	-	1,335	5,205	-	-	10,839
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**	**$ 19,341**	**$ -**	**$ -**	**$ 3,746,797**
Expenditures:														
General & Administrative:														
Supervisor Fees	$ 15,000	$ 800	$ -	$ 800	$ -	$ 2,118	$ 1,000	$ 1,000	$ 1,000	$ 800	$ 800	$ -	$ -	$ 8,318
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	1,838	-	-	21,543
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	2,863	-	-	28,630
Litigation Counsel	50,000	5,343	16,932	6,102	32,282	24,420	3,049	11,676	16,094	44,745	6,024	-	-	166,667
Annual Audit	4,500	-	-	-	-	-	-	-	-	-	2,596	-	-	2,596
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	175	-	-	1,750
Trustee Fees	20,000	-	-	-	-	-	-	-	-	-	4,095	-	-	4,095
District Manager/Administrator	105,450	12,230	8,532	8,532	8,532	8,532	8,532	15,337	3,438	13,625	8,532	-	-	95,822
General Administrative	15,000	86	1,986	4,887	122	151	83	83	2,551	365	9,442	-	-	19,757
Insurance General Liability	74,128	63,167	-	-	-	-	-	-	-	-	-	-	-	63,167
Other Current Charges	5,000	-	320	-	-	-	174	118	441	87	208	-	-	1,349
Dues, Licenses & Website	25,000	-	-	2,039	-	6,561	-	-	-	-	530	-	-	9,130
Total General & Administrative	**$ 393,054**	**$ 105,333**	**$ 32,543**	**$ 30,556**	**$ 46,183**	**$ 45,684**	**$ 17,855**	**$ 34,165**	**$ 28,389**	**$ 64,488**	**$ 37,102**	**$ -**	**$ -**	**$ 442,297**

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	$ 71,926	$ -	$ -	$ 719,263
Landscape Maintenance - Contingency	110,000	27,018	7,800	10,168	5,125	-	9,450	20,111	3,425	2,300	2,500	-	-	87,897
Lake Maintenance	90,000	6,380	6,380	6,380	3,375	6,380	6,380	6,380	6,380	6,380	6,380	-	-	60,795
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	34,376	-	-	178,623
Utilities	160,000	6,157	11,079	11,634	10,832	10,357	10,369	10,427	10,626	11,139	13,295	-	-	105,917
Security	45,000	2,610	3,013	3,671	965	4,198	1,866	4,081	2,314	3,032	6,549	-	-	32,297
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**	**$ 135,026**	**$ -**	**$ -**	**$ 1,184,792**
Total Operations & Maintenance	**$ 1,538,010**	**$ 140,397**	**$ 117,816**	**$ 112,777**	**$ 106,169**	**$ 101,145**	**$ 115,493**	**$ 126,041**	**$ 116,942**	**$ 112,987**	**$ 135,026**	**$ -**	**$ -**	**$ 1,184,792**
Total Expenditures	**$ 1,931,064**	**$ 245,730**	**$ 150,358**	**$ 143,333**	**$ 152,352**	**$ 146,829**	**$ 133,348**	**$ 160,206**	**$ 145,332**	**$ 177,474**	**$ 172,128**	**$ -**	**$ -**	**$ 1,627,090**
Excess (Deficiency) of Revenues over Expenditures	$ 1,872,907	$ (235,082)	$ 1,029,658	$ 1,907,096	$ (55,061)	$ (75,589)	$ (73,743)	$ 2,772	$ (107,629)	$ (119,929)	$ (152,787)	$ -	$ -	$ 2,119,707
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)	(145,659)	-	-	(1,456,590)
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)**	**$ (145,659)**	**$ -**	**$ -**	**$ (1,456,590)**
Net Change in Fund Balance	**$ 0**	**$ (380,740)**	**$ 883,999**	**$ 1,761,437**	**$ (200,720)**	**$ (221,248)**	**$ (219,402)**	**$ (142,886)**	**$ (253,288)**	**$ (265,588)**	**$ (298,446)**	**$ -**	**$ -**	**$ 663,117**

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	$ 71,447	$ -	$ -	$ -	$ 600,494
Debt Capacity Charge	1,976,556	163,540	163,919	163,726	164,044	163,609	164,167	163,943	163,936	164,744	-	-	-	1,475,629
Interest/Misc. Income	200,000	20,525	15,602	15,943	16,140	16,387	16,941	17,532	17,134	17,707	19,210	-	-	173,120
Total Operating Revenues	**$ 2,976,556**	**$ 256,113**	**$ 241,558**	**$ 249,447**	**$ 242,295**	**$ 234,555**	**$ 239,500**	**$ 254,866**	**$ 257,801**	**$ 253,899**	**$ 19,210**	**$ -**	**$ -**	**$ 2,249,243**
Expenditures:														
Administrative:														
Engineering Fees	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	550	-	-	-	550	-	-	-	-	-	-	-	-	550
Dissemination Agent	1,000	83	83	83	83	83	83	83	83	83	83	-	-	833
District Attorney	29,352	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	-	-	22,904
Annual Audit	4,500	-	-	-	-	-	-	-	-	-	2,596	-	-	2,596
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	7,465	-	-	74,653
Computer Time	1,000	83	83	83	83	83	83	83	83	83	83	-	-	833
Postage	1,000	53	-	0	-	-	-	3	-	-	42	-	-	99
Insurance	74,128	63,167	-	-	-	-	-	-	-	-	-	-	-	63,167
Other Current Charges	15,000	0	-	-	225	-	37	9	-	107	157	-	-	535
Total Administrative:	**$ 240,325**	**$ 73,143**	**$ 9,922**	**$ 6,532**	**$ 19,734**	**$ 9,922**	**$ 9,959**	**$ 9,934**	**$ 5,847**	**$ 14,105**	**$ 12,718**	**$ -**	**$ -**	**$ 171,817**

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	20,595	-	-	131,015
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	3,820	-	-	30,939
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**	**$ 24,414**	**$ -**	**$ -**	**$ 223,644**
Total Operations & Maintenance	**$ 251,000**	**$ 36,858**	**$ 3,953**	**$ 66,257**	**$ 2,899**	**$ 15,202**	**$ 2,398**	**$ 23,902**	**$ 21,163**	**$ 26,598**	**$ 24,414**	**$ -**	**$ -**	**$ 223,644**
Total Operating Expenses	**$ 491,325**	**$ 110,001**	**$ 13,875**	**$ 72,790**	**$ 22,633**	**$ 25,125**	**$ 12,357**	**$ 33,836**	**$ 27,010**	**$ 40,703**	**$ 37,132**	**$ -**	**$ -**	**$ 395,462**
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	$ 213,196	$ (17,922)	$ -	$ -	$ 1,853,782
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)	$ (88,333)	$ -	$ -	$ (883,333)
Interest Expense	(683,476)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	(53,729)	-	-	(537,292)
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)**	**$ (142,063)**	**$ -**	**$ -**	**$ (1,420,625)**
Net Change in Fund Balance	**$ 741,755**	**$ 4,049**	**$ 85,620**	**$ 34,595**	**$ 77,599**	**$ 67,368**	**$ 85,080**	**$ 78,967**	**$ 88,728**	**$ 71,134**	**$ (159,984)**	**$ -**	**$ -**	**$ 433,157**

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*
7/1-7/31	General	*6264-6290*	$157,377.54
	General	*ACH*	$6,548.68
	Capital Outlay	*556*	$34,176.95
	Water/Sewer	*9015-9019*	$158,842.87
	Water/Sewer	*ACH*	$20,594.67
	Golf		$169,431.24
	Swim & Tennis - Operating		$83,141.18
		TOTAL	**$630,113.13**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/02/26	00010	6/30/26	12447	202606	310-51300-31500		*	2,863.00		
			JUN 26 - GENERAL COUNSEL							
		6/30/26	12447	202606	300-13100-10300		*	572.60		
			JUN 26 - GENERAL COUNSEL							
						BRADLEY, GARRISON & KOMANDO, P.A			3,435.60	006264
7/02/26	00003	6/19/26	JUN 26	202606	320-53800-43000		*	5,895.75		
			JUN 26 - ELECTRIC							
						CLAY ELECTRIC COOPERATIVE, INC			5,895.75	006265
7/02/26	01251	6/04/26	1323227	202606	320-53800-34000		*	986.92		
			WOOD FOR BULKHEAD REPAIRS							
						DECKS AND DOCKS LUMBER COMPANY			986.92	006266
7/02/26	00113	6/16/26	53019	202606	320-53800-34000		*	1,385.00		
			SURVEY SIDEWALK							
						EILAND & ASSOCIATES, INC.			1,385.00	006267
7/02/26	00249	6/11/26	738-G	202606	320-53800-34000		*	3,951.00		
			TENNIS AND TALONS							
						FELTON SEAL COATING & PARKING LOT			3,951.00	006268
7/02/26	01196	8/14/25	1481	202510	320-53800-34000		*	1,392.63		
			GOLF MAINTENANCE BUILDING							
						JOHNSON MECHANICAL SOLUTIONS LLC			1,392.63	006269
7/02/26	00062	6/10/26	5158	202606	320-53800-34000		*	175.00		
			SP KITCHEN OUTLET REPAIR							
		6/10/26	5159	202606	320-53800-34000		*	245.00		
			CART BARN							
						KAD ELECTRIC COMPANY			420.00	006270
7/02/26	00184	7/01/26	385875B	202607	320-53800-46800		*	6,380.00		
			JUL 26 WATER MGMT SVCS LM							
		7/01/26	385875B	202607	300-13100-10300		*	2,500.00		
			JUL 26 WATER MGMT SVCS GF							
						THE LAKE DOCTORS, INC.			8,880.00	006271
7/02/26	01187	4/15/26	106428	202604	320-53800-34000		*	2,906.00		
			REPLACEMENT PILLOWS							
						LEISURE CREATIONS			2,906.00	006272
7/02/26	00116	6/16/26	83	202606	320-53800-46300		*	2,300.00		
			VARIOUS TREE REMOVALS							
						OUT ON A LIMB			2,300.00	006273

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/02/26	00287	6/02/26	102530	202605	310-51300-31501		*	3,164.40		
			ISLEY LITIGATION - MAY							
						ROPER, TOWNSEND & SUTPHEN, P.A.			3,164.40	006274
7/02/26	00282	6/30/26	848182	202606	320-53800-46200		*	71,926.32		
			JUN 26 - LANDSCAPE MAINT							
						RUPPERT LANDSCAPE, LLC.			71,926.32	006275
7/02/26	00257	4/22/26	1363	202604	320-53800-34000		*	4,858.19		
			TENNIS							
		6/17/26	1393	202606	320-53800-34000		*	50.00		
			TENNIS							
		6/20/26	1394	202606	320-53800-34000		*	1,150.00		
			PLAYGROUNDS							
		6/26/26	1397	202606	320-53800-34000		*	385.00		
			BLACK CREEK SIDEWALK							
		6/27/26	1398	202606	320-53800-34000		*	150.00		
			LS PATIO							
						SHARKPROWASH			6,593.19	006276
7/02/26	00291	6/08/26	20261353	202601	310-51300-31501		*	329.00		
			ISLEY LITIGATION							
		6/29/26	20261369	202606	310-51300-31501		*	524.38		
			ISLEY LITIGATION							
						U.S. LEGAL SUPPORT, INC.			853.38	006277
7/14/26	00001	7/01/26	714	202607	310-51300-34000		*	5,093.54		
			JUL 26 - MGMT FEES							
		7/01/26	714	202607	310-51300-49100		*	83.33		
			JUL 26 - GENERAL ADMIN							
		7/01/26	714	202607	310-51300-31300		*	175.00		
			JUL 26 - DISSEMINATION							
						GMS, LLC			5,351.87	006278
7/14/26	00168	7/02/26	64103	202607	310-51300-32200		*	2,595.94		
			AUDIT FY 2025							
						MCDIRMIT DAVIS			2,595.94	006279
7/14/26	00019	6/25/26	8229812	202606	310-51300-32300		*	4,094.50		
			SERIES 2017 TRUSTEE FEES							
						US BANK			4,094.50	006280
7/14/26	00221	7/03/26	5115	202606	300-15500-10000		*	17,334.05		
			JUN 26 - CREDIT CARD							
		7/03/26	5115	202606	300-15500-10000		V	17,334.05-		
			JUN 26 - CREDIT CARD							
						WELLS FARGO			.00	006281

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/14/26	00168	7/02/26	64103	202607	300-13100-10400		*	2,595.94		
			AUDIT FY2025							
		7/02/26	64103	202607	300-13100-10300		*	1,412.18		
			AUDIT FY2025							
						MCDIRMIT DAVIS			4,008.12	006282
7/22/26	00002	6/30/26	JUN 26	202606	320-53800-43100		*	6,030.32		
			JUN 26 - WATER							
						CLAY COUNTY UTILITY AUTHORITY			6,030.32	006283
7/22/26	00213	7/13/26	21751	202607	320-53800-34000		*	200.00		
			48V CHARGER							
						GOLF CAR SERVICES INC			200.00	006284
7/22/26	00062	7/06/26	5175	202607	320-53800-34000		*	238.00		
			REPLC GFI COURTS 11/12							
		7/06/26	5176	202607	320-53800-34000		*	155.00		
			RPLC LIGHT ON POLE LSKILL							
		7/11/26	5189	202607	320-53800-34000		*	755.00		
			AMP/TEMP BREAKER ON OVEN							
		7/11/26	5190	202607	320-53800-34000		*	290.00		
			6 LED STEP LIGHTS @ POOL							
		7/11/26	5191	202607	320-53800-34000		*	795.00		
			SIDEWALK LIGHT POLES							
						KAD ELECTRIC COMPANY			2,233.00	006285
7/22/26	00289	6/30/26	228592	202605	310-51300-31501		*	12,930.00		
			MAY 26 - LITIGATION							
						PEGASUS ENGINEERING, LLC			12,930.00	006286
7/22/26	00032	7/13/26	15673	202607	320-53800-34000		*	2,199.76		
			SALT CREEK SIGN							
						RIVER CITY ADVERTISING, INC.			2,199.76	006287
7/22/26	00299	7/08/26	4	202607	320-53800-34000		*	300.00		
			NUTRIA REMOVAL							
						ROCKING LAZY K OUTDOORS LLC			300.00	006288
7/22/26	00257	7/09/26	1400	202607	320-53800-34000		*	229.00		
			NEIGHBORHOOD SIGN							
		7/09/26	1401	202607	320-53800-34000		*	475.00		
			FOREST PARK							
						SHARKPROWASH			704.00	006289
7/22/26	00259	7/01/26	3443569	202607	320-53800-34000		*	2,639.84		
			GEESE REMOVALS							
						USDA, APHIS, GENERAL			2,639.84	006290

TOTAL FOR BANK A 157,377.54

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
7/31/26	00297	6/23/26	78429	202606	320-53800-34500		*	583.00		
			INV 062026-1100							
		6/23/26	78429	202606	320-53800-34500		*	408.10		
			INV 062926-1175							
		7/07/26	79163	202607	320-53800-34500		*	1,166.00		
			INV 070626-1243							
		7/13/26	81448	202607	320-53800-34500		*	583.00		
			INV 071326-1288							
		7/21/26	83529	202607	320-53800-34500		*	2,817.48		
			INV 071526-1309							
		7/21/26	83529	202607	320-53800-34500		*	583.00		
			INV 072026-1353							
		7/27/26	1416	202606	320-53800-34500		*	408.10		
			INV 072726-1416							
						ROLLKALL (AUTOPAY)			6,548.68	080017

TOTAL FOR BANK Z 6,548.68

TOTAL FOR REGISTER 163,926.22

*** CHECK DATES 07/01/2026 - 07/31/2026 *** 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	#
7/02/26	00222	6/24/26	5032	202606	320-53800-60000		*	34,176.95		
			MULCH AT ALL PLAYGROUNDS							
						FIRST COAST MULCH			34,176.95	000556

	TOTAL FOR BANK C	34,176.95
	TOTAL FOR REGISTER	34,176.95

*** CHECK DATES 07/01/2026 - 07/31/2026 *** 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 #
7/02/26	00010	6/30/26	12447	202606	310-53600-31500		*	2,290.40		
			JUN 26 - GENERAL COUNSEL							
						BRADLEY, GARRISON & KOMANDO, P.A.			2,290.40	009015
7/02/26	00003	6/18/26	1966548	202605	320-53600-43000		*	4,226.08		
			4567 LAKESHORE DR E							
						CLAY ELECTRIC COOPERATIVE, INC			4,226.08	009016
7/02/26	00115	7/01/26	07012026	202607	300-15100-01600		*	56,956.25		
			JUL 26 - INTEREST							
						THE CROSSINGS AT FLEMING ISLAND CDD			56,956.25	009017
7/02/26	00300	7/01/26	07012026	202607	300-15100-01500		*	88,333.33		
			JUL 26 - PRINCIPAL							
						THE CROSSINGS AT FLEMING ISLAND CDD			88,333.33	009018
7/14/26	00059	6/30/26	9-360-59	202606	310-53600-42000		*	38.87		
			DELIVERIES THRU 6/19/26							
						FEDEX			38.87	009019
7/14/26	00001	7/01/26	715	202607	310-53600-34000		*	4,074.83		
			JUL 26 - W&S MGMT FEES							
		7/01/26	715	202607	310-53600-35100		*	83.33		
			JUL 26 - IT							
		7/01/26	715	202607	310-53600-31300		*	83.33		
			JUL 26 - DISSEMINATION							
		7/01/26	715	202607	310-53600-51000		*	.18		
			JUL 26 - OFFICE SUPPLIES							
		7/01/26	715	202607	310-53600-42000		*	3.28		
			JUL 26 - POSTAGE							
		7/01/26	715	202607	310-53600-42500		*	157.05		
			JUL 26 - COPIES							
						GMS, LLC			4,402.00	009020
7/14/26	02585	7/02/26	64103	202607	310-53600-32200		*	2,595.94		
			AUDIT FY 2025							
						MCDIRMIT DAVIS			2,595.94	009021
						TOTAL FOR BANK B		158,842.87		

