

*Durbin Crossing Community  
Development District*

*FEBRUARY 28, 2022*

## *AGENDA*

# Durbin Crossing Community Development District

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.durbincrossingcdd.com](http://www.durbincrossingcdd.com)

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February 21, 2022

Board of Supervisors  
Durbin Crossing Community Development District  
**Staff Call In #: 1-800-264-8432; Code 434308**

Dear Board Members:

The Durbin Crossing Community Development District Board of Supervisors Meeting is scheduled for **Monday, February 28, 2022 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the advance agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Approval of Consent Agenda
  - A. Approval of Minutes of the January 24, 2022 Meeting
  - B. Balance Sheet and Statement of Revenues & Expenses
  - C. Assessment Receipt Schedule
  - D. Check Register
- V. Ratification of Amenity Facility Management and Maintenance Management Services Agreement with Vesta Property Services
- VI. Discussion on Widening of Veterans Parkway
- VII. Consideration of Resolution 2022-03, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2022 General Election
- VIII. Consideration of Draft Capital Reserve Study Report

- IX. Staff Reports
  - A. Landscape Maintenance Team
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
  - E. General Manager – Report
  - F. Operations Manager – Report
  - G. Amenity Manager – Report
- X. Supervisors’ Request and Audience Comments
- XI. Next Scheduled Meeting – March 28, 2022 at 6:00 p.m. at the Durbin South Amenity Center
- XII. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

*Daniel Laughlin*

Daniel Laughlin  
District Manager

## *FOURTH ORDER OF BUSINESS*

*A.*

Minutes of Meeting  
Durbin Crossing  
Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, January 24, 2022 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, Jacksonville, Florida.

Present and constituting a quorum were:

Peter E. Pollicino	Chairman
Tim Brownlee	Vice Chairman
Sarah Gabel Hall	Supervisor (by telephone)
Jason Harrah	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
George Katsaras	District Engineer by telephone
Dan Fagen	Vesta
Margaret Alfano	Vesta by telephone
Zach Davidson	Vesta
Jaime Constancio	VerdeGo
Billy Genovese	VerdeGo
Chris Buttermore	Matthews Design Group

The following is a summary of the discussions and actions taken at the January 24, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. Laughlin called the meeting to order at 6:01 p.m. and led the pledge of allegiance.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the roll.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of Minutes of the November 15, 2021 Meeting**
- B. Balance Sheet and Statement of Revenues and Expenses**
- C. Assessment Receipt Schedule**
- D. Check Register**

On MOTION by Mr. Brownlee seconded by Mr. Pollicino with all in favor the consent agenda items were approved.

Mr. Laughlin stated representatives of the swim team are here to discuss the new season. This was on the agenda under Margaret's report.

Ms. Alfano stated I'm grateful that the swim team representatives are here this evening and we are looking to move forward with our annual agreement for the swim team. We don't have any changes in practice schedules the same number of meets and we are very excited about the enthusiasm that the co-leaders are bringing. Let's not forget we were champs last year.

A representative of the swim team stated the kids love the community feel and we are excited to bring all that back.

Ms. Hall joined the meeting by telephone during this item.

On MOTION by Mr. Brownlee seconded by Mr. Harrah with all in favor the swim team 2022 agreement and schedule was approved in substantial form to the 2021 agreement.

**FIFTH ORDER OF BUSINESS**

**Discussion on Widening of Veterans Parkway**

Mr. Buttermore of Matthews Design stated we are working with St. Johns County on the widening from two to four lanes on Veterans Parkway. The master plan and the right of way was set for the four lanes and there is not an issue but where we have the right turn lane at Bent Creek it pushes the sidewalk against the right of way line. We need permission from you to grade within the property adjacent to that owned by Durbin Crossing CDD.

Mr. Eckert asked are you looking for a slope easement as well?

Mr. Buttermore stated a temporary construction easement if there is no permanent fixture outside the right of way the sidewalk is in the right of way, we just need to tie into the slope from the elevated road and sidewalk onto the property.

