

THE CROSSINGS *at Fleming Island* COMMUNITY DEVELOPMENT DISTRICT



Adopted Budget
FY 2027

Thursday, May 28, 2026

Presented by:



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The Crossing at Fleming Island

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted 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 **McDermitt Davis & Company, LLC** for the audit engagement.

Assessment Roll

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

Arbitrage Rebate

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

Dissemination Agent

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

Trustee Fees

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

District Management/Administration Fees

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

The Crossing at Fleming Island

Community Development District

General Fund

Fiscal Year 2027

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 Sheriff's Office** to provide CCSO Officer patrols.

Expenditures – Other Sources/(Uses)

Interfund Transfer Out – Swim & Tennis

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

Utility Schedule - General Fund

Account #	Service Address	Avg. 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

Adopted Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
<u>REVENUES:</u>					
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
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
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
<u>Other Sources/(Uses)</u>					
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

Adopted Budget

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

Description	Series 2014 A/1	Series 2014 A/2	Series 2014 A/3	Series 2017 A/3	Adopted Budget FY 2027
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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
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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
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
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TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
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TOTAL EXPENDITURES	\$1,861,050	\$367,150	\$376,425	\$66,113	\$2,670,738
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EXCESS REVENUES (EXPENDITURES)	\$910,347	\$215,112	\$234,604	\$48,477	\$1,408,540
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⁽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
	<u>\$294,350.00</u>

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2014A/1 Special Assessment Refunding Bonds

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

Adopted Budget Water / Sewer Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
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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
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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
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Debt Service Coverage (115%)	156%	145%
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The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 Utility Refunding Bonds

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

Trustee Fees

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

The Crossing at Fleming Island

Community Development District

Water/Sewer Fund

Fiscal Year 2027

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	<u>\$322,375.01</u>
Total	\$1,739,750.02

The Crossing at Fleming Island

Community Development District

Adopted Budget Golf Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
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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
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COST OF GOODS SOLD

Cost of Goods Sold	\$ 801,999	\$ 643,250	158,749	\$ 801,999	\$ 801,999
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TOTAL GROSS PROFIT	\$4,469,982	\$3,058,088	\$1,108,175	\$4,166,263	\$4,315,993
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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
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NET OPERATING INCOME	\$(27,679)	\$(141,138)	\$(101,052)	\$(242,190)	\$-
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Non-Operating Expenses

Other Income	\$ -	\$(2,750)	\$-	\$(2,750)	\$ -
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TOTAL NON-OPERATING EXPENSES	\$-	\$(2,750)	\$-	\$(2,750)	\$-
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EXCESS REVENUES (EXPENDITURES)	\$(27,679)	\$(143,888)	\$(101,052)	\$(244,940)	\$-
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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)

The Crossing at Fleming Island

Community Development District

Golf Fund

Fiscal Year 2027

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 Contractual Services

Alarm and Pest Control services, Aerification contractor

Music & Cable Service

Music system for the clubhouse

Dues & Subscriptions

Comcast, FSGA handicap dues, PGA dues, etc

Chemicals

Golf course chemicals

Fertilizer - Course

Golf course fertilizers

The Crossing at Fleming Island

Community Development District

Golf Fund

Fiscal Year 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

Adopted Budget

Swim & Tennis Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
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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)
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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
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EXCESS REVENUES (EXPENDITURES)	\$-	\$105,629	\$(187,623)	\$-	\$-
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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	