

THE CROSSINGS *at Fleming Island*

COMMUNITY DEVELOPMENT DISTRICT



Approved Proposed Budget
FY 2025

Thursday, May 23, 2024

Presented by:



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The Crossing at Fleming Island

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$3,488,035	\$3,449,069	\$38,966	\$3,488,035	\$3,487,960
Boat/RV Storage Fees	92,000	47,002	39,000	86,002	108,000
Interest Income	36,000	143,851	61,650	205,501	150,000
Misc/Newsletter Income	20,000	18,201	13,001	31,202	30,000
Rental Income	10,000	2,580	1,843	4,423	4,000
TOTAL REVENUES	\$3,646,035	\$3,660,703	\$154,460	\$3,815,163	\$3,779,960
EXPENDITURES:					
Administrative					
Supervisor Fees	\$15,000	\$4,400	\$5,000	\$9,400	\$15,000
FICA Taxes	9,200	5,234	3,000	8,234	9,200
Engineering	4,500	-	2,500	2,500	4,500
District Attorney	28,294	18,478	13,199	31,677	29,142
Litigation Counsel	40,000	16,890	-	16,890	-
Annual Audit	3,750	-	3,750	3,750	3,750
Assessment Administration	18,375	-	18,375	18,375	18,375
Arbitrage Rebate	2,100	-	1,100	1,100	1,100
Dissemination Agent	2,100	1,225	875	2,100	2,100
Trustee Fees	28,000	-	11,228	11,228	11,300
Management Fees	99,388	54,385	38,846	93,231	95,642
Information Technology	2,000	500	500	1,000	2,000
Telephone	700	-	150	150	1,200
Postage & Delivery	400	298	213	511	400
Insurance General Liability	87,500	75,736	-	75,736	70,243
Printing & Binding	1,400	102	250	352	1,400
Legal Advertising	2,500	271	900	1,171	2,500
Other Current Charges	5,000	425	304	729	5,000
Office Supplies	1,600	3	50	53	1,600
Dues, Licenses & Website	30,000	7,194	5,139	12,333	30,000
TOTAL ADMINISTRATIVE	\$381,807	\$185,141	\$105,378	\$290,519	\$304,452
Operations & Maintenance					
Maintenance Expenditures					
Landscape Maintenance	\$ 863,114	\$503,484	\$359,632	\$863,116	\$ 949,425
Landscape Maintenance - Contingency	130,000	51,066	36,476	87,542	110,000
Lake Maintenance	75,864	48,770	30,550	79,320	79,320
Cost Sharing Agreement - Stone Creek	15,000	4,807	3,434	8,241	15,000
Facility/Preventative Maintenance	215,000	129,734	92,667	222,401	250,000
Utilities	150,000	70,993	50,709	121,702	150,000
Security	45,000	17,874	12,767	30,641	45,000
Operating Reserves	18,900	-	18,900	18,900	20,875
TOTAL MAINTENANCE EXPENDITURES	\$1,512,878	\$826,728	\$605,134	\$1,431,862	\$1,619,620
TOTAL EXPENDITURES	\$1,894,685	\$1,011,869	\$710,512	\$1,722,381	\$1,924,072
Other Sources/(Uses)					
Interfund Transfer In/(Out) - SBA Reserve	(125,000)	-	(125,000)	(125,000)	(125,000)
Interfund Transfer Out - Swim & Tennis	(1,626,350)	(948,704)	(677,646)	(1,626,350)	(1,730,888)
Interfund Transfer In/(Out) - Capital Reserve	-	(200,000)	-	(200,000)	-
TOTAL OTHER SOURCES/(USES)	\$(1,751,350)	\$(1,148,704)	\$(802,646)	\$(1,951,350)	\$(1,855,888)
EXCESS REVENUES (EXPENDITURES)	\$-	\$1,500,130	\$(1,358,698)	\$141,432	\$(0)

The Crossing at Fleming Island

Community Development District

General Fund

Fiscal Year 2025

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

Fees paid by local vendors for Newsletter space and any other miscellaneous income.

Rental Income

Fees paid to utilize meeting rooms.

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**.

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.

The Crossing at Fleming Island

Community Development District

General Fund

Fiscal Year 2025

Expenditures - Administrative (continued)

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.

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.

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**.

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the **Department of Economic Opportunity** for \$175. Also includes the cost to maintain ADA website and publish newsletter.