*** CHECK DATES 07/01/2026 - 07/31/2026 *** 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 #
7/31/26	00002	6/09/26	A0005812	202606	320-53600-43100		*	20,594.67		
			EH GOLF COURSE RECLAM IRR							
						CLAY COUNTY UTILITY AUTHORITY			20,594.67	080003

TOTAL FOR BANK Z 20,594.67

TOTAL FOR REGISTER 179,437.54

101000 Cash - Checking Accounts:Operating - Checking Account

Jul-26

Date	Ref No.	Payee	Payment
07/31/2026	OFL-31111365	Sharp Energy	927.31
07/31/2026	OFL-31109998	Sharp Energy	1,932.39
07/31/2026	Fintech	Champion Brands Inc.	1,136.15
07/31/2026	Fintech	Champion Brands Inc.	26.35
07/31/2026	Fintech	Southern Glazer's Of FL	781.80
07/30/2026			3,000.00
07/30/2026	VC-30948988	The Ice Doctor, LLC	140.00
07/30/2026	VC-30948987	Bulloch Fertilizer Co., Inc.	1,185.18
07/30/2026	ACH-30948993	Florida State Golf Association	960.00
07/30/2026	ACH-30948994	Revyve Management Group, LLC	1,960.00
07/30/2026	ACH-30948989	Mr. Greens Produce	2,057.53
07/30/2026	Fintech	North Florida Sales	2,177.90
07/30/2026	Online	Callaway Golf Company	372.81
07/30/2026	Online	Acushnet	1,527.01
07/30/2026	120445	Ruppert Landscape LLC	100.00
07/30/2026	120444	NexAir, LLC	155.30
07/30/2026	120443	ForeUp Marketing	136.04
07/29/2026	Fintech	Champion Brands Inc.	1,162.50
07/27/2026	VC-30878478	ECOLAB	323.78
07/27/2026	VC-30878474	Roberts Oxygen Company	226.24
07/27/2026	VC-30878473	Alsco	442.07
07/27/2026	VC-30878472	Club Car	1,080.00
07/27/2026	VC-30878465	Golf Genius Software	1,068.75
07/27/2026	VC-30878464	The Ice Doctor, LLC	140.00
07/27/2026	OFL-30945800	Comcast	560.14
07/27/2026	OFL-30805410	Callaway Golf Company	6,692.52
07/27/2026	OFL-30805409	Acushnet	25.80
07/27/2026	OFL-30805408	Acushnet	3,242.28
07/27/2026	ACH-30878469	Mr. Greens Produce	1,860.32
07/27/2026	ACH-30878463	Pepsi	1,070.43
07/27/2026	Fintech	Southern Glazer's Of FL	1,172.80
07/27/2026	online	Sysco	8,114.32
07/27/2026	120442	Vulcan Materials - Fla Rock Div	919.17
07/27/2026	120441	Taylor Made Golf Company, Inc.	1,000.40
07/27/2026	120440	Site One Landscape Supply	772.35
07/27/2026	120439	Priswing Software	395.00
07/27/2026	120438	Primo Brands	338.76
07/27/2026	120437	Lone Star Heating & Air	269.38
07/27/2026	120436	GreatAmerica Financial Services Corp	1,668.44
07/27/2026	120435	Foley Company, LLC	660.10
07/27/2026	120434	Community Coffee Company, LLC	1,091.44
07/24/2026	Fintech	Breakthru Beverage	394.33
07/23/2026	Fintech	North Florida Sales	568.80
07/22/2026	Fintech	Champion Brands Inc.	1,136.15
07/21/2026	OFL-30805407	First- Citizens Bank & Trust CO	980.25

07/20/2026	Fintech	Southern Glazer's Of FL	1,476.16
07/20/2026	online	Sysco	9,214.45
07/19/2026	OFL-30428159	Comcast	564.07
07/18/2026	Fintech	Breakthru Beverage	657.33
07/17/2026	online	Sysco	4,295.76
07/16/2026	Fintech	North Florida Sales	1,082.90
07/15/2026	Fintech	Champion Brands Inc.	714.55
07/15/2026	ACH	AT&T Mobility	112.37
07/13/2026	ACH-30617296	Hampton Golf, Inc. - 1	12,174.39
07/13/2026	Fintech	Southern Glazer's Of FL	1,375.84
07/12/2026	OFL-30378601	Clay Electric Cooperative 7658859	63.49
07/10/2026	VC-30617099	Massey Services, Inc.	355.00
07/10/2026	VC-30617093	Alsco	459.00
07/10/2026	VC-30617091	Ag-Pro Companies	96.00
07/10/2026	VC-30617087	Republic Services	2,735.23
07/10/2026	VC-30617077	Trigon Turf Sciences, LLC	7,140.00
07/10/2026	VC-30617074	Bulloch Fertilizer Co., Inc.	349.28
07/10/2026	VC-30617071	Ghost Golf Club	30.51
07/10/2026	VC-30617061	Dagmar Marketing	400.00
07/10/2026	VC-30617047	The Ice Doctor, LLC	140.00
07/10/2026	ACH-30617095	Global Golf Sales	1,042.87
07/10/2026	ACH-30617085	Gate Fuel Services, Inc	2,874.56
07/10/2026	ACH-30617080	Mr. Greens Produce	1,954.73
07/10/2026	ACH-30617068	Revyve Management Group, LLC	1,960.00
07/10/2026	ACH-30617058	Pepsi	614.94
07/10/2026	To print	Acushnet	5,430.02
07/10/2026	To print	Callaway Golf Company	2,719.16
07/10/2026	Fintech	Breakthru Beverage	656.60
07/10/2026	120433	Taylor Made Golf Company, Inc.	1,005.24
07/10/2026	120432	Take A Free Ride, Inc	250.00
07/10/2026	120431	Site One Landscape Supply	5,409.00
07/10/2026	120430	Security Engineering and Designs, Inc.	234.95
07/10/2026	120429	Island Cabinets and More LLC	483.75
07/10/2026	120428	GOLFNOW	127.00
07/10/2026	120427	ForeUp Marketing	136.04
07/10/2026	120426	Cutter & Buck	199.77
07/09/2026	OFL-30379383	Clay Electric Cooperative 7658990	948.97
07/09/2026	Fintech	North Florida Sales	892.45
07/09/2026	ACH	Fintech.net	70.85
07/08/2026	OFL-30378704	Clay Electric Cooperative 7675671	609.24
07/08/2026	OFL-30378603	Clay Electric Cooperative 7659105	2,077.62
07/08/2026	OFL-30378602	Clay Electric Cooperative 7659196	152.63
07/08/2026	OFL-30378600	Clay Electric Cooperative 7659113	42.64
07/08/2026	OFL-30378380	Clay Electric Cooperative 7658602	3,702.11
07/08/2026	Fintech	Champion Brands Inc.	758.00
07/07/2026	ACH-30617097	Hampton Golf, Inc. - 1	2,032.31
07/06/2026	Fintech	Southern Glazer's Of FL	1,018.80
07/06/2026	online	Sysco	6,999.61

07/06/2026	ACH	Travelers	8,601.10
07/03/2026	ACH-30617096	Gegervision IT	1,931.25
07/02/2026	Fintech	North Florida Sales	1,909.30
07/02/2026	Fintech	Breakthru Beverage	361.13
07/01/2026	OFL-30514155	Think VoIP Services	301.78
07/01/2026	OFL-30040331	Clay County Utility Authority A00006759	751.01
07/01/2026	OFL-30040149	Clay County Utility Authority A00006772	94.99
07/01/2026	OFL-30037580	Clay County Utility Authority A00006765	763.52
07/01/2026	Fintech	Champion Brands Inc.	1,119.00
07/01/2026	ACH	DLL Finance LLC	9,805.68
		TOTAL	**169,431.24**

101000 Cash - Checking Accounts:Operating - Checking Account

Date	Ref No.	Payee	Account	Payment
07/31/2026	OFL-30975752	Gegervision IT	200100 Accounts Payable-StrongRoom	845.00
07/31/2026	OFL-31108262	Fintech. net	200100 Accounts Payable-StrongRoom	70.85
07/30/2026	VC-30932623	Deconna Ice Cream	200100 Accounts Payable-StrongRoom	368.40
07/30/2026	OFL-30999037	North Florida Sales	200100 Accounts Payable-StrongRoom	508.60
07/29/2026	6861972	Cheney Brothers	200100 Accounts Payable-StrongRoom	4,592.55
07/28/2026	6017	Alexis Someillan	703000 Promotional Activities:Activities & Events-Lifestyles	225.00
07/27/2026	ACH	Pepsi-Cola	200100 Accounts Payable-StrongRoom	1,260.45
07/26/2026	OFL-30687076	Comcast	200100 Accounts Payable-StrongRoom	804.51
07/25/2026	OFL-30823072	Comcast	200100 Accounts Payable-StrongRoom	335.93
07/23/2026	VC-30829210	Alsco	200100 Accounts Payable-StrongRoom	153.56
07/23/2026	VC-30829211	Lucky in Love	200100 Accounts Payable-StrongRoom	1,916.34
07/23/2026	VC-30829212	Poolsure	200100 Accounts Payable-StrongRoom	5,965.59
07/23/2026	VC-30829064	Deconna Ice Cream	200100 Accounts Payable-StrongRoom	405.60
07/23/2026		The Crossings at Fleming Island CDD	703000 Promotional Activities:Activities & Events-Lifestyles	100.90
07/23/2026	OFL-30868190	North Florida Sales	200100 Accounts Payable-StrongRoom	333.63
07/20/2026	6016	Wendy Wolfe	703000 Promotional Activities:Activities & Events-Lifestyles	40.00
07/20/2026	120104	The Crossings at Fleming Island CDD	200100 Accounts Payable-StrongRoom	2,595.94
07/19/2026	OFL-30774329	GFL Environmental	200100 Accounts Payable-StrongRoom	208.94
07/19/2026	OFL-30774330	GFL Environmental	200100 Accounts Payable-StrongRoom	374.25
07/19/2026	OFL-30807007	GFL Environmental	200100 Accounts Payable-StrongRoom	1,122.73
07/16/2026	OFL-30754853	North Florida Sales	200100 Accounts Payable-StrongRoom	216.40
07/15/2026	OFL-30448584	Comcast	200100 Accounts Payable-StrongRoom	216.97
07/15/2026	6014	Andrew Sterling	43940 User Fees - Swim & Tennis:Activities & Other Income:Facility Rental - Swim	200.00
07/14/2026	OFL-30347599	Comcast	200100 Accounts Payable-StrongRoom	544.26
07/13/2026	VC-30633703	Roberts Oxygen Company	200100 Accounts Payable-StrongRoom	134.87
07/13/2026	VC-30633704	Deconna Ice Cream	200100 Accounts Payable-StrongRoom	1,486.37
07/13/2026	120102	First Coast Face Paint	200100 Accounts Payable-StrongRoom	1,400.00
07/13/2026	120103	The Pool Bros	200100 Accounts Payable-StrongRoom	4,028.92
07/13/2026	VC-30638446	Poolsure	200100 Accounts Payable-StrongRoom	2,916.96
07/12/2026	OFL-30348152	Clay Electric Cooperative 7658792	200100 Accounts Payable-StrongRoom	450.35

07/12/2026	OFL-30348202	Clay Electric Cooperative 7659170	200100 Accounts Payable-StrongRoom	624.90
07/12/2026	OFL-30347736	Clay Electric Cooperative 7659204	200100 Accounts Payable-StrongRoom	2,877.04
07/11/2026	BOA Trans-EHG x4273	Eagle Harbor Golf Club	200100 Accounts Payable-StrongRoom	442.26
07/10/2026	6848253	Cheney Brothers	200100 Accounts Payable-StrongRoom	4,693.59
07/09/2026	OFL-30347695	Clay Electric Cooperative 7659071	200100 Accounts Payable-StrongRoom	784.19
07/09/2026	OFL-30634571	North Florida Sales	200100 Accounts Payable-StrongRoom	310.80
07/09/2026	OFL-30634813	North Florida Sales	200100 Accounts Payable-StrongRoom	402.80
07/08/2026	OFL-30347737	Clay Electric Cooperative 7658909	200100 Accounts Payable-StrongRoom	3,113.23
07/08/2026	VC-30568986	Poolsure	200100 Accounts Payable-StrongRoom	4,442.30
07/08/2026	VC-30568987	Alsco	200100 Accounts Payable-StrongRoom	76.78
07/08/2026	VC-30568989	10-S Tennis Supply	200100 Accounts Payable-StrongRoom	605.14
07/08/2026	VC-30568990	Roberts Oxygen Company	200100 Accounts Payable-StrongRoom	131.70
07/08/2026	120101	HEAD/Penn Raquet Sports	200100 Accounts Payable-StrongRoom	343.52
07/06/2026	6013	Hallie Harold	22600 Patron Liabilities:Key Deposit	75.00
07/03/2026	OFL-30142061	Comcast	200100 Accounts Payable-StrongRoom	387.47
07/02/2026	120100	The Crossings at Fleming Island CDD	200100 Accounts Payable-StrongRoom	11,926.98
07/02/2026	OFL-30509278	North Florida Sales	200100 Accounts Payable-StrongRoom	586.05
07/01/2026	OFL-30040140	Clay County Utility Authority A00006758	200100 Accounts Payable-StrongRoom	669.70
07/01/2026	OFL-30040211	Clay County Utility Authority A00006877	200100 Accounts Payable-StrongRoom	239.49
07/01/2026	OFL-30040213	Clay County Utility Authority A00011240	200100 Accounts Payable-StrongRoom	280.43
07/01/2026	OFL-30040239	Clay County Utility Authority A00011239	200100 Accounts Payable-StrongRoom	664.51
07/01/2026	OFL-30040329	Clay County Utility Authority A00006876	200100 Accounts Payable-StrongRoom	559.67
07/01/2026	OFL-30041003	Clay County Utility Authority A00006874	200100 Accounts Payable-StrongRoom	227.47
07/01/2026	OFL-30040094	Clay County Utility Authority A00006756	200100 Accounts Payable-StrongRoom	1,171.87
07/01/2026	OFL-30449045	Hampton Golf, Inc.	200100 Accounts Payable-StrongRoom	500.00
07/01/2026	OFL-30685565	The Crossings at Fleming Island CDD	200100 Accounts Payable-StrongRoom	9,790.00
07/01/2026	OFL-30685566	The Crossings at Fleming Island CDD	200100 Accounts Payable-StrongRoom	3,390.42
			TOTAL	**83,141.18**

FIFTH ORDER OF BUSINESS

MBS CAPITAL MARKETS | RAYMOND JAMES

August 14, 2026

Board of Supervisors
Crossings at Fleming Island Community Development District

Dear Supervisors:

I am submitting this letter to notify the Supervisors of the Crossings at Fleming Island Community Development District that the MBS banking team has joined Raymond James & Associates, Inc. ("RJA"). The team will operate as MBS Capital Markets | Raymond James within RJA, with Brett Sealy and Ed Bulleit serving as co-heads of the national land-secured finance group practice. Upon hitting a growth inflection point, we had two paths to pursue which entailed further scaling up MBS or hitching our banking platform to another firm with an extensive national public finance presence. After significant consideration and vetting of prospects, we decided that the latter would not only provide us with the resources to continue to grow here in Florida as well as nationally, but more importantly to continue to serve our existing clients at the level of service they have been accustomed to and deserve.

The bankers at MBS and MBS/RJ have been involved in the issuance of the District's bonds since their first issuance in 1992. Rhonda Mossing, who has served the District as investment banker for many years will represent MBS, and Edwin Bulleit is dual licensed with both firms will represent MBS and RJA.

If this arrangement is acceptable to the District, we respectively request that this letter and IBA with RJA be included on the Agenda of the District's upcoming board meeting. We are extremely appreciative of the relationship and look forward to working with the team on this transaction.

If there are any questions or you need additional information, please do not hesitate to call me at (813) 784-2945.

Sincerely,

Edwin Bulleit

Edwin Bulleit
Managing Director

880 Carillon Parkway // St. Petersburg, FL 33716
T 727.567.2868

AGREEMENT FOR UNDERWRITING SERVICES
CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

August 27, 2026

Board of Supervisors
Crossings at Fleming Island Community Development District

Dear Supervisors:

MBS Capital Markets | Raymond James within Raymond James & Associates, Inc. ("RJA" or the "Underwriter") is pleased to submit this agreement (the "Agreement") to the Crossings at Fleming Island Community Development District (the "District") to serve as underwriter or placement agent to the District. This Agreement relates to the proposed issuance of bonds (the "Bonds") to refund the Series 2014A Bonds, or a portion thereof. This Agreement will cover the engagement for the Series 2026 issuance of Bonds and will be supplemented for future bond issuances as may be applicable.

1. **<u>Scope of Services:</u>** The Underwriter intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below, as applicable.

    - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
    - Preparation of rating strategies and presentations related to the issue being underwritten.
    - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
    - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
    - Assistance to the District in its preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
    - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
    - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
    - Preparation of post-sale reports for the issue, if any.
    - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel, whose fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of $50,000 or 2% of the par amount of Bonds issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.

4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.

5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.

6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other District officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the District's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the District by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

7. **Accuracy of Information.** The District understands that the consummation of the transaction will be based upon, among other things, the truth, accuracy and completeness of the information included in the official statement or other offering document or otherwise provided to RJA.

8. **Obligations Contingent; Not Municipal Advisor.** Nothing in this Agreement is an expressed or an implied commitment by RJA to provide financing or to place, purchase or underwrite the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the underwriting or placement of the Bonds. Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and then-prevailing market conditions.

The District acknowledges and agrees that RJA is being retained to act solely as underwriter or placement agent for the Bonds, and not as advisor or in any other capacity as agent. RJA shall act as an independent contractor under this Agreement, and not in any other capacity, including as a fiduciary. The District acknowledges and agrees that: (i) the transaction contemplated by this Agreement is an arm's length, commercial transaction between District and RJA in which RJA is acting solely as a principal and is not acting as a municipal advisor, financial advisor or fiduciary to the District; (ii) RJA has not assumed any advisory or fiduciary responsibility to the District with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether RJA has provided other services or is currently providing other services to the District on other matters); (iii) the only obligations RJA has to the District with respect to the transaction contemplated hereby expressly are set forth in this Agreement; and (iv) the District has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate.

9. **Conflicts.** You should be aware that RJA or its affiliates may have trading and other business relationships with other participants in the proposed transaction, including with potential purchasers of the Bonds. These relationships include, but may not be limited to, trading lines, frequent purchases and sales of securities and other engagements through which RJA may have, among other things, an economic interest. In addition, you should be aware that the primary role of an underwriter or placement agent is to purchase, or arrange for the placement of, respectively, securities in an arm's-length commercial transaction between the issuer and (i) RJA, strictly in our capacity as Underwriter, or (ii) the purchaser, strictly in our capacity as Placement Agent, and that the RJA has financial and other interests that differ from those of the District. Notwithstanding the foregoing, RJA will not receive any compensation with respect to the services provided hereunder other than as set forth in paragraph 2 above or otherwise disclosed in writing to District. RJA is involved in a wide range of activities from which conflicting interests or duties may arise. Information, which is held elsewhere within RJA, but of which none of our personnel involved in the proposed transaction actually has knowledge, will not for any purpose be taken into account in determining RJA's responsibilities to you.

10. **General Terms**. No opinion or advice of RJA shall be reproduced, disseminated, quoted or referred to at any time without the prior written consent of RJA. Upon the completion of the financing, we will be entitled to advertise the transaction in publications and at times selected by us at our own expense. Notwithstanding the foregoing, nothing in this Agreement shall limit or impair the District's obligations under Chapter 119 (Public Records) or Section 286.011 (Sunshine Law), Florida Statutes, or its disclosure obligations under applicable securities laws, and no consent of RJA shall be required for any disclosure required thereby.

No waiver, amendment or other modification of this Agreement shall be effective unless in writing and signed by each party hereto.

Any dispute arising under this Agreement shall be brought exclusively in the state courts located in Clay County, Florida. The construction and interpretation of this Agreement shall be governed by the substantive law of the State of Florida, without regard to its conflicts of laws principles. Nothing in this Agreement shall be construed as a waiver by the District of sovereign immunity beyond the limited waiver set forth in Section 768.28, Florida Statutes, or of any other right or immunity afforded to the District under Florida law.

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time
as the Agreement has been terminated in accordance with Section 3 hereof.

Please sign below to evidence acceptance of the terms of this Agreement and return one executed copy to me. We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,

Raymond James & Associates, Inc.

Edwin Bulleit

Edwin Bulleit
Managing Director

Approved and Accepted By:

Crossings at Fleming Island Community Development District

By: ______________________

Name: ____________________

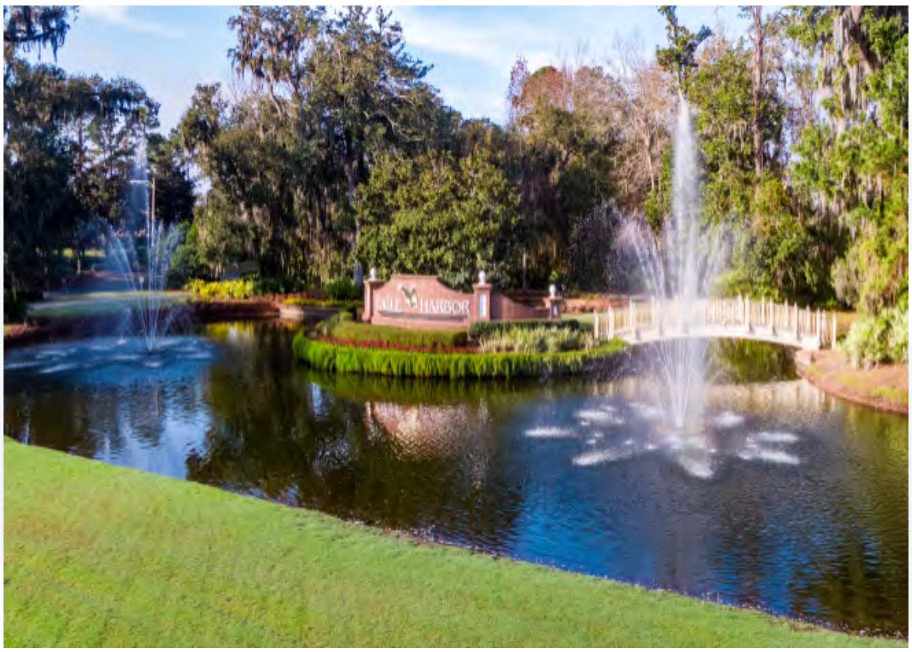
Title: _____________________

Date: _____________________

880 Carillon Parkway // St. Petersburg, FL 33716
T 727.567.2868

SIXTH ORDER OF BUSINESS

THE CROSSINGS at Fleming Island COMMUNITY DEVELOPMENT DISTRICT



Proposed Budget
FY 2027

Thursday, May 28, 2026

Presented by:

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The Crossing at Fleming Island

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 3,487,971	$ 3,501,245	$ -	$ 3,501,245	$ 3,697,317
Boat/RV Storage Fees	115,000	97,840	19,000	116,840	110,000
Interest Income	180,000	146,512	29,302	175,814	160,000
Misc/Newsletter/Rental Income	21,000	10,839	2,168	13,007	10,000
TOTAL REVENUES	**$3,803,971**	**$3,756,436**	**$50,470**	**$3,806,906**	**$3,977,317**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 15,000	$ 8,138	$ 2,000	$ 10,138	$ 15,000
PR-FICA/Workers Comp/PR Fees	17,000	21,543	1,619	23,162	24,000
Engineering	7,000	-	3,500	3,500	7,000
District Attorney	33,400	28,630	8,589	37,219	34,343
Litigation Counsel	50,000	166,667	25,000	191,667	75,000
Annual Audit	4,500	2,596	-	2,596	4,500
Assessment Administration	18,375	18,375	-	18,375	18,375
Arbitrage Rebate	1,100	1,100	-	1,100	1,100
Dissemination Agent	2,100	1,750	350	2,100	2,100
Trustee Fees	20,000	4,095	15,000	19,095	20,000
Management Fees	105,450	95,822	19,164	114,986	115,000
General Administrative	15,000	19,757	3,951	23,708	23,000
Insurance General Liability	74,128	63,167	-	63,167	70,000
Other Current Charges	5,000	1,349	270	1,619	5,000
Dues, Licenses & Website	25,000	9,130	1,826	10,956	17,200
TOTAL ADMINISTRATIVE	**$393,053**	**$442,119**	**$81,270**	**$523,389**	**$431,618**
Operations & Maintenance					
Maintenance Expenditures					
Landscape Maintenance	$ 863,116	$ 719,263	143,853	$ 863,116	$ 906,000
Landscape Maintenance - Contingency	110,000	87,897	22,103	110,000	115,000
Lake Maintenance	90,000	60,795	29,205	90,000	100,000
Cost Sharing Agreement - Stone Creek	14,000	-	14,000	14,000	15,000
Facility/Preventative Maintenance	250,000	178,623	71,377	250,000	250,000
Utilities	160,000	105,917	54,083	160,000	175,000
Security	45,000	32,297	12,703	45,000	45,000
Operating Reserves	5,895	-	-	-	619
TOTAL MAINTENANCE EXPENDITURES	**$1,538,011**	**$1,184,792**	**$347,324**	**$1,532,116**	**$1,606,619**
TOTAL EXPENDITURES	**$1,931,064**	**$1,626,911**	**$428,593**	**$2,055,504**	**$2,038,237**
Other Sources/(Uses)					
Interfund Transfer In/(Out) - SBA Reserve	(125,000)	-	(125,000)	(125,000)	(90,000)
Interfund Transfer Out - Swim & Tennis	(1,747,907)	(1,456,590)	(102,951)	(1,559,541)	(1,849,080)
Interfund Transfer In/(Out) - Capital Reserve	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	**$(1,872,907)**	**$(1,456,590)**	**$(227,951)**	**$(1,684,541)**	**$(1,939,080)**
EXCESS REVENUES (EXPENDITURES)	**$0**	**$672,935**	**$(606,074)**	**$66,861**	**$-**

The Crossing at Fleming Island

Community Development District

General Fund

Fiscal Year 2027

REVENUES

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

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

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

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

Expenditures - Administrative

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

FICA Taxes
FICA tax on all employee and Supervisor payroll.

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

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

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

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

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

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

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

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

Expenditures - Administrative (continued)

General Administration

Information Technology

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

Communication - Telephone

This item includes telephone and fax service.

Postage and Delivery

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

Printing and Binding

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

Legal Advertising

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

Office Supplies

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

Insurance General Liability

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

Other Current Charges

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

Due, Licenses & Subscriptions

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

Expenditures – Maintenance

Landscape Maintenance

The District is currently contracted with **Ruppert Landscape LLC** for the Landscape of the Districts common areas.

Landscape Maintenance - Contingency

This category represents any additional landscaping work needed that is outside the scope of the contract with various vendors.

Lake Maintenance

The Lake Doctors provides aquatic pond maintenance.

Cost Sharing Agreement - Stone Creek

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

Facility/Preventative Maintenance

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

Utilities

Includes the following utility accounts held by the District:

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

Security

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

Expenditures – Other Sources/(Uses)

Interfund Transfer Out – Swim & Tennis

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

Utility Schedule - General Fund

Account #	Service Address	Avg. Annual
Clay Electric		
5525209	2425 Country Side Drive	$ 559
7658685	1522-1 Brookstone Drive	554
7658743	1928-1 Eagle Harbor Parkway	656
7658750	2088-1 Eagle Harbor Parkway	1,204
7658776	1909 Eagle Harbor Parkway	658
7658784	1619 Misty Lane Drive	1,784
7658800	1992-1 Eagle Harbor Parkway	958
7658818	1302-1 Oak Landing Lane	626
7658834	1542 Linkside Drive	563
7658842	1245 Forest Park Drive	847
7658867	1320-1 South Shore Drive	554
7658875	1229 Salt Marsh	554
7658883	4312 Lake Shore Drive E	1,847
7658891	4486-1 Lake Shore Drive E	1,056
7658917	2327-1 Marsh Landing Court	554
7658925	1995-1 Vista Lakes Drive	695
7658958	4523 Lakeshore Drive E	1,770
7658966	1687-1 Lakeshore Drive N	572
7658974	1669 Lake Shore Dr N	8,266
7659014	1760-1 Cross Pines Drive	581
7659022	1709-2 Cross Pines Drive	554
7659048	2291-1 Old Pine Trail	554
7659063	2286-2 Trailwood Drive	654
7659089	1709-1 Cross Pines Drive	554
7659097	2234 Eagle Harbor Parkway	835
7659121	2402 Daniels Landing Drive	584
7659139	3460-1 Manard Branch Court	708
7659147	2486-1 Stoney Glen Irrigation	554
7659154	Eagle Harbor Parkway - Lighting	32,305
7659162	1795-2 Eagle Harbor on 17 at Fountain	665
7659188	1812-1 Eagle Creek Drive	592
7675689	1880 Eagle Harbor Parkway	9,266
8092223	2105 Harbor Lake Drive	2,291
8975347	1848 Town Center Blvd Time Clock 4 Irr	554
9009006	2104 Eagle Talon Irrigation	554
9108410	2249 Eagle Perch Pl - Entry Sign	554
9241665	1719 Eagle Crest Dr - Irrigation	554
9285174	2204 Eagle Talon Cir - Fountain	731
		$ 77,926
Clay County Utility Authority		
A00006757	1880 Eagle Harbor Parkway	$ 7,454
A00006760	1850 Eagle Harbor Pkwy Fountains	9,646
A00006763	1778 Fiddler's Ridge Drive Rclm Irr	932
A00006766	1909 Eagle Harbor Pkwy	1,152
A00006767	4312 Lakeshore Drive E	777
A00006773	4523 Lakeshore Drive	1,115
A00006774	2105 Eagle Lake Drive	1,509
A00006777	Entrance to Brookstone Irr	1,941
A00006791	1501 Brookstone Dr Irr	993
A00007003	1775 Eagle Harbor Pkwy Irr	1,598
A00007008	Entrance to The Preserves Irr	2,138
A00008792	2286-2 Trailwood Dr Rclm Irr	6,057
A00008793	1779-1 Cross Pines Dr - Rclm Irr	5,699
A00008794	2298-1 Old Pine Trail Rclm Irr	1,045
A00009416	1229-1 Salt Marsh Lane Irr	648
A00009612	1709-2 Cross Pines Drive Rclm Irr	1,348
A00010171	2331-1 Old Pine Trail Rclm Irr	831
A00010172	1743-1 Cross Pine Dr Rclm Irr	1,158
A00010548	2366-1 Old Pine Trail Rclm Irr	892
A00010592	1812-1 Eagle Creek Dr Rclm Irr	1,816
A00010730	2694-1 Country Side Dr Rclm Irr	911
A00010829	2638-1 Country Side Dr Rclm Irr	723
A00010935	2411-1 Country Side Dr Rclm Irr	2,880
A00010936	2424-2 Country Side Dr Rclm Irr	5,622
A00010950	1852-1 Eagle Creek Dr Rclm Irr	959
A00012254	2552-1 Country Side Dr Rclm Irr	798
A00013233	1961-1 Summit Ridge Rd Rclm Irr	723
A00013437	1612-1 Lake Terrace Lane Irr	2,014
A00022570	1719 Eagle Crest Drive Irrigation	856
A00024036	732 Water Oak Lane Irrigation	4,374
A00024037	6548 Bahia Road Irrigation	1,598
A00024605	2090 Arden Forest Place Irrigation	1,806
A00024674	1848 Town Center Irrigation	1,811
A00027041	2110 Eagle Talon Circle	1,598
A00053344	1721 Eagle March Lane Irrigation	2,970
		$ 75,424
	Contingency	21,650
	TOTAL	**$ 175,000**

The Crossing at Fleming Island

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ 620,196	$ 622,546	$ -	$ 622,546	$ 654,886
Interest Income	20,000	1,794	300	2,094	2,000
TOTAL REVENUES	**$640,196**	**$624,340**	**$300**	**$624,640**	**$656,886**
EXPENDITURES:					
Capital Outlay					
Capital Outlay	$ 619,686	$ 216,297	$ 150,000	$ 366,297	$ 656,386
Other Current Charges	500	-	250	250	500
TOTAL EXPENDITURES	**$620,186**	**$216,297**	**$150,250**	**$366,547**	**$656,886**
Other Sources/(Uses)					
Transfer in/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$620,186**	**$216,297**	**$150,250**	**$366,547**	**$656,886**
EXCESS REVENUES (EXPENDITURES)	**$20,010**	**$408,043**	**$(149,950)**	**$258,093**	**$-**

The Crossing at Fleming Island

Community Development District

Reserve Fund

Fiscal Year 2027

REVENUES

Maintenance Assessments

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

Expenditures - Administrative

Capital Outlay

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

Other Current Charges

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

The Crossing at Fleming Island

Community Development District

Proposed Budget

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

Description	Series 2014 A/1	Series 2014 A/2	Series 2014 A/3	Series 2017 A/3	Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$1,829,625	$582,262	$378,767	$67,073	$2,857,727
Carry Forward Surplus [1]	941,772	-	232,262	47,517	1,221,551
TOTAL REVENUES	**$2,771,397**	**$582,262**	**$611,029**	**$114,590**	**$4,079,278**
EXPENDITURES:					
Interest - 11/1	$150,525	$43,575	$128,213	$20,556	$342,869
Interest - 5/1	1,560,000	280,000	120,000	25,000	1,985,000
Principal - 5/1	150,525	43,575	128,213	20,556	342,869
TOTAL EXPENDITURES	**$1,861,050**	**$367,150**	**$376,425**	**$66,113**	**$2,670,738**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$-	$-	$-	$-	$-
TOTAL OTHER SOURCES/(USES)	**$-**	**$-**	**$-**	**$-**	**$-**
TOTAL EXPENDITURES	**$1,861,050**	**$367,150**	**$376,425**	**$66,113**	**$2,670,738**
EXCESS REVENUES (EXPENDITURES)	**$910,347**	**$215,112**	**$234,604**	**$48,477**	**$1,408,540**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	$-
2014 A/1	$115,425.00
2014 A/2	$33,775.00
2014 A/3	$125,312.50
2017	$19,837.50
	$294,350.00