Mr. Eckert stated I don't have an objection to whatever the board wants to do on this but I'm concerned because if you are going to do a slope that is going to support this sidewalk later, to the County may want a slope easement so we don't disturb that lateral support. We have seen this before in a lot of places. I don't have a concern that we can't get it worked out, but I do think that ultimately the county is going to want a slope easement.

Mr. Katsaras stated once they are done grading it the grading is going to be what it is so if the county comes back after the fact they have to deal with that grading in the future.

Mr. Eckert asked do you think all we need is a temporary construction easement for them to be able to do that work?

Mr. Katsaras stated I believe so.

Mr. Eckert stated it looks like there are trees there too.

Mr. Buttermore stated there is minor clearing.

Mr. Pollicino asked after you are done do you put the trees back?

Mr. Buttermore stated we could add some trees if that is requested. It is not the depth that is shown.

Mr. Pollicino stated whatever we agree to, let's have them restore it to preconstruction look to the best of their ability.

Mr. Harrah stated you are just clearing between 2 – 10 feet and putting in grass slope. We will have a new slope where there are existing trees.

Mr. Buttermore stated yes.

Mr. Eckert stated when somebody comes to the board I view this as is the board amenable to figuring out a way to work with us then you direct staff to work with them and come up with a solution that identifies and addresses the concerns you have and I'm hearing the tree buffer being cleared to whatever extent that might be is a concern. I just want to make sure that from the standpoint of I don't want to deal with the county six months from now saying we have to do something else. What is your timeframe?

Mr. Buttermore stated they are looking to go as soon as possible. It is holding up the sidewalk construction and the school board is concerned about kids walking to school.

Mr. Eckert stated I will work with Zach. Right now, we have something with no maintenance and we have something that could potentially be maintenance and we need to resolve that issue.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of Developer Request to Release Easements to the CDD**

Mr. Eckert stated there is a memo in your agenda package that was provided to all the board members. This is an item that came up at the October meeting and we had a chance to reach out to the developer's counsel. The issue is that in the HOA declaration of covenants there is a 10-foot easement in the front of every lot, a 10-foot easement in the rear of the lot and five-foot easements on each side of the lot. Those easements are reserved to the "declarant" and the declarant at that point in time and currently they think they are still the declarant, is the developer who we all worked with in doing the project for the CDD infrastructure. I reached out to the developer and said I have a resident who wants to get a release of this easement, here is his information, can you connect with him to get that released or is this something that is an oversight that you want to convey these easements before your company doesn't exist anymore, once they completely get out of project. That attorney came back and said we want to convey the easements that we have under that paragraph in the HOA covenants to the CDD. There are two issues that this raises and I'm not going to get into the resident request at this point in time, that is our next agenda item.

The first question is does the district want to take control of the easements, so somebody has them in perpetuity? Certainly, the downside of that is you could perhaps have some liability, but really the major downside is there is going to be a lot of requests that you are going to have to deal with to allow an encroachment into that easement, to release a part of that easement, it is more responsibility for the district if you take that on. In this community I believe the HOA is pretty much limited to covenant enforcement, I don't think the HOA owns any property so giving them an easement at this point, they are probably not the right candidate for that. If the CDD board wants to take an assignment of the easements then we would get an assignment of easement document and tell the developer to prepare that and provide it to us and we would take assignment of those easements. There are some benefits in terms of us being able to use those easements for access. George brought up a good point for those areas where it is difficult to get back to a pond or conservation area you have the 5-foot easement on each side so it is a 10-foot easement and we could use that as well. There may be certain occasions where we don't need the easement in any

possible circumstance and maybe the board would be able to release it if legally permitted. The first step is for you to decide do you want to take an assignment of those easements and then the second step is to talk about figuring out whether you can release parts of those easements or grant encroachment agreements or things like that, and that is going to require a little more legal research but I wasn't going to do that without finding out if you are even interested.

Mr. Pollicino stated I think it makes sense to have the easements assigned to the CDD.