Expenditures - Maintenance

Landscape Maintenance

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

Landscape Maintenance - Contingency

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

Lake Maintenance

The Lake Doctors provides aquatic pond maintenance.

Cost Sharing Agreement - Stone Creek

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

Facility/Preventative Maintenance

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

Utilities

Includes the following utility accounts held by the District:

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

The Crossing at Fleming Island

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$620,197	\$613,269	\$6,928	\$620,197	\$620,197
Interest Income	-	29,358	16,776	46,134	-
TOTAL REVENUES	\$620,197	\$642,627	\$23,704	\$666,331	\$620,197
EXPENDITURES:					
Capital Outlay					
Capital Outlay	\$619,697	\$359,539	\$256,814	\$616,353	\$619,697
Other Current Charges	500	-	250	250	500
TOTAL EXPENDITURES	\$620,197	\$359,539	\$257,064	\$616,603	\$620,197
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$200,000	\$-	\$200,000	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$200,000	\$-	\$200,000	\$-
TOTAL EXPENDITURES	\$620,197	\$159,539	\$257,064	\$416,603	\$620,197
EXCESS REVENUES (EXPENDITURES)	\$-	\$483,088	\$(233,360)	\$249,728	\$-

The Crossing at Fleming Island

Community Development District

Reserve Fund

Fiscal Year 2025

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 2025
REVENUES:					
Special Assessments-On Roll	\$1,829,625	\$582,262	\$378,767	\$67,073	\$2,857,727
Carry Forward Surplus ⁽¹⁾	513,511	-	211,978	35,401	760,890
TOTAL REVENUES	\$2,343,136	\$582,262	\$590,745	\$102,474	\$3,618,617
EXPENDITURES:					
Interest - 11/1	\$216,113	\$61,250	\$135,200	\$21,706	\$434,269
Interest - 5/1	1,425,000	225,000	105,000	20,000	1,775,000
Principal - 5/1	216,113	6,150	135,200	21,706	379,169
TOTAL EXPENDITURES	\$1,857,225	\$292,400	\$375,400	\$63,413	\$2,588,438
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$1,857,225	\$292,400	\$375,400	\$63,413	\$2,588,438
EXCESS REVENUES (EXPENDITURES)	\$485,911	\$289,862	\$215,345	\$39,062	\$1,030,180

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$-
2014 A/1	\$184,050.00
2014 A/2	\$52,675.00
2014 A/3	\$131,787.50
2017	\$21,131.25
	<u>\$389,643.75</u>

