

**THE CROSSINGS AT FLEMING ISLAND COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027
BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS
AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND
THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors of the Crossings at Fleming Island Community Development District (CDD) will hold Public Hearings to be included as part of the regular August Board of Supervisors meeting on Thursday, August 27, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway, Fleming Island, Florida 32003, to receive public comments concerning items, to include:

PH1 To consider adoption, by Rule pursuant to Sections 120.54 and 190.011(5), Florida Statutes, of a Resolution to approve the proposed Operations and Maintenance and Debt Service Fund Budgets for Fiscal Year 2026-2027.

PH2 To consider adoption, by Rule pursuant to Sections 120.54 and 190.011(5), Florida Statutes, of a Resolution to approve the proposed Water and Wastewater Enterprise Fund Budget and proposed Golf Course Fund Budget for Fiscal Year 2026-2027.

PH3 To consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use Description	Total # of Units	FY 2027 Gross Per Unit	FY 2027
Single Family	3,276	\$800.35	\$1,714,658.40
Patio	508	\$600.26	\$127,362.40
Commercial	253.19	\$6,803.03	\$1,201,781.78
TOTAL GROSS ASSESSMENT			\$4,649,338.53¹

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Clay County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or noticed provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026/2027.

For Fiscal Year 2026/2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The proposed budgets shall become effective upon approval by the Board of Supervisors of The Crossings at Fleming Island Community Development District on October 1, 2026.

The public hearings and meeting will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda and/or budget may be obtained from Marilee Giles, District Administrator, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850, mgiles@gmsnf.com, during normal business hours, and will also be available on the District's website <http://thecrossingsatflemingislandcdd.com>.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Marilee Giles
District Administrator