Mr. Harrah stated we have had issues of encroachments on pond banks so there are some easements that we own. How many are we talking about?

Mr. Eckert stated I would have to go back and look but the declaration says every lot has these easements. We already have the platted easements around the ponds and some separate easements called out by a metes and bounds description. This is just a general easement that is in the HOA declaration that everybody in the community is bound by in favor of the declarant.

On MOTION by Mr. Brownlee seconded by Mr. Pollicino with all in favor district counsel was authorized to negotiate an assignment of those easements contained in section 13.5 of the HOA covenants from the declarant to the CDD.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Easement Release Request for 272 Ellsworth Circle**

This item tabled until the easements have fully been assigned by the developer and counsel is sure the CDD has the ability to release the easements.

#### **EIGHTH ORDER OF BUSINESS**

#### **Discussion of JEA Easement Maintenance**

Mr. Laughlin stated this is an item that has been brought up by a resident dealing with the lack of maintenance on the JEA easement. Since then, JEA came out and cut some of the areas. We have worked with Zach to reach out to them, and they are saying they aren't going to do that. It is not an area that is required to be maintained.

Mr. Eckert stated I have looked at it too. We own the land where the powerlines are, JEA has an easement and there is also a water company that has an easement over part of it. The easement says the only maintenance obligations are for the power company to maintain their equipment and to maintain a 25-foot vegetative buffer. I look at that language and ask does that mean maintain it, mow the grass, pull the weeds or does it mean you have to have a vegetative

buffer? I think it means you have to have a vegetative buffer. The conclusion I reached is that we have no obligation to maintain this land to any standard, as a property owner we can maintain it to whatever standard the board wants provided we are in compliance with county rules and ordinances. JEA doesn't have an obligation to maintain it like we would maintain a common area. That leaves it to be a policy decision by the board how you choose to maintain that area.

Mr. Katsaras stated when it says maintain a 25-foot buffer you need 25-feet natural, they don't maintain, they just let it grow. Just like an upland buffer behind houses, you let it go natural.

Staff will reach out to JEA to see if their stance on whether they plan to maintain in the future or let it grow back to a natural state.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2022-02 Amending the Prompt Payment Policies**

Mr. Eckert stated this is housekeeping in nature, it is to update the interest rate we have to pay for late payments to a contractor from 1% per month to 2% per month. Make sure you pay your contractor on time or make sure that you follow our prompt payment act policies when you dispute an invoice.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2022-02 was approved.

#### **TENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Landscape Maintenance Team - Report**

Mr. Constancio gave an overview of the landscape report, copy of which was included in the agenda package.

Ms. Alfano stated Jaime, thank you for all you can do. Jaime has presented Zach and me with multiple proposals to address our worst Bermuda areas and Zach has recommended to replace areas of Bermuda with St. Augustine.

Mr. Davidson stated we spent some time on this with Jaime and we talked about and went through the Bermuda patch numbers and it was about \$116,000. We always have trouble with Bermuda and we wanted to present something that is a value for your buck. There is a St. Augustine called ProVista and it is an easier St Augustine to maintain, you don't cut it as much, you don't water it as much and it is less chemicals. Jaime gave us the numbers to convert all of

North Durbin from Bermuda to St. Augustine. After looking at the numbers we realized we need to do this in phases.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Supervisor Harrah was authorized to work with staff on the installation of St. Augustine grass in specific areas along North Durbin Parkway to replace Bermuda in an amount not to exceed \$175,000 with funds coming from the proceeds from the past sale of credits and any balance to be paid out of capital reserves.

**B. District Counsel**

Mr. Eckert stated the legislature is talking again about raising the statutory immunity limits that we have of \$200,000 per person \$300,000 per occurrence to \$1 million and eliminating that distinction. At some point this kind of bill is going to pass and it will have an impact on your insurance rates. We will have to have a discussion with the insurance agents about what they anticipate it will do. Hopefully, the legislature will say we are making this change and it is going to take effect two years from now. It is good to have that conversation now to see if we need to budget anything in the spring.