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2014A/1 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/23	\$10,975,000	4.000%		\$243,513	243,512.50
05/01/24	10,975,000	4.000%	1,370,000	243,513	
11/01/24	9,605,000	4.000%		216,113	1,829,625.00
05/01/25	9,605,000	4.500%	1,425,000	216,113	
11/01/25	8,180,000	4.500%		184,050	1,825,162.50
05/01/26	8,180,000	4.500%	1,490,000	184,050	
11/01/26	6,690,000	4.500%		150,525	1,824,575.00
05/01/27	6,690,000	4.500%	1,560,000	150,525	
11/01/27	5,130,000	4.500%		115,425	1,825,950.00
05/01/28	5,130,000	4.500%	1,635,000	115,425	
11/01/28	3,495,000	4.500%		78,638	1,829,062.50
05/01/29	3,495,000	4.500%	1,710,000	78,638	
11/01/29	1,785,000	4.500%		40,163	1,828,800.00
05/01/30	1,785,000	4.500%	1,785,000	40,163	1,825,162.50
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 FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Water Revenue	\$1,300,500	\$844,097	\$602,926	\$1,447,023	\$1,447,024
Wastewater Revenue	2,300,000	1,479,973	1,057,124	2,537,097	2,537,096
Reclaimed Water Revenue	800,000	502,137	358,669	860,806	860,800
Service Charges	48,000	26,350	18,821	45,171	45,000
Debt Capacity Charge	1,950,000	1,152,991	823,565	1,976,556	1,976,556
Interest/Misc. Income	200,000	132,511	94,651	227,162	200,000
Carry Forward Surplus	275,000	-	-	-	-
TOTAL REVENUES	\$6,873,500	\$4,138,059	\$2,955,756	\$7,093,815	\$7,066,476
OPERATING EXPENSES					
Administrative					
Engineering	\$2,000	\$-	\$2,000	\$2,000	\$2,000
Arbitrage	1,650	550	-	550	550
Dissemination Agent	1,000	583	417	1,000	1,000
District Attorney	26,000	15,372	10,980	26,352	25,904
Annual Audit	4,000	-	3,750	3,750	3,750
Trustee Fees	13,000	6,227	3,717	9,944	10,500
District Manager/Administrator	76,440	42,665	30,475	73,140	83,774
Computer Time	1,000	583	417	1,000	1,000
Postage	1,000	316	226	542	1,000
Insurance	75,000	62,947	-	62,947	70,243
Legal Advertising	1,000	-	1,000	1,000	1,000
Other Current Charges	15,000	9,004	6,431	15,435	15,000
TOTAL ADMINISTRATIVE	\$217,090	\$138,247	\$59,413	\$197,661	\$215,721
Operations & Maintenance					
Water/Wastewater/Reuse					
Service Charges	\$ 50,000	\$31,883	\$22,774	\$54,657	\$ 54,656
Meter Expenses	1,000	-	1,000	1,000	1,000
Purchased Water	1,450,000	928,546	663,247	1,591,793	1,591,794
Treated Wastewater	2,400,000	1,479,973	1,057,124	2,537,097	2,537,096
Black Creek Charge	55,000	20,458	14,613	35,071	40,916
Alternative Water Supply	58,000	32,207	23,005	55,212	55,212
Purchased Reclaimed Water	200,000	88,879	63,485	152,364	152,364
Repairs & Maintenance	35,000	41,271	29,479	70,750	35,000
Electric	40,000	25,861	18,472	44,333	35,000
Capital Outlay	340,000	360,315	-	360,315	100,000
Contingency	25,000	-	25,000	25,000	25,000
TOTAL WATER/WASTEWATER/REUSE	\$4,654,000	\$3,009,393	\$1,918,199	\$4,927,592	\$4,628,038
TOTAL EXPENSES	\$4,871,090	\$3,147,640	\$1,977,612	\$5,125,252	\$4,843,759
Non-Operating Expenses					
Debt Service					
Interest Expense - 4/1	\$ 376,548	\$ 376,548	\$-	\$376,548	\$ 359,828
Principal Expense - 10/1	985,000	574,583	410,417	985,000	1,020,000
Interest Expense - 10/1	376,548	62,757	313,790	376,548	359,828
TOTAL DEBT SERVICE	\$1,738,095	\$1,013,888	\$724,207	\$1,738,095	\$1,739,655
EXCESS REVENUES (EXPENDITURES)	\$264,315	\$(23,469)	\$253,938	\$230,468	\$483,062
Debt Service Coverage (115%)	128%			140%	

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 2025

REVENUES

Water Revenue

The estimated amount that will be billed to users of the potable water system of the District based upon average monthly consumption, current utility rates in effect and projected number of users during the fiscal year. The billing is handled by **Clay County Utility Authority**.

Wastewater Revenue

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

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.

Service Charges

Returned checks or credit card transactions.

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 2025

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.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses.

Expenditures - Water/Wastewater/Reuse

Service Charges

This represents miscellaneous repairs associated with the Water system operation and maintenance performed by Clay County Utility

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.

Treated Wastewater

Cost of treated wastewater by Clay County Utility Authority.

Black Creek Charge

CCUA is collecting a surcharge to fund future costs of the utility with SJRWMD Black Creek Water Resource Development Project.

Alternative Water Supply

\$1 surcharge on all active water accounts billed by Clay County Utility Authority for the research of alternative water sources.

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 - 4/1/25	\$359,827.51
Principal Expense - 10/1/25	\$1,020,000.00
Interest Expense - 10/1/25	<u>\$359,827.51</u>
Total	\$1,738,095.02