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2014A/1 Special Assessment Refunding Bonds

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

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2014A/2 Special Assessment Refunding Bonds

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

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2014A/3 Special Assessment Refunding Bonds

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

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2017 Special Assessment Revenue Bonds

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

The Crossing at Fleming Island

Community Development District

Proposed Budget

Water / Sewer Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Reclaimed Water Revenue	$ 800,000	$ 600,494	$ 200,165	$ 800,659	$ 800,000
Debt Capacity Charge	1,976,556	1,475,629	491,876	1,967,505	1,966,012
Interest/Misc. Income	200,000	173,120	34,624	207,744	200,000
TOTAL REVENUES	**$2,976,556**	**$2,249,243**	**$726,665**	**$2,975,908**	**$2,966,012**
OPERATING EXPENSES					
Administrative					
Engineering	$ 2,000	$ -	$ 2,000	$ 2,000	$ 5,000
Arbitrage	550	550	-	550	550
Dissemination Agent	1,000	833	167	1,000	1,000
District Attorney	29,352	22,904	4,581	27,485	27,482
Annual Audit	4,500	2,896	-	2,896	4,500
Trustee Fees	10,500	5,647	-	5,647	10,500
District Manager/Administrator	101,295	74,653	14,931	89,584	109,650
Computer Time	1,000	833	167	1,000	1,000
Postage	1,000	99	20	119	1,000
Insurance	74,128	63,167	-	63,167	69,000
Other Current Charges	15,000	535	107	642	15,000
TOTAL ADMINISTRATIVE	**$240,325**	**$172,117**	**$21,972**	**$194,089**	**$244,682**
Operations & Maintenance					
Water/Wastewater/Reuse					
Meter Expenses	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000
Purchased Reclaimed Water	-	131,015	26,203	157,218	160,000
Repairs & Maintenance	35,000	3,877	7,754	11,631	40,000
Electric	40,000	30,939	10,313	41,252	45,000
Capital Outlay	150,000	9,017	125,000	134,017	150,000
Contingency	25,000	48,796	-	48,796	50,000
TOTAL WATER/WASTEWATER/REUSE	**$251,000**	**$223,644**	**$170,270**	**$393,914**	**$446,000**
TOTAL EXPENSES	**$491,325**	**$395,761**	**$192,242**	**$588,003**	**$690,682**
Non-Operating Expenses					
Debt Service					
Interest Expense - 4/1	$ 341,738	$ 341,738	$0	$341,738	$ 322,375
Principal Expense - 10/1	1,060,000	883,333	176,667	1,060,000	1,095,000
Interest Expense - 10/1	341,738	195,555	146,183	341,738	322,375
TOTAL DEBT SERVICE	**$1,743,475**	**$1,420,625**	**$322,850**	**$1,743,475**	**$1,739,750**
EXCESS REVENUES (EXPENDITURES)	**$741,756**	**$432,857**	**$211,573**	**$644,430**	**$535,580**
Debt Service Coverage (115%)	**156%**				**145%**

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 Utility Refunding Bonds

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

The Crossing at Fleming Island

Community Development District

Water/Sewer Fund

Fiscal Year 2027

REVENUES

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

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

Interest/Misc. Income
Represents interest earned on excess funds invested with the State Board of Administration.

Expenses - Administrative

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

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

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

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

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

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

Expenditures - Administrative (continued)

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

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

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

Other Current Charges
Bank charges and any other miscellaneous expenses.

Expenditures – Water/Wastewater/Reuse

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

Purchased Water
Cost of bulk water purchased from Clay County Utility Authority.

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

Repairs & Maintenance
Cost for repairs and maintenance of CDD water related assets.

Electric
Clay Electric Cooperative for service at 4567 Lakeshore Drive East.

Capital Outlay
Includes any miscellaneous water associated capital expenditures.

Expenditures – Debt Service

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

Interest Expense – 4/1/27	$322,375.01
Principal Expense – 10/1/27	$1,095,000.00
Interest Expense – 10/1/27	$322,375.01
Total	**$1,739,750.02**

The Crossing at Fleming Island

Community Development District

Proposed Budget

Golf Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
User Fees - Dues	$ 516,085	$ 398,989	$ 117,096	$ 516,085	$ 517,810
Greens/Cart Fees	1,713,279	1,493,832	219,447	1,713,279	1,674,795
Merchandise/Food/Beverage Sale	1,923,477	1,628,563	294,914	1,923,477	1,923,477
Rental Revenue	93,500	70,488	23,012	93,500	87,500
Tournament Revenue	244,940				200,100
Discount Programs	-	(32,779)	(26,000)	(58,779)	(44,000)
Membership Income - Other Fees	5,324	3,288	2,036	5,324	5,500
Miscellaneous Income	76,437	99,259	(22,822)	76,437	75,000
Initiation Fees	15,750	36,225	(20,475)	15,750	15,500
Interest Income/Commissions	-	3,173	(3,173)	-	3,000
Sales Tax/Gratuities/Lesson Income	683,189	300	682,889	683,189	659,310
TOTAL REVENUES	**$5,271,981**	**$3,701,338**	**$1,266,924**	**$4,968,262**	**$5,117,992**
COST OF GOODS SOLD					
Cost of Goods Sold	$ 801,999	$ 643,250	158,749	$ 801,999	$ 801,999
TOTAL GROSS PROFIT	**$4,469,982**	**$3,058,088**	**$1,108,175**	**$4,166,263**	**$4,315,993**
OPERATING EXPENSES					
Salaries	$ 1,762,634	$ 1,417,504	$ 345,130	$ 1,762,634	$ 1,762,634
Commissions & Bonuses	65,597	48,703	16,894	65,597	53,050
Employee Expenses	322,993	272,562	50,431	322,993	300,200
Employee Uniforms	4,946	1,211	3,735	4,946	2,200
Travel & Per Diem	-	169	(169)	-	550
Training	9,899	2,853	7,046	9,899	3,300
Janitorial Expense	25,200	20,600	4,600	25,200	25,000
Janitorial Supplies	12,541	8,128	4,413	12,541	12,000
Tournaments & Events	62,888	48,021	14,867	62,888	58,501
Marketing & Advertising	26,897	15,843	11,054	26,897	25,000
Centralized Services	78,600	48,117	30,483	78,600	61,200
Course & Grounds Maintenance	29,646	25,998	3,648	29,646	28,000
Repairs - Equipment	20,406	42,623	6,000	48,623	20,500
Repairs - Buildings	13,236	10,025	3,211	13,236	5,000
Operating Supplies	118,605	125,671	25,134	150,805	99,500
Office Supplies	4,421	1,243	3,178	4,421	1,000
Postage	600	469	131	600	50
Printing & Reproduction	900	4,161	2,000	6,161	1,500
Utility Services	113,493	95,037	18,456	113,493	112,000
Gas/Oil/Propane	34,111	36,973	7,395	44,368	33,100
Refuse & Potables	28,618	27,186	1,432	28,618	30,000
Telephone/T1 Line	11,360	7,975	3,385	11,360	9,500
Security/Pest Control	36,018	32,048	3,970	36,018	5,600
Music & Cable Service	14,400	15,904	3,181	19,085	23,500
Dues and Subscriptions	28,872	29,200	5,840	35,040	38,000
Chemicals	65,849	95,740	19,148	114,888	80,905
Fertilizer - Course	84,013	63,823	20,190	84,013	60,000
Sand, Seed & Dressing	20,611	11,291	9,320	20,611	15,000
Licenses/Permits	5,880	550	1,500	2,050	1,500
Bad Debt	337	357	-	357	100
Other Services	13,871	971	2,000	2,971	1,260
Trustee Fees/Bank Charges	96,303	125,623	25,125	150,748	145,000
Aerification	34,000	600	33,400	34,000	10,000
Management Fees - Hampton	88,200	70,000	18,200	88,200	84,000
Rentals & Leases	282,820	263,869	18,951	282,820	299,011
Lake Maintenance	30,000	25,000	5,000	30,000	30,000
Insurance	150,000	114,804	35,196	150,000	134,000
Other Current Charges	34,192	28,104	6,088	34,192	33,500
District Manager/Administrator	68,040	51,073	16,967	68,040	39,750
District Attorney	6,672	5,676	996	6,672	6,772
Audit	6,804	3,521	3,283	6,804	5,000
Sales Tax/Gratuities/Lesson Expense	683,189	-	418,419	418,419	659,310
TOTAL OPERATING EXPENSES	**$4,497,661**	**$3,199,226**	**$1,209,227**	**$4,408,453**	**$4,315,993**
NET OPERATING INCOME	**$(27,679)**	**$(141,138)**	**$(101,052)**	**$(242,190)**	**$-**
Non-Operating Expenses					
Other Income	$ -	$(2,750)	$-	$(2,750)	$ -
TOTAL NON-OPERATING EXPENSES	**$-**	**$(2,750)**	**$-**	**$(2,750)**	**$-**
EXCESS REVENUES (EXPENDITURES)	**$(27,679)**	**$(143,888)**	**$(101,052)**	**$(244,940)**	**$-**

The Crossing at Fleming Island

Community Development District

Golf Fund

Fiscal Year 2027

REVENUES

User Fees - Dues
Patron membership dues for all categories

Greens/Cart Fees
Green and Cart fee revenues

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

Rental Revenue
Room rentals and golf club rentals

Membership Income - Other Fees
Patron Trail Fees, Handicap dues, and Range Dues.

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

Expenditures

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

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

Employee Uniforms
Staff uniforms for all departments

Training
Training seminars for staff.

Janitorial Expense/Supplies
Janitorial service and supplies

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

Expenditures - (continued)

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

Course & Grounds Maintenance
Golf course and irrigation repairs

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

Repairs - Buildings
Repairs to buildings

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

Office Supplies
Paper, Envelopes, Register Receipts, etc.

Postage
Stamps

Printing & Reproduction
Stationary and letterhead

Utility Services
Electric and Water & Sewer

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

Refuse & Potables
Waste removal service

Telephone/T1 Line
Maintenance Internet, telephone and admin telephone

Other Conractual Services
Alarm and Pest Control services, Aerification contractor

Music & Cable Service
Music system for the clubhouse

Dues & Subscriptions
Comcast, FSGA handicap dues, PGA dues, etc

Chemicals
Golf course chemicals

Fertilizer - Course
Golf course fertilizers

The Crossing at Fleming Island

Community Development District

Golf Fund

Fiscal Year 2027

Expenditures - (continued)

Sand, Seed & Dressing
Over seed, Top dressing, Divot sand, and Mulch

Licenses/Permits
Food and Beverage licenses, ASCAP, SESAC

Trustee Fees/Bank Charges
Credit card commissions and Trustee charges

Management Fees - Hampton
Golf Club management fees (Hampton)

Rentals & Leases
Cart fleet, Maintenance equipment, Dishwasher, Irrigation computer and Copier

Lake Maintenance
Treatment of lakes on GC for algae and weeds

Insurance
Liability and Property insurance

Other Current Charges
Real Estate taxes

District Manager/Administrator
District Manager and GMS, LLC fees.

District Attorney
Attorney fees

Audit
Audit fees

Non-Operating Expenses

Principal Expense
Golf Bond Principal Payment

Interest Expense
Interest on the Golf Bond

The Crossing at Fleming Island
Community Development District

Golf Fund FY2026-2030 Budget

Five Year Capital Plan

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

The Crossing at Fleming Island

Community Development District

Proposed Budget

Swim & Tennis Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
User Fees	$165,000	$152,762	$30,552	$183,314	$165,000
Tennis/Pickleball Lesson Income	270,000	261,564	52,313	313,877	300,000
Merchandise/Food/Beverage Sale	155,000	142,996	14,300	157,296	155,000
TOTAL REVENUES	**$590,000**	**$557,322**	**$97,165**	**$654,487**	**$620,000**
COST OF GOODS SOLD					
Cost of Goods Sold	$120,000	$98,895	$19,779	$118,674	$120,000
TOTAL GROSS PROFIT	**$470,000**	**$458,427**	**$77,386**	**$535,813**	**$500,000**
OPERATING EXPENSES					
Salaries	$995,000	$816,605	$163,321	$979,926	$1,069,000
Employee Expenses	270,000	222,751	44,550	267,301	280,000
Employee Education and Training	8,000	662	132	794	8,500
Promotional Activities	100,000	59,037	11,807	70,844	102,000
Activities & Events - Tennis	5,000	1,089	218	1,307	7,000
Communications and Freight	32,000	23,747	4,749	28,496	35,000
Customer Service & Advertising	6,000	2,703	541	3,244	6,500
Other Contractual	40,000	38,166	7,633	45,799	42,500
Repairs & Maintenance	90,000	59,003	11,801	70,804	92,700
Operating Supplies	35,000	25,047	5,009	30,056	37,000
Office Supplies	15,000	5,851	1,170	7,021	16,000
Utility Services	165,858	114,460	22,892	137,352	175,000
Gas/Oil/Propane	38,000	39,533	7,907	47,440	42,500
Chemicals	85,000	62,137	12,427	74,564	90,000
Licenses/Permits	4,000	2,445	489	2,934	4,000
Cash Short/Over	0	(97)		(97)	0
Trustee Fees	34,000	26,509	5,302	31,811	34,000
District Manager/Administrator	50,000	41,500	8,300	49,800	61,250
Insurance	45,419	35,093	7,019	42,112	46,000
Taxes	130	(9)		(9)	130
Audit	4,500	0	-	-	5,000
TOTAL OPERATING EXPENSES	**$2,022,907**	**$1,576,232**	**$315,268**	**$1,891,500**	**2,154,080**
NET OPERATING INCOME	**$(1,552,907)**	**$(1,117,805)**	**$(237,881)**	**$(1,355,686)**	**(1,654,080)**
Non-Operating Expenses					
Interfund Transfer In - GF	$ 1,747,907	$1,456,589	$102,951	$1,559,540	$ 1,849,080
Other Income	-	(786)	-	(786)	-
Lesson Income	30,000	31,097	-	31,097	30,000
Lessons Paid Out	(225,000)	(263,466)	(52,693)	(234,165)	(225,000)
TOTAL NON-OPERATING EXPENSES	**$1,552,907**	**$1,223,434**	**$50,258**	**$1,355,686**	**$1,654,080**
EXCESS REVENUES (EXPENDITURES)	**$-**	**$105,629**	**$(187,623)**	**$-**	**$-**

The Crossing at Fleming Island

Community Development District

Swim/Tennis Fund

Fiscal Year 2027

REVENUES

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

Lesson Income
Revenue generated from Tennis/Pickleball/Swim lessons

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

Merchandise/Food/Beverage Sale
Tennis Merchandise sales and Snack Bar sales (Net of Cost of Goods Sold)

Expenditures - Operating

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

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

Employee Education and Training
Aquatic employees mandatory training requirements

Lessons Paid Out
Revenue generated from Tennis/Pickleball/Swim lessons paid to employees

Activities & Events
Community events (parades, dive in movies etc…)

Activities & Events - Tennis
Tennis/Pickleball events

Communications and Freight
Telephone, Internet, Postage

Customer Service & Advertising
Graphic design, accounting, email

Other Contractual
Pest Control, Alarm Service, IT

Repairs & Maintenance
Equipment repairs and maintenance

Operating Supplies
Janitorial supplies, first aid equipment and misc. supplies

Office Supplies
Paper, printer cartridges, receipt paper, etc..

Utility Services
Electric, Water & Sewer

Gas/Oil/Propane
Propane for the Snack Bar and Waterfront pool heaters

Expenditures - Administrative (continued)

Chemicals
Pool chemicals

Licenses/Permits
Licenses and pool permits

Trustee/Bank Expenses
Credit card commissions and bank fees

District Management/Administration
The District receives Management, Accounting and Administrative Administration:

Insurance
Liability and property insurance

Audit
Annual Audit fees

Expenditures – Non - Operating Income/Expenses

Inter-fund Transfer In
CDD Funds to operate the Swim & Tennis operation, over and above revenues generated

The Crossing at Fleming Island
Community Development District
Non-Ad Valorem Assessments
FY2027

Land Use	#Lots/ Acres	Annual Maintenance Assessments					
		Gross per units	**Total Gross Assessments**	**Gross per units**	**Updated Total Net O&M**	**Increase net by $X**	**Increase net by %**
		FY 2026		**FY 2027**			
RESIDENTIAL	3276	$ 752.33	$ 2,464,633.08	$ 800.35	$ 2,621,946.60	**$ 45.14**	**6%**
COBBLESTONE & STATION	508	$ 564.24	$ 286,633.92	$ 600.26	$ 304,932.08	**$ 33.85**	**6%**
COMMERCIAL	253.19	$ 6,394.85	$ 1,619,112.71	$ 6,803.03	$ 1,722,459.85	**$ 383.69**	**6%**
Total Gross	4037.19		$ 4,370,379.71		$ 4,649,338.53	**$ 278,958.82**	
Discount/Commission (6%)			$ 262,222.78		$ 278,960.31	**$ 16,737.53**	
Net Assessments			$ 4,108,156.93		**$ 4,370,378.21**	**$ 262,221.29**	
Alocation							
General Fund			$ 3,487,971.30		$ 3,715,492.21	$ 227,520.91	
Reserve Fund			$ 620,185.63		$ 654,886.00	$ 34,700.37	
Net Assessments			**$ 4,108,156.93**		**$ 4,370,378.21**	$ 262,221.28	

A.