Mr. Pollicino asked when is the qualifying period to qualify for election?

Mr. Eckert responded it is in June, we will announce the qualifying period in April or May and there will be an advertisement.

**C. District Engineer – Consideration of Work Authorization for Preparation of a Stormwater Management Needs Analysis Report**

On MOTION by Mr. Harrah seconded by Mr. Brownlee with all in favor work authorization 39 in an amount not to exceed \$10,000 to prepare the stormwater needs analysis was approved.

**D. District Manager**

There being none, the next item followed.

**E. General Manager – Report**

A copy of the general Manager's report was included in the agenda package.

**F. Operations Manager - Report**

Mr. Davidson gave an overview of the field operation manager's report, copy of which was included in the agenda package and presented a proposal to refurbish the play features at the north and south amenity centers.

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the proposal from Slide-Rite to refurbish the play feature at the north amenity center and the slide repair at the south amenity center in an amount not to exceed \$18,000 was approved.

**G. Amenity Manager – Report**

Ms. Alfano gave an overview of the amenity manager's report, copy of which was included in the agenda package.

Mr. Fagan stated Vesta has been acquired by Associa, a holding company, but nothing is going to change as far as who is on the front line, invoicing, our name, it is basically our ownership and our CEO is now reporting to another CEO.

**ELEVENTH ORDER OF BUSINESS****Supervisor's Requests and Audience Comments**

A resident also employed by D.R. Horton stated there is a resident at the end of Saddlestone with questions about the common area behind his house, whose it is and how it should be used. He has been yelling at some of our kids for trespassing on his yard, so we had a little confusion about where his property limits are and since then he has put up a fence. We have a lot of kids at the end of Saddlestone who play, and balls roll into his yard, and he yells at them. Kids play in the street, his dogs are barking, he comes out and tells the children they need to quiet down. He is overstepping his boundaries and doesn't realize where his boundaries are on his property, nor does he know what the noise ordinance is. At the end of Saddlestone the three lots have common area, and he thinks his property goes all the way to the tree line and it does not, his fence should show that because we did his fence. I'm putting it out there now in case it comes up again. He may send an email, he may come to a meeting, but we are having issues with him.

Mr. Laughlin stated I haven't heard from him in months. He was trying to get a no trespassing sign put up in the common area.

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 28, 2022  
@ 6:00 p.m. at the Durbin South Amenity  
Center**

Mr. Laughlin stated the next scheduled meeting is February 28, 2022 at 6:00 p.m. in the same location.

On MOTION by Mr. Brownlee seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:16 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

# Durbin Crossing

## Community Development District

Unaudited Financial Reporting

January 31, 2022

**Durbin Crossing**  
**Community Development District**  
**Combined Balance Sheet**  
January 31, 2022

	Governmental Fund Types			Totals
	General Fund	Debt Service	Capital Reserve Fund	(Memorandum Only) FY 22
<b><u>Assets:</u></b>				
Cash	\$220,345	---	\$157,109	\$377,454
Investments:				
<b><u>Series 2017A1</u></b>				
Reserve	---	\$1,341,300	---	\$1,341,300
Revenue	---	\$2,980,359	---	\$2,980,359
Prepayment	---	\$558	---	\$558
Cost of Issuance	---	\$11,019	---	\$11,019
<b><u>Series 2017A2 Term Bond 1</u></b>				
Reserve	---	\$132,425	---	\$132,425
Prepayment	---	\$3,496	---	\$3,496
<b><u>Series 2017A2 Term Bond 2</u></b>				
Reserve	---	\$40,000	---	\$40,000
Prepayment	---	\$2,005	---	\$2,005
<b><u>Operations</u></b>				
Custody Account	\$1,495,199	---	---	\$1,495,199
Due from Other	\$1,091	---	---	\$1,091
Investment - US bank Custody	---	---	\$83,927	\$83,927
Investment - SBA	---	---	\$945,814	\$945,814
SBA - Renewal and Replacement	---	---	\$269,087	\$269,087
Assessment Receivable	\$4,545	---	---	\$4,545
Utility Deposits	\$200	---	---	\$200
<b>Total Assets</b>	<b>\$1,721,380</b>	<b>\$4,511,161</b>	<b>\$1,455,936</b>	<b>\$7,688,477</b>
<b><u>Liabilities:</u></b>				
Accounts Payable	\$103,436	---	---	\$103,436
<b><u>Fund Balances:</u></b>				
Restricted for Debt Service	---	\$4,511,161	---	\$4,511,161
Assigned	---	---	\$1,455,936	\$1,455,936
Unassigned	\$1,617,944	---	---	\$1,617,944
<b>Total Liabilities and Fund Equity</b>	<b>\$1,721,380</b>	<b>\$4,511,161</b>	<b>\$1,455,936</b>	<b>\$7,688,477</b>