The Crossing at Fleming Island
Community Development District
Proposed Budget
Golf Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
User Fees - Dues	\$445,832	\$248,124	\$177,231	\$425,355	\$463,665
Greens/Cart Fees	1,714,717	1,045,041	746,458	1,791,499	1,783,305
Merchandise/Food/Beverage Sale	1,865,621	1,098,103	784,359	1,882,462	1,940,245
Rental Revenue	74,600	65,945	47,104	113,049	77,584
Membership Income - Other Fees	4,515	1,926	1,376	3,302	4,695
Miscellaneous Income	71,800	42,085	30,061	72,146	74,672
Initiation Fees	10,000	26,320	18,800	45,120	10,400
Interest Income/Commissions	-	2,637	1,884	4,521	-
Sales Tax/Gratuities/Lesson Income	548,662	210	548,452	548,662	570,608
TOTAL REVENUES	\$4,735,747	\$2,530,391	\$2,355,724	\$4,886,115	\$4,925,174
COST OF GOODS SOLD					
Cost of Goods Sold	724,197	465,609	332,578	798,187	753,165
TOTAL GROSS PROFIT	\$4,011,550	\$2,064,782	\$2,023,146	\$4,087,928	\$4,172,009
OPERATING EXPENSES					
Salaries	\$1,661,855	\$796,055	\$568,611	\$1,364,666	\$1,728,329
Commissions & Bonuses	34,000	40,294	28,781	69,075	35,360
Rental Commissions	14,000	-	14,000	14,000	14,560
Employee Expenses	332,371	182,987	130,705	313,692	345,665
Employee Uniforms	3,780	1,657	1,184	2,841	3,931
Travel & Per Diem	-	1,171	836	2,007	-
Training	5,975	2,349	1,678	4,027	6,214
Employee Advertising	1,500	-	1,500	1,500	1,560
Janitorial Expense/Supplies	42,650	17,143	12,245	29,388	44,356
Tournaments & Events	30,392	23,305	16,646	39,951	31,607
Centralized Services	99,653	50,052	35,751	85,803	85,000
Course & Grounds Maintenance	55,000	29,186	20,847	50,033	57,200
Repairs - Equipment	32,549	18,197	12,998	31,195	33,850
Repairs - Buildings	17,000	6,392	4,566	10,958	17,680
Operating Supplies	88,175	68,454	48,896	117,350	91,702
Office Supplies	3,500	2,848	2,034	4,882	3,640
Postage	500	303	216	519	520
Printing & Reproduction	1,000	594	424	1,018	1,010
Utility Services	91,326	46,555	33,254	79,809	94,979
Gas/Oil/Propane	46,247	18,534	13,239	31,773	48,096
Refuse & Potables	15,771	10,750	7,679	18,429	16,402
Telephone/T1 Line	8,990	5,583	3,988	9,571	9,349
Security/Pest Control	22,500	24,858	17,756	42,614	20,000
Music & Cable Service	12,000	8,500	6,071	14,571	12,480
Dues and Subscriptions	9,013	19,012	13,580	32,592	9,373
Chemicals	78,730	42,179	30,128	72,307	81,879
Fertilizer - Course	76,640	36,205	25,861	62,066	79,706
Sand, Seed & Dressing	38,676	5,330	3,807	9,137	40,223
Licenses/Permits	2,350	4,087	2,919	7,006	2,444
Cash Short/Over	-	708	-	708	-
Miscellaneous	13,700	4,005	2,861	6,866	14,248
Other Services	8,000	1,069	764	1,833	8,320
Trustee Fees/Bank Charges	90,997	74,589	53,278	127,867	94,637
Management Fees - Hampton	86,400	56,003	40,002	96,005	86,400
Rentals & Leases	257,800	151,039	107,885	258,924	268,112
Lake Maintenance	30,000	17,500	12,500	30,000	31,200
Insurance	129,840	67,298	-	67,298	46,828
Other Current Charges	32,000	19,664	14,046	33,710	33,280
District Manager/Administrator	38,500	16,500	11,786	28,286	48,168
District Attorney	5,820	3,983	2,845	6,828	6,476
Audit	2,000	1,342	2,408	3,750	3,750
Sales Tax/Gratuities/Lesson Expense	548,662	-	548,662	548,662	570,608
TOTAL OPERATING EXPENSES	\$4,069,862	\$1,876,280	\$1,857,236	\$3,733,516	\$4,129,142
NET OPERATING INCOME	\$(58,312)	\$188,502	\$165,911	\$354,413	\$42,867
Non-Operating Expenses					
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -
Other Expenses	-	-	-	-	-
Principal Expense - 10/1	(475,000)	(245,000)	(230,000)	(475,000)	-
Interest Expense - 10/1	(15,675)	(15,675)	-	(15,675)	-
Interest Expense - 4/1	(15,675)	(35,915)	-	(35,915)	-
TOTAL NON-OPERATING EXPENSES	\$(506,350)	\$(296,590)	\$(230,000)	\$(526,590)	\$-
EXCESS REVENUES (EXPENDITURES)	\$(564,662)	\$(108,088)	\$(64,089)	\$(172,177)	\$42,867