1.

RESOLUTION 2026-03

A RESOLUTION OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027 AND FIXING MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS FOR SAID FISCAL YEAR

WHEREAS, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget"), the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, the Board set August 27, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(b), Florida Statutes, requires that, prior to October 1, of each year, the Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporation herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026-2027 and/or revised projections for Fiscal Year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and the District Recording Secretary and identified as "The Budget for the Crossings at Fleming Island Community Development District for the Fiscal Year Ending September 30, 2027," as adopted by the Board of Supervisors on August 27, 2026.

SECTION 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the Crossings at Fleming Island Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $____________ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$____________
RESERVE FUND	$____________
DEBT SERVICE FUND	$____________
Total All Funds	**$____________**

SECTION 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. Board may authorize an appropriation from the un-appropriated balance of any fund.

c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the un-appropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand ($10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than $10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. The District Manager or Treasurer may approve transfers within a program or project. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

SECTION 4. Maintenance and Benefit Special Assessment Levy

a. That the 2027 Maintenance and Benefit Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the benefit received, which levy represents the amount of assessments for District purposes necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall the distributed as follows:

General Fund O & M ______________

Debt Service Fund ______________

b. The District Manager shall certify this levy to the County Property Appraiser and Tax Collector, in accordance with the applicable provisions of law, as required by Chapters 170, 190 and 197, of the Statutes.

Introduced, considered favorably, and adopted this 27th day of August 2026.

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT

____

By:______________________________

Its: Chairman

Attest:

____

Secretary

B.

1.

RESOLUTION 2026-04

A RESOLUTION ADOPTING THE FINAL WATER AND WASTEWATER ENTERPRISE FUND BUDGET OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027

WHEREAS, the District Manager has heretofore prepared and submitted to the Board for approval the District's proposed Water and Wastewater Enterprise Fund Budget for the Fiscal Year 2026-2027; and

WHEREAS, a public hearing has been held on this 27th day of August 2026 at which members of general public were accorded the opportunity to speak prior to the adoption of the final Water and Wastewater Enterprise Fund Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSSINGS OF FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT:

1. The Water and Wastewater Enterprise Fund Budget heretofore submitted to and approved by the Board is hereby adopted as the final Water and Wastewater Enterprise Fund Budget of the District for Fiscal Year 2026-2027.

2. A verified copy of said final Water and Wastewater Enterprise Fund Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

Introduced, considered favorably, and adopted this 27th day of August 2026.

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

____
By:___________________________
Title: Chairman

Attest:

____
Secretary

2.

RESOLUTION 2026-05

A RESOLUTION ADOPTING THE FINAL GOLF COURSE ENTERPRISE FUND BUDGET OF THE CROSSINGS OF FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027

WHEREAS, the District Manager has heretofore prepared and submitted to the Board for approval the District's proposed Golf Course Enterprise Fund Budget for the Fiscal Year 2026-2027; and

WHEREAS, a public hearing has been held on this 27th day of August 2026 at which members of the general public were accorded the opportunity to speak prior to the adoption of the final Golf Course Enterprise Fund Budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSSINGS OF FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT:

1. The Golf Course Enterprise Fund Budget heretofore submitted to and approved by the Board is hereby adopted as the final Golf Course Enterprise Fund Budget of the District for Fiscal Year 2026-2027.

2. A verified copy of said final Golf Course Enterprise Fund Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings."

PASSED AND ADOPTED THIS 27th DAY OF AUGUST 2026.

THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT

____
(Sign)

____
Chairman

____
(Print)
Secretary

C.

1.

RESOLUTION 2026-06

LEVYING A NON AD VALOREM ASSESSMENT FOR OPERATION AND MAINTENANCE COSTS, WATER MANAGEMENT SYSTEM AND OTHER INFRASTRUCTURE PROJECTS WITHIN THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027

WHEREAS, certain improvements existing within the Crossings at Fleming Island Community Development District and certain costs of operation, repairs, and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Crossings at Fleming Island Community Development District finds that the costs of operation, repairs, and maintenance of the District during the fiscal year 2026-2027 will amount to **$__________**; and

WHEREAS, during the fiscal year 2026-2027, The Crossings at Fleming Island Community Development District will be required to pay approximately **$__________** for debt service on the District Special Assessment Refunding Bonds for those facilities constructed to serve property within the District; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. That a non ad valorem assessment as provided for in Chapters 190 and 197 Florida Statutes (hereinafter referred to as an "assessment") is hereby levied on the lands within the District.

SECTION 2. That the collection and enforcement of the aforesaid assessment shall be at the same time and in like manner as Clay County taxes. All assessments, and those assessments directly collected, shall be subject to the same discounts as Clay County taxes.

SECTION 3. That the said assessment levy, and the lists of lands included in the District are hereby certified to the Clay County Property Appraiser on Exhibit "A" attached hereto to be extended on the Clay County Tax Roll and shall be collected by the Clay County Tax Collector in the same manner and time as Clay County taxes. The operations and maintenance assessments and debt service assessments associated with the platted lot designated on Exhibit "B", will be collected directly by the District in accordance with Florida Law. The proceeds there from shall be paid to The Crossings at Fleming Island Community Development District.

BE IT FURTHER RESOLVED, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

Introduced, considered favorably, and adopted this 27th day of August 2026.

THE CROSSINGS AT FLEMING ISLAND
COMMUNITY DEVELOPMENT DISTRICT

____
By:____________________________
Its: Chairman

Attest:

____
Secretary

SEVENTH ORDER OF BUSINESS

**LANDSCAPE & IRRIGATION MAINTENANCE AGREEMENT
BY AND BETWEEN
THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT
&
RUPPERT LANDSCAPE LLC**

This **LANDSCAPE & IRRIGATION MAINTENANCE AGREEMENT** ('AGREEMENT') is made and entered into this ___ day of _________, 2026, by and between:

The Crossings at Fleming Island Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Clay County, Florida and with offices at:

**The Crossings at Fleming Island Community Development District
2105 Harbor Lake Dr
Fleming Island, Florida 32003**
(hereinafter "CDD"),

and

**Ruppert Landscape, LLC
2105 Harbor Lake Dr
Fleming Island, FL 32003**
(the "CONTRACTOR").

RECITALS

Whereas, the CDD was established by ordinance of the Board of County Commissioners in and for Clay County for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

Whereas, the CDD has a need to retain an independent contractor to provide landscape & irrigation maintenance services for certain lands within and around the CDD; and

Whereas, CONTRACTOR submitted a Price Proposal Form and Scope of Services, attached hereto as Exhibit A and incorporated herein by reference, and represents that it can provide landscape maintenance services to the CDD.

Now, therefore, in consideration of the mutual covenants contained in this AGREEMENT, it is agreed that the CONTRACTOR is hereby retained, authorized, and instructed by the CDD to perform in accordance with the following covenants and conditions, which both the CDD and the CONTRACTOR have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this AGREEMENT.

2. **DESCRIPTION OF WORK.**

A. The CDD desires that the CONTRACTOR provide professional landscape and irrigation maintenance services within presently accepted standards. Upon all parties signing this AGREEMENT, the CONTRACTOR shall provide the CDD with the specific services identified in this AGREEMENT.

B. While providing the services identified in this AGREEMENT, the CONTRACTOR shall ensure that such personnel and resources as may be required are assigned to this work, and such personnel shall be responsible for coordinating, expediting, and controlling all aspects to assure completion.

3. **SCOPE OF LANDSCAPE & IRRIGATION MAINTENANCE SERVICES.** The duties, obligations, and responsibilities of the CONTRACTOR are those described in the attached Exhibit A as well as this AGREEMENT. CONTRACTOR shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the CDD.

4. **MANNER OF CONTRACTOR'S PERFORMANCE.** The CONTRACTOR agrees, as an Independent Contractor, to undertake work and/or perform or have performed such services as specified in this AGREEMENT or any addendum executed by the parties or in any authorized written work order by the CDD issued in connection with this AGREEMENT and accepted by the CONTRACTOR. All work shall be performed in a neat and professional manner reasonably acceptable to the CDD and shall be in accordance with industry standards. The performance of all services by the CONTRACTOR under this AGREEMENT and related to this AGREEMENT shall conform to any written instructions issued by the CDD.

A. Should any work and/or services be required which are not specified in this AGREEMENT or any addenda, but which are nevertheless necessary for the proper provision of services to the CDD, such work or services shall be fully performed by the CONTRACTOR as if described and delineated in this AGREEMENT.

B. The CONTRACTOR agrees that the CDD shall not be liable for the payment of any work or services unless the CDD, through an authorized representative of the CDD, authorizes the CONTRACTOR, in writing, to perform such work.

C. The CDD designates the District Manager and the District Operations Manager to act as the CDD'S Landscape Manager (LM) with respect to the services to be performed under this AGREEMENT. The LM shall have complete authority to transmit instructions, receive information, interpret and define the CDD'S policies and decisions with respect to materials, equipment, elements, and systems pertinent to the CONTRACTOR'S services.

(1) The CONTRACTOR agrees to meet with the LM no less than two (2) times per month to discuss conditions, schedules, and items of concern regarding this AGREEMENT.

D. CONTRACTOR shall use all due care to protect the property of the CDD, its residents, and landowners from damage. CONTRACTOR agrees to repair any damage resulting from CONTRACTOR'S activities and work within twenty-four (24) hours.

E. In the event, time is lost due to heavy rain ("Rain Day"), the CONTRACTOR agrees to reschedule personnel and resources and divide their time accordingly to complete all scheduled services within five (5) days of the "Rain Day". CONTRACTOR shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays. CONTRACTOR shall coordinate with the LM to timely complete all such services.

5. COMPENSATION AND TERM.

A. As compensation for completion of services described in this AGREEMENT, the CDD agrees to pay the CONTRACTOR in monthly payments for the previous month's work according to the following schedule.

Twelve (12) monthly payments of <u>$75,500.00</u> for an annual total of <u>$906,000.00</u>

Work shall commence on October 1, 2026, and end September 30, 2027, unless terminated earlier in accordance with Section 13. At the end of the initial term set forth above, the CDD shall have the option of extending the AGREEMENT for up to four (4) additional one-year (12 month) periods.

B. If the CDD should desire additional work or services, or to add additional lands to be maintained, the CONTRACTOR agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this AGREEMENT. The CONTRACTOR shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The CDD may require, as a condition precedent to making any payment to the Contract that all sub-contractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the CDD by those sub-contractors, material men, suppliers or laborers, and further require that the CONTRACTOR provide and Affidavit relating to the payment of said indebtedness. Further, the CDD shall have the right to require, as a condition precedent to making any payment, evidence from the CONTRACTOR, in a form satisfactory to the CDD, that any indebtedness of the CONTRACTOR, as to services to the CDD, has been paid to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions and similar payroll deductions from the wages of employees.

D. The CONTRACTOR shall maintain records conforming to usual accounting practices. Further, the CONTRACTOR agrees to render monthly invoices to the CDD, in writing, which shall be delivered or mailed to the CDD by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the CDD or otherwise in accordance with Florida Prompt Payment Act. Each monthly invoice shall include such supporting information as the CDD may reasonably require the CONTRACTOR to provide.

If the CONTRACTOR does not perform services required by the AGREEMENT due to a labor shortage or other reasons, the CONTRACTOR shall (1) report the services that were not performed and provide a written explanation for the nonperformance to the CDD; and (2) issue a credit to the CDD equal in value to the services which were not performed ("Credit") which the CDD can then use toward payment for the invoiced performed services. Each monthly invoice submitted to the CDD shall include the total amount of Credit the CDD has accrued up to the last date of service for which the invoice is issued, as well as the amount of the Credit due for the immediately preceding month of service.

6. INSURANCE

A. The CONTRACTOR or any subcontractor performing the work described in this AGREEMENT shall maintain throughout the term of this AGREEMENT the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the CONTRACTOR'S legal liability for bodily injuries limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(a) Independent contractor's coverage for bodily injury and property damage in connection with subcontractor's operation.

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the CONTRACTOR of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The CDD, its staff, consultants, and Supervisors shall be named as an additional insured. The CONTRACTOR shall furnish the CDD with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the CDD unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the CDD. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VIL.
The following must be added as "Additional Named Insured"

The Crossings at Fleming Island Community Development District
2105 Harbor Lake Dr
Fleming Island, Florida 32003

The Crossings at Fleming Island CDD Board of Supervisors
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Bradley & Komando, P.A.
1845 East West Pkwy
Suite 6
Fleming Island, FL 32003

GMS, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

C. If the CONTRACTOR fails to have and maintain the required insurance, the CDD has the right (without any obligation to do so, however), to secure such required insurance in which event, the CONTRACTOR shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the CDD'S obtaining the required insurance.

7. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court cost, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. CONTRACTOR agrees to defend, indemnify, and hold harmless the CDD and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the CDD, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by CONTRACTOR, its subcontractors, its employees and agents in connection with this AGREEMENT, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this AGREEMENT requires CONTRACTOR to indemnify the CDD for the CDD's percentage of fault if the CDD is adjudged to be more than 50% at fault for any claims against the CDD and CONTRACTOR as jointly liable parties; however, CONTRACTOR shall indemnify the CDD for any and all percentage of fault attributable to CONTRACTOR for claims against the CDD, regardless of whether the CDD is adjudged to be more or less than 50% at fault. CONTRACTOR further agrees that nothing herein shall constitute or be construed as a waiver of the CDD's limitations on liability contained in section 768.28, Florida Statues, or other statute.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The CONTRACTOR shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules regulations, or ordinances. If the CONTRACTOR fails to notify the CDD in writing within five (5) days of the receipts of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this AGREEMENT or any action of the CONTRACTOR or any of its agents, servants, employees or material men, or with respect to the terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the CDD may terminate this AGREEMENT, such termination to be effective upon giving of notice of termination.

9. LIENS AND CLAIMS. The CONTRACTOR shall promptly and properly pay all labor employed, materials purchased, and equipment hired by it to perform under this AGREEMENT. The CONTRACTOR shall keep the CDD'S property free from any material men's or mechanic's liens and claims or notices in respect to such and claims, which arise by reason of the CONTRACTOR'S performance under this AGREEMENT, and the CONTRACTOR shall immediately discharge any such claim or lien. If the CONTRACTOR does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the CDD, in addition to all other remedies available under this AGREEMENT, may terminate this AGREEMENT to be effective immediately upon the giving notice of termination.

10. DEFAULT AND PROTECTION AGAINST PARTY INTERFERENCE. A default by either Party under this AGREEMENT shall entitle the other to all remedies available at law or in equity, which may include, but not limited to, the right of damages, injunctive relief, and/or specific performance. The CDD shall be solely responsible for enforcing its rights under this AGREEMENT against any interfering third party. Nothing contained in this AGREEMENT shall limit or impair the CDD'S right to protect its rights from interference by a third party to this AGREEMENT.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom or usage to the contrary notwithstanding, that the CDD shall have the right at all times to enforce the conditions and AGREEMENTs contained in this AGREEMENT in strict accordance with the terms of this AGREEMENT, notwithstanding any conduct or custom on the part of the CDD in refraining from so doing: and further, that the failure of the CDD at any time or times to strictly enforce its rights under this AGREEMENT shall not be construed as having created a custom in any way or manner contrary to the specific conditions and AGREEMENTs of this AGREEMENT, or as having in any way modified or waived the same.

12. SUCESSORS. This AGREEMENT shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this AGREEMENT, except as expressly limited in this AGREEMENT.

13. TERMINATION. The CDD agrees that the CONTRACTOR may terminate this AGREEMENT with or without cause by providing sixty (60) days written notice of termination to the CDD; provided, however, that the CDD shall be provided a reasonable opportunity to cure any failure under this AGREEMENT. The CONTRACTOR agrees that the CDD may terminate this AGREEMENT immediately with cause by providing written notice of termination to the CONTRACTOR. The CDD may also provide thirty (30) days written notice of termination without cause. Both Parties agree that if termination is necessary, the CONTRACTOR will only be paid for the actual work accomplished and will not be reimbursed for any unearned profits or other expenses of any type. Upon any termination of this AGREEMENT, the CONTRACTOR shall not be entitled to any consequential damages (including but not limited to lost profits) of any kind and instead shall only be entitled to payment for all work and/or services rendered up until the effective termination of this AGREEMENT, subject to whatever claims or off-sets the CDD may have against the CONTRACTOR.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the CDD shall be obtained and paid for by the CDD. All other permits or licenses necessary for the CONTRACTOR to perform under this AGREEMENT shall be obtained and paid for by the CONTRACTOR.

15. ASSIGNMENT. Neither the CDD nor the CONTRACTOR may assign this AGREEMENT without prior written approval of the other. Any purported assignment without such written approval shall be void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this AGREEMENT, the CONTRACTOR shall be acting as an independent CONTRACTOR. Neither the CONTRACTOR nor employees of the CONTRACTOR, if there are any, are employees of the CDD under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The CONTRACTOR agrees to assume all liabilities or obligations imposed by any performance of this AGREEMENT. The CONTRACTOR shall not have any authority to assume or create any obligation, express or implied, on behalf of the CDD and the CONTRACTOR shall have no authority to represent the CDD as an agent, employee, or in any other capacity, unless otherwise set forth in this AGREEMENT.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this AGREEMENT are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this AGREEMENT.

18. ENFORCEMENT OF AGREEMENT. If either the CDD or the CONTRACTOR is required to enforce this AGREEMENT by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this AGREEMENT between the CDD and the CONTRACTOR relating to the subject matter of this AGREEMENT.