**Durbin Crossing**  
**Community Development District**

**General Fund**

Statement of Revenues & Expenditures  
For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET 1/31/22	ACTUAL 1/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Assessments - Tax Roll	\$2,058,463	\$1,977,492	\$1,977,492	\$0
Assessments - Direct	\$41,051	\$23,203	\$23,203	\$0
Interest Income	\$30	\$10	\$4	(\$6)
Misc Income	\$20,000	\$6,667	\$5,178	(\$1,489)
<b>TOTAL REVENUES</b>	<b>\$2,119,544</b>	<b>\$2,007,372</b>	<b>\$2,005,877</b>	<b>(\$1,495)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Administrative</u></b>				
Supervisor Fees	\$11,000	\$3,667	\$2,800	\$867
FICA Expense	\$842	\$281	\$214	\$66
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering Fees	\$13,000	\$4,333	\$1,649	\$2,684
Dissemination Fees	\$7,200	\$2,400	\$2,513	(\$113)
Attorney Fees	\$50,000	\$16,667	\$6,525	\$10,142
Annual Audit	\$4,200	\$1,400	\$0	\$1,400
Trustee Fees	\$10,800	\$5,000	\$5,000	\$0
Arbitrage	\$1,200	\$400	\$0	\$400
Impact Fee Administration	\$15,000	\$5,000	\$5,000	\$0
Management Fees	\$48,880	\$16,293	\$16,293	\$0
Information Technology	\$1,200	\$400	\$400	\$0
Website Maintenance	\$800	\$267	\$267	(\$0)
Telephone	\$600	\$200	\$268	(\$68)
Postage	\$1,800	\$600	\$675	(\$75)
Printing & Binding	\$1,500	\$500	\$191	\$309
Insurance	\$8,354	\$8,354	\$7,860	\$494
Legal Advertising	\$2,000	\$667	\$171	\$496
Other Current Charges	\$1,000	\$333	\$250	\$84
Office Supplies	\$150	\$50	\$10	\$40
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Administrative Expenses	\$184,701	\$71,986	\$55,259	\$16,727
<b><u>Amenity Center</u></b>				
Insurance	\$31,077	\$31,077	\$29,235	\$1,842
Repairs & Replacements	\$60,000	\$20,000	\$5,354	\$14,646
Recreational Passes	\$4,000	\$1,333	\$0	\$1,333
Office Supplies	\$6,000	\$2,000	\$721	\$1,279
Permit Fees	\$3,000	\$1,000	\$2,107	(\$1,107)
<b><u>Utilities</u></b>				
Water & Sewer	\$42,000	\$14,000	\$9,151	\$4,849
Electric	\$36,000	\$12,000	\$11,477	\$523
Website	\$650	\$217	\$0	\$217
Cable/Phone/Internet	\$19,380	\$6,460	\$5,977	\$483
Security System	\$1,000	\$333	\$0	\$333