The Crossing at Fleming Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 1999 Golf Course Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
04/01/05	\$5,535,000	6.600%	\$-	\$182,655	-
10/01/05	5,535,000	6.600%	140,000	182,655	505,310
04/01/06	5,395,000	6.600%	-	178,035	
10/01/06	5,395,000	6.600%	150,000	178,035	506,070
04/01/07	5,245,000	6.600%	-	173,085	
10/01/07	5,245,000	6.600%	160,000	173,085	506,170
04/01/08	5,085,000	6.600%	-	167,805	
10/01/08	5,085,000	6.600%	170,000	167,805	505,610
04/01/09	4,915,000	6.600%	-	162,195	
10/01/09	4,915,000	6.600%	180,000	162,195	504,390
04/01/10	4,735,000	6.600%	-	156,255	
10/01/10	4,735,000	6.600%	195,000	156,255	507,510
04/01/11	4,540,000	6.600%	-	149,820	
10/01/11	4,540,000	6.600%	205,000	149,820	504,640
04/01/12	4,335,000	6.600%	-	143,055	
10/01/12	4,335,000	6.600%	220,000	143,055	506,110
04/01/13	4,115,000	6.600%	-	135,795	
10/01/13	4,115,000	6.600%	235,000	135,795	506,590
04/01/14	3,880,000	6.600%	-	128,040	
10/01/14	3,880,000	6.600%	250,000	128,040	506,080
04/01/15	3,630,000	6.600%	-	119,790	
10/01/15	3,630,000	6.600%	270,000	119,790	509,580
04/01/16	3,360,000	6.600%	-	110,880	
10/01/16	3,360,000	6.600%	285,000	110,880	506,760
04/01/17	3,075,000	6.600%	-	101,475	
10/01/17	3,075,000	6.600%	305,000	101,475	507,950
04/01/18	2,770,000	6.600%	-	91,410	
10/01/18	2,770,000	6.600%	325,000	91,410	507,820
04/01/19	2,445,000	6.600%	-	80,685	
10/01/19	2,445,000	6.600%	345,000	80,685	506,370
04/01/20	2,100,000	6.600%	-	69,300	
10/01/20	2,100,000	6.600%	370,000	69,300	508,600
04/01/21	1,730,000	6.600%	-	57,090	
04/01/21	1,730,000	6.600%	390,000	57,090	504,180
04/01/22	1,340,000	6.600%	-	44,220	
10/01/22	1,340,000	6.600%	420,000	44,220	508,440
04/01/23	920,000	6.600%	-	30,360	
10/01/23	920,000	6.600%	445,000	30,360	505,720
04/01/24	475,000	6.600%	-	15,675	
10/01/24	475,000	6.600%	475,000	15,675	506,350
Total			\$5,535,000	\$4,595,250	\$10,130,250

The Crossing at Fleming Island

Community Development District

Golf Fund

Fiscal Year 2025

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 2025

Expenditures - (continued)

Centralized Services

Marketing association fees (F1 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 2025

Expenditures - (continued)

Sand, Seed & Dressing

Over seed, Top dressing, Divot sand, and Mulch

Licenses/Permits

Food and Beverage licenses, ASCAP, SESAC

Trustee Fees/Bank Charges

Credit card commissions and Trustee charges

Management Fees - Hampton

Golf Club management fees (Hampton)

Rentals & Leases

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

Lake Maintenance

Treatment of lakes on GC for algae and weeds

Insurance

Liability and Property insurance

Other Current Charges

Real Estate taxes

District Manager/Administrator

District Manager and GMS, LLC fees.