20. AMENDMENTS. Changes or waivers to this AGREEMENT must be made in writing and signed by both the CDD and CONTRACTOR.

21. AUTHORIZATION. The execution of this AGREEMENT has been duly authorized by the appropriate body or official of the CDD and the CONTRACTOR, both the CDD and the CONTRACTOR have compiled with all the requirements of law, and both the CDD and the CONTRACTOR have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this AGREEMENT ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the CDD:

The Crossings at Fleming Island
Community Development DISTRICT
2105 Harbor Lake Dr
Fleming Island, Florida 32003
Attn: Steve Andersen, District Manager

and

Bradley & Komando, P.A.
1845 East West Pkwy, Suite 6
Fleming Island, FL 32003

B. If to the CONTRACTOR:

Ruppert Landscape LLC
2105 Harbor Lake Dr.
Fleming Island, FL 32003
Attn: Kyle Meissner

Except as otherwise provided in this AGREEMENT, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this AGREEMENT would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the CDD and counsel for the CONTRACTOR may Notice on behalf of the CDD and the CONTRACTOR. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

23. THIRD PARTY BENEFICIARIES. This AGREEMENT is solely for the benefit of the CDD and the CONTRACTOR, and no right or cause of action shall accrue upon or by reason, to or for benefit of any third party not a formal party to this AGREEMENT. Nothing in this AGREEMENT expressed or implied is intended or shall be construed to confer upon any person or corporation other than the CDD and the CONTRACTOR any right, remedy, or claim under or by reason of this AGREEMENT or any of the provisions or conditions of this AGREEMENT; and all of the provisions, representations, covenants, and conditions contained in this AGREEMENT shall inure to the sole benefit of and shall be binding upon the CDD and the CONTRACTOR and their respective representatives, successors, and assigns.

24. CONTROLLING LAW/VENUE. This AGREEMENT and the provisions contained in this AGREEMENT shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in and for Clay County, Florida.

25. EFFECTIVE DATE. This AGREEMENT shall be effective from October 1, 2026 through September 30, 2027, unless terminated earlier or extended in accordance with Section 13.

26. PUBLIC RECORDS. CONTRACTOR understands and agrees that all documents of any kind provided to the CDD in connection with this AGREEMENT may be public records, and, accordingly, CONTRACTOR agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. CONTRACTOR acknowledges that the designated public records custodian for the CDD is Steve Andersen (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, the CONTRACTOR shall 1) keep and maintain public records required by the CDD to perform the service; 2) upon request by the Public Records Custodian, provide the CDD with the requested public records or allow the records to be inspected or copied within a reasonable time period 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 the CONTRACTOR does not transfer the records to the Public Records Custodian of the CDD; and 4) upon completion of the contract, transfer to the CDD, at no cost, all public records in CONTRACTOR' 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 the CONTRACTOR, the CONTRACTOR 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 CDD in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 1-904-940-5850, MGILES@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, WORLD GOLF VILLAGE, ST. AUGUSTINE, FLORIDA 32092.

The CONTRACTOR understands and agrees that all documents of any kind provided to the CDD in connection with this AGREEMENT may be public records and shall be treated as such in accordance with Florida law.

27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this AGREEMENT shall not affect the validity or enforceability of the remaining portions of this AGREEMENT, or any part of this AGREEMENT not held to be invalid or unenforceable.

28. ARM'S LENGTH TRANSACTION. This AGREEMENT has been negotiated fully between the CDD and the CONTRACTOR as an arm's length transaction. The CDD and the CONTRACTOR participated fully in the preparation of this AGREEMENT with the assistance of their respective counsel. In case of a dispute concerning the interpretation of any provision of this AGREEMENT, the parties are each deemed to have drafted, chosen and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. COUNTERPARTS. This AGREEMENT may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The CDD may terminate this AGREEMENT immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. If the CDD has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the CDD shall promptly notify the Contractor. The Contractor agrees to immediately terminate the AGREEMENT with the subcontractor upon notice from the CDD. Further, absent such notification from the CDD, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s.448.09(1), Florida Statutes, shall promptly terminate its AGREEMENT with such person or entity. By entering this AGREEMENT, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this AGREEMENT.

31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. CONTRACTOR acknowledges that, in addition to all Laws and Regulations that apply to this AGREEMENT, the following provisions of Florida law ("Public Integrity Laws") apply to this AGREEMENT:

A. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;

B. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;

C. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;

D. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and

E. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

CONTRACTOR acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering or renewing a contract with governmental entities, including with the CDD ("Prohibited Criteria"). CONTRACTOR certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, CONTRACTOR shall immediately notify the CDD.

32. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The CONTRACTOR agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

33. ANTI-HUMAN TRAFFICKING STATEMENT. CONTRACTOR acknowledges human trafficking is a significant concern in the labor market. Under penalties of perjury, the CONTRACTOR attests and affirms that all work performed pursuant to this AGREEMENT will not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the CONTRACTOR has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

IN WITNESS WHEREOF, the parties execute this AGREEMENT the day and year first written above

Attest:	The Crossings at Fleming Island Community Development District
______________________ (Signature of Witness)	______________________ John Tabor, CDD Chairman
______________________ (Print Name of Witness)	Date:______________________
	Ruppert Landscape LLC
Kyle Meissner (Signature of Witness)	Vice President Owner
Kyle Meissner (Print Name of Witness)	Date: 8/19/22

Exhibit "A"

Scope of Services

1. Project Scope
   - 1.1 General Overview
   - 1.2 CDD
   - 1.3 Landscape Manager

2. General Contractor Requirements and Procedures
   - 2.1 Operation Procedures
   - 2.2 Key Personnel
   - 2.3 Personnel Dress Code
   - 2.4 Personnel Conduct
   - 2.5 Safety Program
   - 2.6 Use of Facilities by Contractor (Optional)
   - 2.7 Subcontractors
   - 2.8 Consultants
   - 2.9 Quality Control

3. Reporting Requirements
   - 3.1 Monthly Reporting
   - 3.2 Monthly Property Inspection
   - 3.3 Irrigation Reporting
   - 3.4 Attendance Requirements for CDD Board Meetings
   - 3.5 Newsletter Article

4. Scheduled Operations and Maintenance
   - 4.1 Turf Care: St. Augustine
   - 4.2 Turf Care: Bermuda
   - 4.3 Turf Care: Bahai
   - 4.4 Shrubs/Ground Cover Care
   - 4.5 Tree Care
   - 4.6 Irrigation Systems
   - 4.7 Litter & Debris Removal
   - 4.8 Storm Water System Maintenance
   - 4.9 Over-seeding
   - 4.10 Boat Storage Area
   - 4.11 Holiday Decorations
   - 4.12 Flowerbeds
   - 4.13 Main Entry and Subdivision Signs
   - 4.14 Playgrounds

5. Unscheduled Maintenance and Repairs
   - 5.1 General
   - 5.2 Damaged Facilities
   - 5.3 Emergency Repairs
   - 5.4 Unscheduled Maintenance

6. Response Time
   - 6.1 General
   - 6.2 Emergency Response Program

7. The Crossings at Fleming Island CDD Landscape Area Limits Flash Drive

1. PROJECT SCOPE

The Contractor shall provide landscape, irrigation, general grounds and infrastructure maintenance for The Crossings at Fleming Island CDD known locally as Eagle Harbor. The Scope of Services is intended to be **comprehensive and all-inclusive**, encompassing all labor, supervision, materials, equipment, and incidentals necessary to fully perform the services described herein, except where expressly identified as an additional service

1.1 General Overview

Eagle Harbor is a planned multi-use project that consists of commercial, office, light industrial, preservation, conservation, and residential areas.

1.2 Community Development District (CDD)

Eagle Harbor consists of approximately of 2850 acres located on Fleming Island. The areas to be included in this maintenance Scope of Services are shown on the attached flash drive labeled "The Crossings at Fleming Island CDD Landscape Area Limits".

1.3 Landscape Manager (LM)

The CDD Landscape Manager (LM) is designated by The Crossings at Fleming Island CDD (Eagle Harbor) to serve as sole and exclusive contract manager for the common area maintenance management of all designated areas within Eagle Harbor.

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

2.1 Operation Procedures

The Contractor shall perform the services outlined within the Scope of Services between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday unless specified otherwise or directed by the LM. In addition, operation of leaf blowers shall be prohibited between the hours of 7:00a.m. - 7:30 a.m. in residential areas. The Contractor may request approval for additional operating hours due to adverse weather or unforeseen conditions. All such requests shall be submitted in writing and approved by the LM prior to implementation.

2.2 Key Personnel

2.2.1 All Work shall be managed and/or directed by key personnel identified by the proposal. Any changes in the assigned key personnel shall be subject to approval by the LM. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees for the maintenance and technical services performed under this contract.

2.2.2 Contractor shall provide one (1) Project Manager (PM) who is knowledgeable of the Contractor's daily activities when performed at the site (refer to Section 3.2 for more specific requirements). This PM shall serve as the point of contact between the LM and Contractor. The PM shall be responsible for coordinating all scheduled services with the LM and for the timely scheduling of unscheduled maintenance services.

2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall always wear uniforms or professional attire. Eagle Harbor is a family-oriented community, and as such, clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or is otherwise deemed inappropriate or inconsistent with community standards, as determined by the DM. For safety reasons, contractor personnel shall **always** wear shirts, approved (F.D.O.T.) safety vests, and shall wear eyewear, hearing protection and footwear that conforms to safe work practices.

2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Eagle Harbor community and any other customer/party associated with the Project are knowledgeable of the Project and the services the Contractor is performing.

2.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and federal and local regulations, rules, and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractor's expense, all safety equipment, and materials necessary for and related to the work performed by its employees. Such equipment will include but is not limited to items necessary to protect its employees and the public, if applicable.

Traffic control through all work zones under this contract shall comply with the most current codes/regulations from the State of Florida Department of Transportation (FDOT) "Roadway and Traffic Design Standards" available on the Florida Department of Transport website.

2.6 Use of Facilities by Contractor

The Crossings of Fleming Island CDD has an area on the Project Site that can be used by the Contractor for storing vegetation. The LM will designate the exact area. Contractor will be responsible for the disposal of debris from the storage site on a monthly

2.7 Subcontractors

If the Contractor, as a part of the performance of its services, elects to employ Subcontractors, the following shall apply:

2.7.1 The Contractor shall be responsible for, and coordinate with, the services of any of its Subcontractors.

2.7.2 The Contractor shall require all its Subcontractors, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents, including this Scope of Services.

2.8 Consultants

If the Contractor, as a part of the performance of its services, elects to employ consultants, the following shall apply:

2.8.1 The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.

2.8.2 The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents, including this Scope of Services.

2.9 Quality Control

The LM reserves the right to reject any or all the Contractor's services and materials at any stage if they fail to meet the specifications outlined. Throughout the project, the Contractor must ensure that the originally installed numbers of shrubs, ground covers, trees, and turf grasses are maintained. If any turf areas, shrubs, ground cover, or trees are damaged or lost due to insects, disease, fungus, overwatering, or insufficient irrigation—as directed by the LM—the Contractor is responsible for replacing or reimbursing Eagle Harbor at their own cost. Replacements must match the size, specification, and quality of surrounding materials. Additionally, any CDD items harmed due to the Contractor's negligence must be repaired or replaced as instructed by the LM, also at the Contractor's expense, with all such work completed within two weeks of notification.

Upon the LM's request, the Contractor will conduct weekly site walk-throughs, assessing visual conditions and their performance. Repairs and adjustments will be made during these visits as directed by the LM. The Contractor is required to produce a monthly Maintenance Report, which must be submitted to the LM within five business days after the month ends, detailing potential issues, proposed corrective actions, requests for upcoming work approvals, coordination, and scheduling. Furthermore, the Contractor must provide the LM with an updated maintenance log each week that documents all activities from that period.

3. REPORTING REQUIREMENTS

The Contractor shall provide coordination with the LM for all items associated with the requirements of this Agreement.

3.1 Monthly Reporting On a monthly basis, the Contractors management team will be required to hold an on-site safety/quality assurance meeting with the CDD Landscape Manager. This meeting will also include the Contractor's on-site staff that routinely work on the district property. During this meeting amenity staff and the Contractor's management team will discuss the quality of the landscape/irrigation, safety, lessons learned, upcoming chances of severe weather, district concerns, etc. This meeting shall be documented by the Contractor with detailed meeting minutes and provided to the CDD Landscape Manager within 5 business days after completing each meeting.

3.2 **Monthly Property Inspection** Once per month a senior representative from the Contractor shall accompany the CDD Landscape Manager or designee for a windshield inspection of the property. The schedule for these inspections will be agreed to by both parties via email and text. Upon completion of the inspection the Contractor is required to provide a writeup of the inspection and provide details of any deficiencies noted with a timeline to remedy all repairs or issues with 72 hours.

3.3 **Irrigation Reporting** Bi-weekly inspection of the irrigation system is complete as defined in Section 18, the Contractor must provide a detailed report of any issues noted and a list of all repairs made during the inspection. This report outlining all zone inspections shall be provided via email to the CDD Landscape Manager or designee upon completion for review. The Contractor is always encouraged to provide a list of recommendations to the district for improving the irrigation system to conserve water for consideration.

3.4 **Attendance Requirements for CDD Board Meetings** Upon request of the LM, the Contractor shall attend any regularly scheduled board meeting. During this meeting the Contractor will be required to provide a detailed presentation to address any issues as directed by the Landscape Manager or designee or to provide a general status update of the properties condition. This report will be presented before the board and residents.

3.5 **Newsletter Article** On 1 April (start of growing season) and 1 November (start of dormant season) of each year, the Contractor will be responsible for providing an article to be published in our monthly newsletter to residents. This article shall include an update to residents of what to expect in the coming months regarding lawn coloring/discoloring based on seasons, status of pruning, tree trimming, status of major repairs completed, status of annual plantings and any helpful lawncare tips for residents to consider. This article is to promote your company and to assist the residents with information about the landscape contract activities. Once each article is completed/edited, the Contractor shall send via email to the CDD Landscape Manager or designee.

4. SCHEDULED OPERATIONS AND MAINTENANCE

The Contractor is required to fulfill all obligations relating to turf care, shrub and ground cover maintenance, tree care, irrigation system repair and upkeep, litter removal, hardscape preservation, street and parking lot maintenance, and stormwater system servicing, as specified by the following guidelines.

4.1 Turf Care: St Augustine

4.1.1 Mowing

a. All St Augustine turf shall be mowed two (2) times per month in March, one (1) per week from April through October, two (2) per month in October with as needed mowing from November through February. Mowing shall be performed at a minimum frequency of 42 times a year. The schedule may be adjusted contingent on weather conditions or as directed by the LM.

b. Turf areas shall be cut to a height of three (3) to four (4) inches, to foster photosynthesis and healthy root development.

c. Mower blades shall be always kept sharp to prevent tearing of grass blades.

d. Mulching type-mowing equipment is preferred, and no side discharges are permitted on mowers.

e. Visible clippings after mowing shall be removed to prevent thatch build up. All clippings shall be properly disposed at the Contractor's cost.

f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.

g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.

4.1.2 Edging

a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all tree's rings and planting beds, etc. using a mechanical edger.

b. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. Edging shall be completed the same day and at the same frequency that an area is mowed.

c. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner, free of imperfections, at the same frequency as the mowing schedule. All plant bed edges shall be maintained to the curves, as originally designed.

d. The edging equipment shall be equipped with manufacturer's guard to deflect hazardous debris. String or lined trimmers shall not be used.

e. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance.

f. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.), along roadways as required by federal, state or local law, as deemed necessary by the Contractor and/or as directed by the LM.

4.1.3 Trimming

All areas inaccessible to mowers, and/or otherwise un-mowable due to trees, light poles, chain-link fences, signs, rocks, culverts, miscellaneous hardscape items etc., shall be trimmed at the same height, same day, in the same frequency as mowing. This includes grass runners around all ponds. Trimming shall be performed with the use of a string trimmer or other mechanical means. Chemical use will not be permitted unless approved by LM.

4.1.4 Weed Control

a. Two (2) applications (full coverage) of pre-emergent weed control shall be provided during the months of March and September of each year. A minimum of two (2) applications (spot treatment) of post-emergent weed control shall be applied on an as needed basis as weeds emerge. Any reapplications required, in the LM's opinion, shall be provided at the Contractor's own expense. Weeding shall be performed to a level that is acceptable to the LM. Additional requirements for weed controls are defined in paragraph 4.2.

b. Turf areas shall be continuously monitored for weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the LM.

c. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

d. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the LM prior to start of the contract. Contractor shall also provide MSD sheets for any changes in chemical use to the LM, prior to application, throughout the entire contract period.