**Durbin Crossing**  
**Community Development District**

**General Fund**

Statement of Revenues & Expenditures  
For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET 1/31/22	ACTUAL 1/31/22	VARIANCE
<u>Amenity Center Management Contracts</u>				
Managerial	\$221,090	\$73,697	\$73,697	(\$1)
Staffing	\$216,294	\$72,098	\$72,084	\$14
Lifeguards	\$74,861	\$24,954	\$0	\$24,954
Mobile App	\$2,500	\$833	\$833	\$0
Refuse Service	\$4,800	\$1,600	\$1,750	(\$150)
Pool Chemicals	\$23,003	\$7,668	\$6,437	\$1,231
Special Events	\$26,000	\$8,667	\$20,607	(\$11,940)
Pest Control	\$5,208	\$1,736	\$1,204	\$533
Pressure Washing/Fitness Equip Maint	\$17,000	\$5,667	\$4,051	\$1,616
Amenity Center Expenses	\$793,863	\$285,339	\$244,686	\$40,653
<u>Grounds Maintenance</u>				
Electric	\$5,200	\$1,733	\$1,540	\$193
Water / Reuse	\$355,000	\$118,333	\$116,732	\$1,601
Streetlighting	\$71,000	\$23,667	\$23,367	\$300
Lake Maintenance	\$55,500	\$18,500	\$18,247	\$253
Landscape Maintenance	\$450,480	\$150,160	\$150,160	\$0
Landscape Contingency	\$60,000	\$20,000	\$21,118	(\$1,118)
Miscellaneous	\$46,000	\$15,333	\$12,166	\$3,168
Fuel	\$1,100	\$367	\$110	\$256
Irrigation Repairs	\$15,000	\$5,000	\$773	\$4,227
Capital Reserve	\$80,000	\$26,667	\$3,600	\$23,067
Water Quality Monitoring	\$1,700	\$567	\$1,700	(\$1,133)
Grounds Maintenance Expenses	\$1,140,980	\$380,327	\$349,515	\$30,812
<b>TOTAL EXPENDITURES</b>	<b>\$2,119,544</b>	<b>\$737,652</b>	<b>\$649,460</b>	<b>\$88,192</b>
<b>EXCESS REVENUES/(EXPENSES)</b>	<b>\$0</b>	<b>\$1,269,720</b>	<b>\$1,356,418</b>	<b>\$86,697</b>
Fund Balance - Beginning	\$0		\$261,526	
Fund Balance - Ending	\$0		\$1,617,944	



**COMMUNITY DEVELOPMENT DISTRICT**

### General Fund

## Statement of Revenues &amp; Expenditures

## Fiscal Year 2022

[illegible]

**Durbin Crossing**  
**Community Development District**  
**Debt Service Fund 2017 A1 & A2**  
Statement of Revenues & Expenditures  
For The Period Ending January 31, 2022

	ADOPTED	PRORATED	ACTUAL	
	BUDGET	BUDGET	1/31/22	VARIANCE
		1/31/22	1/31/22	

**Revenues:**

Assessments - Tax Roll	\$3,022,334	\$2,886,843	\$2,886,843	\$0
Assessments - Direct	\$49,828	\$2,960	\$2,960	\$0
Interest Income	\$150	\$50	\$38	(\$12)
<b>Total Revenues</b>	<b>\$3,072,312</b>	<b>\$2,889,853</b>	<b>\$2,889,841</b>	<b>(\$12)</b>

**Expenditures**

**Series 2017 A-1**

Interest 11/1	\$577,491	\$577,491	\$577,391	\$100
Principal 11/1 (Prepayment)	\$0	\$0	\$195,000	(\$195,000)
Interest 5/1	\$577,491	\$0	\$0	\$0
Principal 5/1	\$1,530,000	\$0	\$0	\$0