District Attorney

Attorney fees

Audit

Audit fees

Non-Operating Expenses

Principal Expense

Golf Bond Principal Payment

Interest Expense

Interest on the Golf Bond

The Crossing at Fleming Island

Community Development District

Golf Fund FY2024-2029 Budget

Five Year Capital Plan

Fiscal Year	Capital Budget
2025	\$ 250,000
2026	\$ 250,000
2027	\$ 250,000
2028	\$ 250,000
2029	\$ 250,000

The Crossing at Fleming Island

Community Development District

Proposed Budget

Swim & Tennis Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
User Fees	\$150,000	\$101,346	\$72,390	\$173,736	\$150,000
Lesson Income	230,000	148,112	105,794	253,906	230,619
CDD Lesson Income	25,000	23,719	16,942	40,661	25,000
Merchandise/Food/Beverage Sale	185,000	41,126	150,000	191,126	185,000
TOTAL REVENUES	\$590,000	\$314,303	\$345,126	\$659,429	\$590,619
COST OF GOODS SOLD					
Cost of Goods Sold	140,000	34,807	24,862	59,669	140,000
TOTAL GROSS PROFIT	\$450,000	\$279,496	\$320,264	\$599,760	\$450,619
OPERATING EXPENSES					
Salaries	\$892,000	\$369,424	\$263,874	\$633,298	\$965,000
Employee Expenses	249,760	108,275	77,339	185,614	270,200
Employee Education and Training	8,000	1,601	1,144	2,745	8,000
Lessons Paid Out	230,000	148,187	105,848	254,035	230,000
Promotional Activities	100,000	52,374	37,410	89,784	100,000
Activities & Events - Tennis	20,000	20,355	14,539	34,894	20,000
Communications and Freight	22,000	15,976	11,411	27,387	22,000
Customer Service & Advertising	6,000	2,385	1,704	4,089	6,000
Other Contractual	27,500	15,586	11,133	26,719	27,500
Repairs & Maintenance	80,000	71,495	51,068	122,563	100,000
Operating Supplies	24,000	10,912	7,794	18,706	24,000
Office Supplies	22,000	4,876	3,483	8,359	15,000
Utility Services	160,000	91,890	65,636	157,526	160,000
Gas/Oil/Propane	26,000	27,954	19,967	47,921	26,000
Chemicals	85,000	32,834	23,453	56,287	80,000
Licenses/Permits	4,000	2,030	1,450	3,480	4,000
Bad Debt	-	(773)	-	(773)	-
Cash Short/Over	-	20	14	34	-
Trustee Fees	25,000	13,150	9,393	22,543	25,000
District Manager/Administrator	42,030	27,004	19,289	46,293	48,168
Insurance	50,000	24,479	17,485	20,982	46,828
Taxes	60	160	114	274	60
Audit	3,000	-	3,750	3,750	3,750
		-			
TOTAL OPERATING EXPENSES	\$2,076,350	\$1,040,194	\$747,298	\$1,766,510	\$2,181,507
NET OPERATING INCOME	\$(1,626,350)	\$(760,698)	\$(427,034)	\$(1,166,750)	\$(1,730,888)
Non-Operating Expenses					
Interfund Transfer In - GF	\$ 1,626,350	\$948,586	\$677,764	\$1,626,350	\$ 1,730,888
Other Income	-	(771)	-	(771)	-
Nonrecurring & Capital Expenses	-	-	-	-	-
TOTAL NON-OPERATING EXPENSES	\$1,626,350	\$947,815	\$677,764	\$1,625,579	\$1,730,888
EXCESS REVENUES (EXPENDITURES)	\$-	\$187,117	\$250,730	\$458,829	\$0

The Crossing at Fleming Island

Community Development District

Swim/Tennis Fund

Fiscal Year 2025

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

FY2025

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
		FY 2024		FY 2025		
RESIDENTIAL	3276	\$ 752.33	\$ 2,464,633.08	\$ 752.33	\$ 2,464,633.08	\$ -
COBBLESTONE & STATION	508	\$ 564.24	\$ 286,633.92	\$ 564.24	\$ 286,633.92	\$ -
COMMERCIAL	253.19	\$ 6,394.85	\$ 1,619,112.71	\$ 6,394.85	\$ 1,619,112.71	\$ -
Total Gross	4037.19		\$ 4,370,379.71		\$ 4,370,379.71	\$ -
Discount/Commission (6%)			\$ 262,222.78		\$ 262,222.78	\$ -
Net Assessments			\$ 4,108,156.93		\$ 4,108,156.93	\$ -
Alocation						
General Fund			\$ 3,488,035.00		\$ 3,487,959.93	\$ (75.07)
Reserve Fund			\$ 620,197.00		\$ 620,197.00	\$ -
Net Assessments			\$ 4,108,232.00		\$ 4,108,156.93	\$ (75.07)