4.1.5 Fertilization

a. All fertilizers shall be applied (full coverage) according to manufacturer's instructions and following Florida's Best Management Practices (BMP). Applied rates shall be consistent with the Institute of Food and Agricultural Services (IFAS) and shall be applied when the turf is dry and not over an early morning dew. Fertilizers shall be watered following application on the same day. Apply lawn fertilizer with broadcast spreaders and overlap consistently for uniform coverage. All fertilizer purchased for use in Eagle Harbor must carry a "Guaranteed Analysis" warranty.

b. A minimum of four (4) applications consisting of two (2) granular type and two (2) liquid type fertilizer shall be applied a year for St. Augustine turf. Two (2) granular applications shall occur during the months of April and September. Two (2) liquid applications shall occur on an "as needed" basis between May and September. Additional applications of micronutrients may be needed in July or August for St. Augustine turf. Analysis, scheduled applications, and application rates per 1000 s.f. shall be approved by the LM and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application and should always meet the specific site conditions. The minimum application rate shall be 1 lb. of Nitrogen per 1000 s.f. per application with 50% slow release and 50% quick release. Any reapplications required, in the LM's opinion, shall be provided at the Contractor's own expense.

c. The LM reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.

d. A state inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.

e. Once fertilizer application is begun, to maintain uniform turf color, fertilization shall be completed within ten (10) working days.

f. All fertilizers shall be kept out of ditches and storm water retention ponds and be removed immediately from all sidewalks and roadways. A six (6) foot buffer of "no fertilization" is to be maintained along the perimeter of all water bodies throughout the project. Fertilized areas shall be marked with signage (4"x5") listing Contractor's name and use precautions. Signage to be removed twenty-four (24) hours after application.

g. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.

h. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of fertilizers shall be strictly adhered to. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said fertilizers and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

i. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the LM prior to start of contract. Contractor shall also provide MSD Sheets for any changes in chemical use to the LM, prior to application, throughout the entire contract period.

4.1.6 Disease, Fungus and Insect Control

a. The Contractor shall apply two (2) applications (full coverage) of insect control per year (March and September) for St. Augustine turf. Any re-applications required by the LM, shall be provided at the Contractor's own expense.

b. Turf areas shall be continuously monitored for infestations of insects, turf diseases and fungus and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the LM.

c. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

d. Contractor shall provide MSDS sheets for all chemicals to the LM prior to start of Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the LM, prior to application, throughout the entire term of the Agreement.

4.1.7 pH Adjustment

It is anticipated that the soil pH level may require adjustment in various areas throughout the Project site. The Contractor shall perform, as directed by the LM, soil tests for all areas where the landscape is not responding adequately to the landscape care program. Based on the pH test results, the Contractor shall provide a pH adjustment program, if required, to be approved by the LM. These areas will be monitored and, as directed by the LM, follow-up tests will be required. The soil tests and the pH adjustments shall be considered part of the base Scope of Services.

4.2 Turf Care: Bermuda

4.2.1 Mowing

a. All Bermuda turf shall be mowed weekly during the growing season and "as needed" all other times. Mowing shall be performed at a minimum frequency of 50 times a year. Bermuda turf will be over seeded with winter rye during the fall and winter months. The winter rye will be mowed weekly. The schedule may be adjusted contingent on weather conditions or as directed by the LM.

b. Turf areas shall be cut to a height of two (2) inches, to foster photosynthesis and healthy root development.

c. Mower blades shall be always kept sharp to prevent tearing of grass blades.

d. Visible clippings after mowing shall be removed to prevent thatch build up. All clippings shall be properly disposed at the Contractor's cost.

e. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.

f. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.

g. Reel type or hydro rotary deck mowing equipment is required.

4.2.2 Over-Seeding

Provide, in late October of each year, over-seeding in an area specified by LM. The area is generally defined as all Bermuda turf areas in Eagle Harbor. The Contractor shall provide an Eagle blend seeding mix of winter rye to the LM for approval prior to application. Any reapplications required, in the LM's opinion, due to poor germination or inconsistent coverage shall be provided at the Contractor's own expense. All mulched beds will have a pre-emergent weed control applied to eliminate seed germination.

4.2.3 Edging

a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all tree rings and planting beds, etc. using a mechanical edger.

b. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. Edging shall be completed the same day and at the same frequency that an area is mowed.

c. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner, free of imperfections, at the same frequency as the mowing schedule. All plant bed edges shall be maintained to the curves, as originally designed.

d. The edging equipment shall be equipped with manufacturer's guard to deflect hazardous debris. String or lined trimmers shall not be used.

e. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance.

f. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.), along roadways as required by federal, state or local law, as deemed necessary by the Contractor and/or as directed by the LM.

4.2.4 Trimming

All areas inaccessible to mowers, and/or otherwise un-mowable due to trees, light poles, chain-link fences, signs, rocks, culverts, miscellaneous hardscape items etc., shall be trimmed at the same height, same day, in the same frequency as mowing. This includes grass runners around all ponds. Trimming shall be performed with the use of a string trimmer or other mechanical means. Chemical use will not be permitted unless approved by LM.

4.2.5 Weed Control

a. Two (2) applications (full coverage) of pre-emergent weed control shall be provided during the months of March and September of each year. A minimum of two (2) applications (spot treatment) of post-emergent weed control shall be applied on an as needed basis as weeds emerge. Any reapplications required, in the LM's opinion, shall be provided at the Contractor's own expense. Weeding shall be performed to a level that is acceptable to the LM.

b. Turf areas shall be continuously monitored for weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the LM.

c. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

d. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the LM prior to start of the contract. Contractor shall also provide MSD sheets for any changes in chemical use to the LM, prior to application, throughout the entire contract period.

4.2.6 Fertilization

a. All fertilizers shall be applied (full coverage) according to manufacturer's instructions and following Florida's Best Management Practices (BMP). Applied rates shall be consistent with the Institute of Food and Agricultural Services (IFAS) and shall be applied when the turf is dry and not over an early morning dew. Fertilizers shall be watered following application on the same day. Apply lawn fertilizer with broadcast spreaders and overlap consistently for uniform coverage. All fertilizer purchased for use in Eagle Harbor must carry a "Guaranteed Analysis" warranty.

b. A minimum of four (4) applications consisting of two (2) granular type and two (2) liquid type fertilizer shall be applied a year for St. Augustine turf. Two (2) granular applications shall occur during the months of April and September. Two (2) liquid applications shall occur on an "as needed" basis between May and September. Additional applications of micronutrients may be needed in July or August for Bermuda turf. Analysis, scheduled applications, and application rates per 1000 s.f. shall be approved by the LM and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application and should always meet the specific site conditions. The minimum application rate shall be

1 lb. of Nitrogen per 1000 s.f. per application with 50% slow release and 50% quick release. Any reapplications required, in the LM's opinion, shall be provided at the Contractor's own expense.

c. The LM reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.

d. A state inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.

e. Once fertilizer application is begun, to maintain uniform turf color, fertilization shall be completed within ten (10) working days.

f. All fertilizers shall be kept out of ditches and storm water retention ponds and be removed immediately from all sidewalks and roadways. A six (6') foot buffer of "no fertilization" is to be maintained along the perimeter of all water bodies throughout the project. Fertilized areas shall be marked with signage (4"x5") listing Contractor's name and use precautions. Signage to be removed twenty-four (24) hours after application.

g. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.

h. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of fertilizers shall be strictly adhered to. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said fertilizers and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

i. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the LM prior to start of contract. Contractor shall also provide MSD Sheets for any changes in chemical use to the LM, prior to application, throughout the entire contract period.

4.2.7 Disease, Fungus and Insect Control

a. The Contractor shall apply two (2) applications (full coverage) of insect control per year (March and September) for St. Augustine turf. Any re-applications required, in the LM's opinion, shall be provided at the Contractor's own expense.

b. Turf areas shall be continuously monitored for infestations of insects, turf diseases and fungus and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the LM.

c. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and must be licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

d. Contractor shall provide MSDS sheets for all chemicals to the LM prior to start of Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the LM, prior to application, throughout the entire term of the Agreement.

4.2.8 pH Adjustment

It is anticipated that the soil pH level may require adjustment in various areas throughout the Project site. The Contractor shall perform, as directed by the LM, soil tests for all areas where the landscape is not responding adequately to the landscape care program. Based on the pH test results, the Contractor shall provide a pH adjustment program, if required, to be approved by the LM. These areas will be monitored and, as directed by the LM, follow-up tests will be required. The soil tests and the pH adjustments shall be considered part of the base Scope of Services.

4.3 Turf Care: Bahia

4.3.1 Mowing

a. All Bahia turf shall be mowed weekly from April through October and as needed due to seedhead production from November through March. Mowing shall be performed at a minimum frequency of 26 times a year. The schedule may be adjusted contingent on weather conditions.

b. Turf areas shall be cut to a height of two and one-half (2-½) to three (3) inches, to foster photosynthesis and healthy root development.

c. Mower blades shall be always kept sharp to prevent tearing of grass blades.

d. Mulching type-mowing equipment is preferred, and no side discharges are permitted on mowers.

e. Visible clippings after mowing shall be raked or drug.

f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.

g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.

4.3.2 Trimming

All areas inaccessible to mowers, and/or otherwise un-mowable due to trees, light poles, chain-link fences, signs, rocks, culverts, miscellaneous hardscape items etc., shall be trimmed at the same height, same day, in the same frequency as mowing. This includes grass runners around all ponds. Trimming shall be performed with the use of a string trimmer or other mechanical means. Chemical use will not be permitted unless approved by LM.

4.4 Shrubs/Ground Cover Care

4.4.1 Pruning

a. Detailing of planted areas shall be performed as needed to maintain a manicured look all year. Detailing includes trimming, pruning and shaping of all shrubbery, ornamentals and ground cover, removal of under story tree suckers, removal of unwanted vegetation, and the fluffing of pine straw mulch. Contractor shall provide to the LM a sectional detailing operation map for review and approval within 30 days after the Contractor receives notice-to-proceed with the Services.

b. Shrubs shall be hand clipped to remove only the top excess growth. Hedge sheering shall not be performed until shrub rows are completely full and have obtained at least 3' full height. Pruning sides of shrubs shall be avoided to allow the mass to naturally fill.

c. No pruning shall be performed on live wood that alters the shape and fullness with respect to the intended character of the plantings. The Contractor at no additional cost to the LM shall replace any shrub damaged from equipment, other negligent activities, or improper pruning.

d. Shrubs shall be pruned according to LM's specific instructions.

e. Summer flowering shrubs shall be pruned yearly during late winter/early spring (late February-April).

f. Spring flowering shrubs shall be hand pruned yearly after blooming. No head shearing after Sept 1st.

g. Broad leaf evergreen shrubs shall be hand-pruned yearly to maintain their natural appearance after the new growth has hardened off.

h. Conifers shall be pruned yearly after the foliage of the new growth has changed color.

i. Ground covers shall be edged and pruned to contain them within the planting beds.

j. The main stem of shrubs or vine-like plants planted near fences shall be secured to the fence with plastic tie material to allow new growth to be guided as directed by the LM.

k. All clippings shall be removed from all sidewalks, roadways, and waterways.

l. A schedule for pruning shall be submitted to the LM for approval within 30 calendar days of the notice-to-proceed with the Services.

m. Selective pruning, balling, and shaping shall be performed as needed to expose landscape lights and remove all dead wood.

4.4.2 Weeding

a. The Contractor shall be required to maintain all mulched areas free of weeds, to a level that is acceptable to the LM, by hand pulling or chemical means, as environmental, horticultural, and weather conditions permit. As a general policy, chemical means of weed control will not be suitable for weeds that are more than 2 inches above the ground cover. An appropriate combination of "pre" and "post" emergent weed control shall be applied twice per year. Placement of a weed barrier in all beds is also encouraged. Weeding shall be performed in conjunction with the detailing of planted areas at a minimum frequency of once every two weeks. Weeds around impervious surfaces shall be sprayed as soon as observed. All weeds collected shall be removed and disposed.

b. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and **must be** licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

c. Contractor shall provide Material Safety Data Sheets (MSD Sheets) for all chemicals to the LM prior to start of the contract. Contractor shall also provide MSD Sheets for any changes in chemical use to the LM, prior to application, throughout the entire contract period.

4.4.3 Fertilization

a. A custom blend fertilizer shall be applied at least two (2) times per year (March and September) per soil tests. Analysis shall include a trace element of iron, magnesium, zinc, and calcium. Analysis and program should be structured to meet the specific site conditions. Reapplications, if required in the LM's opinion, shall be provided at the Contractor's own expense.

b. Fertilizers shall be used per the soil test results and can include the following:

- 40% nitrogen derived from ammonium sulfate; 60% from controlled release.
- A ratio of nitrogen to potassium at 1 to 1.
- Two percent iron - minimum.
- Two percent magnesium - minimum.
- One percent magnesia - minimum.
- Three percent phosphorous - minimum.
- Include elements of calcium, boron, copper, zinc, and

phosphorous.

c. Alternative fertilizer analysis may be approved by the LM, if the Contractor substantiates reasons for healthier plant growth.

d. Granular fertilizer shall be applied by hand or hand operated broadcast spreader insuring uniform coverage. Fertilization shall be completed within twenty (20) working days.

e. A state inspection of analysis along with an actual label in legible and otherwise suitable condition for filing shall be submitted for approval.

f. All fertilizers shall be kept out of ditches and storm water retention ponds and be removed immediately from all sidewalks and roadways. A six (6') foot buffer of "no fertilization" is to be maintained along the perimeter of all water bodies throughout the project. Fertilized areas shall be marked with signage (4"x5") listing Contractor's name and use precautions. Signage to be removed twenty-four (24) hours after application.

g. A report containing name of product applied, mix ratio, rate of application, amount of product applied, and location of application shall be submitted immediately following fertilization.

h. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of fertilizers shall be strictly adhered to. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said fertilizers and **must be** licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

i. Contractor shall provide MSDS sheets for all chemicals to the LM prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the LM, prior to application, throughout the entire contract period.

4.4.4 Disease, Fungus and Insect Control

a. The LM shall be notified one week prior to any chemical application. All over spray shall be prevented and contact with any pedestrians, their property or pets shall be strictly avoided. Spot spray is recommended and is to be used wherever possible.

b. All landscape areas shall be continuously monitored for infestations of insects and disease/fungus and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the LM.

c. Continual monitoring of shrub beds is required. Insect and disease control shall be required on an as needed basis, with strongest emphasis on the months of March through September. Any reapplications required, in the LM's opinion, shall be provided at the Contractor's own expense.

d. All City, County, State and Federal regulations and or directives including but not limited to the governing of use, application, environmental control, storing and disposal of said chemicals shall be strictly adhered to. All chemicals shall carry an EPA approval number. Application rates shall follow manufacturer's instructions for same. Operating personnel shall be knowledgeable in the monitoring and identification of said chemicals and **must be** licensed for the use and application of same. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

e. Contractor shall provide MSDS sheets for all chemicals to the LM prior to start of the Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the LM, prior to application, throughout the entire term of the Agreement.

4.4.5 Mulching

All mulched beds shall be turned over for a fresh appearance during the required bed detailing sequence as per section 4.4.1a.

a. Grade 1 pine needle mulch (debris free) shall be installed two (2) times a year in March and October at a depth of 1 ½" to 2". Mulch more than 2" shall be removed from the planting areas.

b. Grade 1 cypress mulch (debris free) shall be installed two (2) times a year in March and October at a depth of 2" to 4". Mulch more than 4" shall be removed from the planting areas.

c. Contractor will edge cut, two (2) inches deep, all mulched beds surrounded by grass, concrete or asphalt prior to installing new mulch.

4.4.6 PH Adjustment

A soil analysis and PH adjustment shall be provided for shrubs/ground covers as per section 4.1.7.

4.5 Tree Care

4.5.1 Pruning

a. All trees including oaks, tree Ligustrums, patio trees, and pines adjacent to walkways and along the edge of mowed areas shall be pruned every 6 months to maintain their health and enhance their natural appearance and prevent obstruction with travel lanes, when necessary, as follows:

- Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
- Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
- Areas within a median shall be clear of vegetation or obstruction to a height of 8 feet.

b. The Contractor must ensure all overhangs comply with Clay County codes and regulations.

c. The Contractors pruning operations shall include removal of dead wood and up-limbing of multi-stem trees wherever irrigation is blocked. Pruning methods shall be consistent with accepted horticultural practices.

d. Sucker growth /Oak shoots will be pruned as needed or directed. Cutting the central leader and/or topping trees shall not be done.

e. The Contractor is responsible to stake and re-stake as needed or directed for all youth trees along roadways and mowing areas as necessary and guy wires tightened when required. The Contractor shall remove stakes and guy wires when roots are well established.

f. The Contractor shall treat or remove high density moss from any vegetation throughout the property, especially Oak trees along roadways.

g. All palms should be pruned once yearly.

h. Palm trees around pool decks shall be trimmed as needed to prevent seed pods from dropping onto deck or into pool, and all loose boots removed.

i. Crape Myrtle pruning shall take place in March, or as recommended by the University of Florida agriculture standards and shall include removal of dead wood and sucker growth, cross branching and tip pruned. Crape Myrtles are not to be heavily cut back unless directed by Community/Operations Manager. Additional spot trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager

f. All pruning debris shall be removed offsite at the contractor's expense. The CDD will provide a limited space for storage of said debris.

4.5.2 Fertilizer

Trees shall be fertilized as per the requirements of 4.4.3. Any alternative fertilizer analysis recommended specifically for individual trees may be approved if the Contractor substantiates reasons for healthier plant growth.

4.5.3 Disease, Fungus and Insect Control

Preventative insect/disease control treatments shall be provided for individual trees, as per the requirements of 4.4.4.

4.5.4 Mulch

All mulched beds shall be turned over for a fresh appearance during the required bed detailing sequence as per section 4.4.1a.

a. Grade 1 pine needle mulch (debris free) shall be installed two (2) times a year in March and October at a depth of 1 ½" to 2". Mulch more than 2" shall be removed.

b. Grade 1 cypress mulch (debris free) shall be installed two (2) times a year in March and October at a depth of 2" to 4". Mulch more than 4" shall be removed.

c. Contractor will edge cut, two (2) inches deep, all mulched beds surrounded by grass, concrete or asphalt prior to installing new mulch.