**Series 2017 A-2**

Interest 11/1	\$103,406	\$103,406	\$103,406	\$0
Principal 11/1 (Prepayment)	\$0	\$0	\$20,000	(\$20,000)
Interest 5/1	\$103,406	\$0	\$0	\$0
Principal 5/1	\$150,000	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$3,041,794</b>	<b>\$680,897</b>	<b>\$895,797</b>	<b>(\$214,900)</b>
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<b>Excess Revenues (Expenditures)</b>	<b>\$30,518</b>	<b>\$1,994,044</b>
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<b>Fund Balance - Beginning</b>	<b>\$770,876</b>	<b>\$2,517,117</b>
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<b>Fund Balance - Ending</b>	<b>\$801,394</b>	<b>\$4,511,161</b>
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**Durbin Crossing**  
Community Development District  
Capital Reserve Funds  
Statement of Revenues & Expenditures  
For The Period Ending January 31, 2022

	ADOPTED BUDGET	PRORATED 1/31/2022	BUDGET	ACTUAL 1/31/2022	VARIANCE
<b><u>Revenues:</u></b>					
Capital Reserve Funding - Transfer In	\$80,000		\$0	\$0	\$0
Miscellaneous Revenue/Interest	\$2,000		\$667	\$447	(\$219)
Impact Fees	\$0		\$0	\$30,257	\$30,257
<b>Total Revenues</b>	<b>\$82,000</b>		<b>\$667</b>	<b>\$30,704</b>	<b>\$30,037</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$200,000		\$66,667	\$10,629	\$56,038
Repair/Replacements	\$50,000		\$16,667	\$28,149	(\$11,482)
<b>Total Expenditures</b>	<b>\$250,000</b>		<b>\$83,333</b>	<b>\$38,778</b>	<b>\$44,556</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$168,000)</b>		<b>(\$82,667)</b>	<b>(\$8,074)</b>	<b>\$74,593</b>
<b>Fund Balance - Beginning</b>	<b>\$1,600,275</b>			<b>\$1,464,010</b>	
<b>Fund Balance - Ending</b>	<b>\$1,432,275</b>			<b>\$1,455,936</b>	

**Durbin Crossing**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2017A-1 Special Assessment Refunding Bonds</b>	
Interest Rate:	Various
Maturity Date:	5/1/2037
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$1,341,300
Reserve Fund:	\$1,341,300
 Bonds outstanding - 3/31/17	 \$37,825,000
Less: May 1, 2017 (Prepayment)	(\$40,000)
Less: May 1, 2018	(\$1,415,000)
Less: May 1, 2018 (Prepayment)	(\$10,000)
Less: November 1, 2018 (Prepayment)	(\$15,000)
Less: May 1, 2019	(\$1,445,000)
Less: May 1, 2019 (Prepayment)	(\$25,000)
Less: November 1, 2019 (Prepayment)	(\$145,000)
Less: May 1, 2020	(\$1,465,000)
Less: May 1, 2020 (Prepayment)	(\$25,000)
Less: November 1, 2020 (Prepayment)	(\$25,000)
Less: May 1, 2021	(\$1,495,000)
Less: November 1, 2021 (Prepayment)	(\$195,000)
 Current Bonds Outstanding	 \$31,525,000

<b>Series 2017A-2 Special Assessment Refunding Bonds</b>	
Interest Rate:	5.00% -6.25%
Maturity Date:	5/1/2037
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$172,288
Reserve Fund:	\$172,425
 Bonds outstanding - 3/31/17	 \$4,580,000
Less: May 1, 2018	(\$130,000)
Less: May 1, 2018 (Prepayment)	(\$170,000)
Less: November 1, 2018 (Prepayment)	(\$10,000)
Less: May 1, 2019	(\$130,000)
Less: May 1, 2019 (Prepayment)	(\$25,000)
Less: November 1, 2019 (Prepayment)	(\$20,000)
Less: May 1, 2020	(\$140,000)
Less: May 1, 2020 (Prepayment)	(\$65,000)
Less: May 1, 2021	(\$145,000)
Less: May 1, 2021 (Prepayment)	(\$40,000)
Less: November 1, 2021 (Prepayment)	(\$20,000)
 Current Bonds Outstanding	 \$3,685,000