4.5.5 PH Adjustment

Soil testing and PH adjustment shall be provided as per the requirements of 4.1.7.

4.6 Irrigation Systems

4.6.1 General Requirements

a. The Contractor shall be responsible for continual, full operation and costs of all system parts downstream of the mainline for each irrigated area to include:
   - Lateral line repairs
   - Valve repairs and replacement
   - Solenoid replacements
   - Head replacements, raising and adjusting as needed
   - Relocation or adjustment of heads to accommodate plant/turf growth
   - Locating and Splicing Wires
   - Valve box and Lid replacement
   - Decoder repairs and replacement
   - Battery replacement in all controllers to maintain memory functions

b. The following items fall outside the terms of the all-inclusive contract:
   - Mainline repairs of 4" pipe or greater

- Timer replacement
- Damage due to vandalism
- Verifiable damage due to lightning strikes or power surges

c. Any plant damage resulting from non-operation of system, over-watering, or insufficient watering due to maintenance neglect shall be the Contractor's responsibility. Contractor shall replace damaged materials or reimburse the LM for the cost of replacement or repairs as directed by the LM.

d. Automatic irrigation systems will be programmed weekly to provide watering frequency sufficient to replace soil moisture below the root zone.

e. All irrigation shall run between 9:00 p.m. and 7:00 a.m. Any extension from this schedule shall be approved by the LM.

f. The Contractor shall be respectful and aware of school arrival and dismissal times provided by Clay County Board of Education on an annual basis. Irrigation along roadways and sidewalks shall be off during these time frames to prevent students from being diverted into hazardous roadways

g. Any modifications to the irrigation system shall be submitted in writing for approval. Approval will be in writing to the Contractor. A detailed sketch for record documents will also be supplied to the LM, prior to work commencing.

4.6.2 Monitoring/Adjustments

a. The Contractor shall inspect the entire operation of the system at one time no less than once every four weeks. A written report shall be furnished to the LM at the completion of each inspection. During this inspection, the Contractor shall perform the following:

- Activate each zone of the existing system.
- Visually check for damaged or clogged heads and repair within 24 hrs. If a clog is due to snails, thoroughly flush the line prior to installing a new head.
- Ensure the operation and coverage is sufficient for proper healthy landscape growing conditions.

b. Spray patterns for all irrigation heads shall be adjusted, if required, when detected by the Contractor or as directed by the LM.

c. Any adjustments to the spray nozzles, spray patterns, controllers, head height etc. required to provide optimum growth of the landscape shall be provided on an as needed basis as part of the Scope of Services.

4.6.3 Valve/Valve Boxes

a. Provide any miscellaneous cleaning of valves for proper functioning on an as needed basis.

b. Ensure that all valve boxes remain flush and level with grade. The valve boxes shall be kept free of any overgrowth of plant material or sod. The interior of each box shall be kept clean and lined with pea gravel, as per the original construction details.

4.6.4 Irrigation Repairs

a. All breaks shall be repaired immediately. Lines shall be flushed thoroughly before installing new heads.

b. All replacement parts shall be the same manufacture as the initial irrigation installation. Execution of all repairs/installation shall be as per original construction details/specifications.

c. Above ground irrigation components damaged by the Contractor while performing landscape maintenance activities shall be repaired and replaced by the Contractor within 24 hours at no charge to the LM.

d. Any damage on property due to wash outs created by irrigation breaks that went undetected due to negligence of the Contractor shall be repaired by the Contractor at no charge to the LM.

4.7 Litter & Debris Removal

4.7.1 Prior to each daily mowing operation, the Contractor is responsible for pick up all trash to include bottles, cans, bags, fallen limbs and palm fronds, dead plants, and other debris on the property areas (i.e., grass areas, monument beds, pond banks, roundabouts, near or adjacent to amenity centers, medians, etc.) including signs (i.e., for sale, etc.) displayed in rights-of-way and common areas unless otherwise directed by the Amenity General Manager or designee or staff.

4.7.2 Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the district.

4.7.3 Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common property. This includes but is not limited to realtor, yard sale, and for rent signage. A monthly trash pick-up shall be done in all areas abutting common property. This includes any wood lines adjacent to a common parcel.

4.7.4 Natural Areas defined as visible areas (within 5' of existing bed lines) of natural vegetation, also as designated on the site map, shall be kept free of dead branches or unsightly weeds and vines that detract from the appearance of the landscape. Attention will be given to invasive grape vines through manual and/or chemical means. These areas should be inspected and maintained during each mowing schedule litter or dead animals found in planting beds or turf areas shall be collected and disposed of correctly ***prior*** to each mowing cycle.

4.8 Storm Water System Maintenance

4.8.1 The storm water inlet grates should be inspected during grass cutting/edging/blowing to ensure trash and debris are not blocking the flow of storm water. Any debris or trash should be removed immediately.

4.8.2 The pond slopes should be observed during the routine grass cutting for any signs of scour, erosion, or settlement. The outlet structures of the ponds shall be inspected monthly and after rainfall events more than one inch. Any trash or debris shall be removed and any deviation from the normal drain down of the ponds from normal levels after rainfall shall be reported to the LM.

4.9 Over-seeding

Provide, in late October of each year, over-seeding in an area specified by LM. The area is generally defined as Bermuda turf area at the corner of Hwy 17 and Eagle Harbor Pkwy. The Contractor shall provide an Eagle blend seeding mix of winter rye to the LM for approval prior to application. Any reapplications required, in the LM's opinion, due to poor germination or inconsistent coverage shall be provided at the Contractor's own expense. All mulched beds will have a pre-emergent weed control applied to eliminate seed germination.

4.10 Boat Storage Area

The Boat storage area will be kept free of weeds and storm water inlets clear of debris. The fence line will be kept clear of vines.

4.11 Holiday decorations

Poinsettias (approx. 125 8"), Christmas lights and garland will be installed at the Eagle Harbor entrance sign entrance sign no later than Dec 1st each year and maintained until the third Monday in January. Contractor is responsible for all costs associated with material and labor accomplishing this paragraph.

4.12 Flower beds

4.12.1 Contractor is responsible for purchase, install, and removal of the annual flowers in all flowerbeds (approx. 86) throughout Eagle Harbor.

4.12.2 The LM will approve the types of flowers to be installed a minimum of 4 times a year.

4.12.3 Flowers will be covered to minimize frost damage when the forecast dictates.

4.12.4 Contractor will deadhead flowers at least every 3 weeks to stimulate growth and color.

4.13 Main Entry and Subdivision Signs

Contractor will maintain all landscaping and irrigation at main entry and all subdivision signs. Contractor will also ensure irrigation does not spray directly on signs.

4.14 Playgrounds

4.14.1 All playground mulch will be raked out and redistributed monthly to fill holes and voids.

4.14.2 Each playground will receive a fresh application of Certified Playground Mulch once annually.

4.14.3 All playground areas shall be kept free of noxious weed growth by utilizing chemical and/or mechanical means monthly

5. UNSCHEDULED MAINTENANCE AND REPAIRS

The Contractor shall be equipped and organized to provide any unscheduled maintenance and repairs required in this Agreement. The following addresses the general procedures for unscheduled maintenance and repairs, response to damaged facilities and emergencies, and unscheduled maintenance activities.

5.1 General

The Contractor shall be responsible for all repairs within this Scope of Services. Repairs that result from the Contractor's failure to properly perform the services under this Scope of Services shall be at the Contractor's expense. Repairs that, in the LM's opinion are not because of Contractor negligence or contained in the Scope of Services may be deemed an Additional Service and shall, at the LM's election, be made by the Contractor upon receipt of a Work Authorization from the LM. When the Contractor determines that a repair is necessary, the Contractor shall submit to the LM a Work Authorization Form together with the Contractor's estimate of the cost to perform the repair. Whenever possible, this Work Authorization and cost estimate should be sent to the LM seven (7) calendar days in advance of the Contractor performing the Services.

The LM shall return one executed copy of the Work Authorization form and shall indicate the method of compensation. In the event the Services are to be provided on a unit price or time and material basis, within seven (7) calendar days upon completion of the Services, the Contractor shall submit to the LM, an itemized listing of the Contractor's costs to perform the Services including all unit quantity items or labor, equipment, materials, and Subcontractor's accordingly. The itemized listing shall be presented in a format acceptable to the LM and if requested by the LM shall include copies of invoices from others providing work or materials on the repair.

5.2 Damaged Facilities

Should the Contractor become aware of damage to the facilities within the area maintained by the Contractor, the Contractor shall notify the LM as soon as possible. If the LM elects to have the Contractor perform the repair, the LM shall issue a Work Authorization to the Contractor to proceed with the repair.

5.3 Emergency Repairs

5.3.1 If a repair to a damaged facility is deemed an emergency and immediate repair is judged necessary by either the Contractor, District Manager or LM, the Contractor shall proceed with providing all material, labor, and equipment on a time and material basis necessary to make the repair and restore the facilities. If the repair is required due to Contractor's negligence or contained in the Scope of Services, LM shall back charge the Contractor for the repair.

5.3.2 The Contractor shall provide any emergency repairs to the irrigation system immediately once detected by the Contractor, or within three hours of notification from the LM. If the emergency repairs are due to Contractor negligence or contained in the Scope of Services, the Contractor shall provide these repairs at its own expense. If these repairs are outside the Scope of Services, the Contractor will immediately notify the LM or District Manager. The LM or District Manager may authorize the Contractor to provide the repairs and submit an invoice on a time and material basis.

5.4 Unscheduled Maintenance

The Contractor shall provide occasional unscheduled maintenance that is in addition to the Scope of Services. The Contractor shall receive a Work Authorization from the LM and shall respond and complete the request within two weeks or a mutually agreeable time with the LM. The Contractor's cost estimate to provide the work shall be approved by the LM prior to commencement. The Contractor shall be available and willing to provide the following unscheduled maintenance services:

5.4.1 Provide landscape and irrigation materials, replacements, or repairs due to vandalism or acts of God.

5.4.2 Provide site cleanup (litter removal, pressure washing, etc.)

5.4.3 Emergency cleanup after major weather events

6.0 RESPONSE TIME

The Contractor shall provide services and repairs within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

6.1 General

The Contractor shall, on a timely and efficient basis, respond to all requests, and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call 24 hours per day, 7 days per week to respond to and correct any problems with any of the elements covered by this agreement.

Response time, unless otherwise directed by the LM, required by the Contractor for various maintenance activities is as follows:

- Standard maintenance activity adjustments - varies; per LM
- Irrigation adjustments - 24 hours
- Standard repairs - one week
- Emergency repairs - three hours
- Unscheduled maintenance request - as needed, as soon as four hours
- Plant material replacement - two weeks

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the LM shall, at the Contractor's sole expense, provide the requested services.

6.2 Emergency Response Program

6.2.1 The Contractor shall develop, implement, and maintain an emergency response program (ERP) for emergency work that must proceed immediately to avoid property damage or result in a public health or safety hazard. The ERP shall address emergency situations including, but not limited to, the following items:

- Irrigation line breaks
- Equipment failures
- Chemical spills

6.2.2 Additionally, the ERP shall address the following:

- Responsible parties to be notified
- Personnel, equipment, and emergency repair contractors on call and who will respond to each type of emergency
- Procedures for notifying the LM, District Manager, the Eagle Harbor community, and other utility companies affected by the listed emergency
- The contractor shall prepare, maintain, and distribute an ERP manual detailing the procedures and responsibilities for the situations listed above and any other situation deemed appropriate by the LM.

7.0 The Crossings at Fleming Island CDD Landscape Area Limits

The Contractor is responsible for satisfactorily completing applicable items in the Scope of Services in the cross hatched areas depicted on the flash drive labeled "The Crossings at Fleming Island CDD Landscape Area Limits".

END OF SCOPE OF SERVICES

EIGHTH ORDER OF BUSINESS

The Crossings at Fleming Island CDD
Fiscal Year 2027 Notice of Meetings

Unless notated otherwise (*), The Crossings at Fleming Island CDD Board of Supervisors meetings will be held on the fourth Thursday of each month at 6:00 p.m. at 2217 Eagle Harbor Parkway, Fleming Island, Florida 32003. Meetings are subject to change.

October 22, 2026
November 19, 2026 (*Third Thursday)
December 17, 2026 (*Third Thursday)
January 28, 2027
February 25, 2027
March 25, 2027
April 22, 2027
May 27, 2027
June 24, 2027
July 22, 2027
August 26, 2027
September 23, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, by calling (904) 940-5850, or on the District's website, www.TheCrossingsatFlemingIslandCDD.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Steve Andersen
District Manager

NINTH ORDER OF BUSINESS

The Crossings at Fleming Island Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

<u>1. Community Communication and Engagement</u>

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

<u>2. Financial Transparency and Accountability</u>

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:______________________________ Date:_________________
Print Name:___________________________________
The Crossings at Fleming Island Community Development District

District Manager:______________________________ Date:_________________
Print Name:___________________________________
The Crossings at Fleming Island Community Development District

TENTH ORDER OF BUSINESS

B.

Monthly Maintenance Report.

August 19, 2026

Maintenance – Our maintenance team continues to provide weekly mowing and detailing services throughout Eagle Harbor. Current priorities include turf maintenance, edging, blowing, debris removal, and weed control within landscape beds, pine straw areas, concrete joints, and other common areas. Crews will continue working through scheduled detail rotations to maintain the overall appearance of the community.

Annuals – The current annual flower beds continue to be monitored and maintained through the summer heat. Hand watering is being performed as needed during periods of high temperatures to help reduce plant stress and maintain flower health. The next seasonal changeout is scheduled for the second week of September and will introduce the community's fall flower rotation.

Horticulture – Recent horticultural services have included turf fertilization and weed-control treatments throughout the community. The horticulture team is scheduled to return next week to continue treatments and monitor turf and ornamental areas for weeds, insects, disease, and overall plant health. Additional applications will be performed as conditions require.

Irrigation – The irrigation team continues to inspect the system and complete repairs in identified areas. Technicians are cleaning and adjusting irrigation heads, checking coverage, and correcting system issues as they are discovered. Irrigation schedules are being monitored and adjusted according to rainfall and current landscape conditions to provide adequate coverage while reducing unnecessary water usage. Our field team is also monitoring the property for visible irrigation concerns and reporting identified issues to the irrigation technicians for further evaluation and repair.

Tim Rhoden

Area Manager

C.

EAGLE HARBOR GOLF CLUB
PERFORMANCE REPORT
Jul-26

Consolidated	Jul-26		Jul-25	Year to Date		Prior Year 25
	Actual	Budget	Actual	Actual	Budget	Actual
Revenue	$ 353,475.86	$ 365,191.48	$ 363,273.26	$ 3,701,338.36	$ 3,901,340.10	$ 3,854,869.73
COGS	$ 57,171.19	$ 71,054.61	$ 60,423.87	$ 643,249.87	$ 693,429.24	$ 692,276.97
Expenses	$ 340,309.51	$ 329,382.68	$ 292,659.52	$ 3,199,225.23	$ 3,144,441.17	$ 3,057,249.83
Admin Expenses pass thru rev			na			na
NOI	$ (44,004.84)	$ (35,245.81)	$ 10,189.87	$ (141,136.74)	$ 63,469.69	$ 105,342.93

Notes Expenses that stand out include equipment repair, building repair and chemicals.

Golf	Jul-26		Jul-25	Year to Date		Prior Year 25
	Actual	Budget	Actual	Actual	Budget	Actual
Revenue	$ 219,717.30	$ 232,021.16	$ 225,931.45	$ 2,200,148.15	$ 2,422,416.30	$ 2,259,008.59
COGS	$ 11,449.65	$ 24,835.57	$ 14,632.97	$ 151,897.66	$ 197,483.87	$ 185,261.73
Course Maint.	$ 109,081.01	$ 89,421.54	$ 55,492.10	$ 889,559.39	$ 869,049.31	$ 707,876.07
Golf Expenses	$ 53,649.58	$ 50,034.59	$ 54,894.23	$ 531,989.95	$ 483,087.12	$ 527,033.47
NOI	$ 45,537.06	$ 67,729.46	$ 100,912.15	$ 626,701.15	$ 872,796.00	$ 838,837.32
Golf Rounds(Total)	4245		4112	38918		39420
Golf Rnds(outside/member)	2868/1377		3023/1089	27290/11628		27126/12294
Membership	153		148			
	3-range/10Juniors addtl					

Talons	Jul-26		Jul-25	Year to Date		Prior Year 25
	Actual	Budget	Actual	Actual	Budget	Actual
Total FB Revenue	$ 133,346.04	$ 132,726.67	$ 136,555.94	$ 1,492,404.73	$ 1,474,490.30	$ 1,591,656.03
COGS	$ 45,721.54	$ 46,219.04	$ 45,790.90	$ 491,352.21	$ 495,945.37	$ 507,015.24
FB Expenses	$ 81,106.48	$ 92,611.80	$ 84,521.82	$ 888,844.91	$ 908,250.69	$ 928,561.48
NOI	$ 6,518.02	$ (6,104.17)	$ 6,243.22	$ 112,207.61	$ 70,294.24	$ 156,079.31
% COGS (Food)	36.00%			35.00%		
% COGS (Alcohol)	31.00%			32.00%		

without N/A bev
32% w/ n/a bev
Alcohol - 31%
Wine - 19%
Beer - 35%

D.

Eagle Harbor Facility Report
August 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.

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

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