*C.*

**DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT**  
**Fiscal Year 2022 Summary of Series 2017A1-2 & O&M Assessment Receipts**

ASSESSED TO	ASSESSED			
	# UNITS ASSESSED	SERIES 2017A1-2 DEBT NET	O&M NET	TOTAL NET ASMTS
PRG DURBIN LLC VILLAGE CTR T COMM. (1)	44,561	29,572.19	18,181.29	47,753.48
PALMS PROFESSIONAL PARK LLC S MIXED USE (1)	23,832	15,815.73	9,723.67	25,539.40
FOREVER VETS ANIMAL HOSPITALS (1)	4,460	2,959.81	1,819.72	4,779.53
GRANT FS, LLC (1)	2,230	1,479.90	909.86	2,389.76
<b>NET ASSESSMENTS DIRECT BILL</b>	<b>75,083</b>	<b>49,827.63</b>	<b>30,634.54</b>	<b>80,462.17</b>
<b>NET ASSESSMENTS TAX ROLL</b>	<b>71,394</b>	<b>3,005,048.43</b>	<b>2,058,463.04</b>	<b>5,063,511.47</b>
<b>TOTAL DISTRICT</b>	<b>146,477</b>	<b>3,054,876.06</b>	<b>2,089,097.58</b>	<b>5,143,973.64</b>

RECEIVED				
SERIES 2017A1-2 DEBT PAID	O&M PAID	TOTAL ASMTS PAID	BALANCE DUE	DATE O&M PAID THROUGH
-	13,635.97	13,635.97	34,117.51	12/1/2021
-	7,292.76	7,292.76	18,246.64	12/1/2021
2,959.81	1,819.72	4,779.53	-	9/30/2022
-	454.93	454.93	1,935.00	12/1/2021
<b>2,959.81</b>	<b>23,203.38</b>	<b>26,163.19</b>	<b>54,299.15</b>	
<b>2,886,843.36</b>	<b>1,977,492.36</b>	<b>4,864,335.72</b>	<b>199,175.75</b>	
<b>2,889,803.17</b>	<b>2,000,695.74</b>	<b>4,890,498.91</b>	<b>253,474.90</b>	

<b>DIRECT BILL % COLLECTED</b>	<b>6%</b>	<b>76%</b>	<b>33%</b>
<b>TAX ROLL % COLLECTED</b>	<b>96%</b>	<b>96%</b>	<b>96%</b>
<b>TOTAL % COLLECTED</b>	<b>95%</b>	<b>96%</b>	<b>95%</b>

(1) Bulk land owners are on a payment plan. O&M Installments due 50% due 12/1, 25% due 2/1, and 25% due 5/1.

Debt Service is due 75% 4/1 and 25% 9/30

Units include 144,153 square feet of Commercial/Retail/Office

DETAIL OF TAX ROLL RECEIPTS				
ST JOHNS COUNTY DISTRIBUTION	DATE	AMOUNT	DEBT	O&M
1	11/4/2021	17,496.16	10,383.47	7,112.69
2	11/17/2021	164,778.58	97,791.35	66,987.23
3	11/22/2021	372,129.10	220,847.92	151,281.18
4	12/8/2021	415,432.13	246,547.02	168,885.11
5	12/20/2021	743,167.21	441,048.37	302,118.84
6	1/14/2022	3,151,268.32	1,870,187.12	1,281,081.20
INTEREST	1/21/2022	64.22	38.11	26.11
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>4,864,335.72</b>	<b>2,886,843.36</b>	<b>1,977,492.36</b>

*D.*

# Durbin Crossing

## Community Development District

### Check Run Summary

1/1/2022 thru 1/31/2022

Fund	Date	Check No.	Amount
<b>General Fund</b>			
Payroll	1/27/22	50717-50720	\$738.80
			<u>Sub-Total      \$      738.80</u>
Accounts Payable	1/6/22	6148-6157	\$46,402.07
	1/13/22	6158-6159	\$7,916.47
	1/20/22	6160-6162	\$9,279.39
	1/26/22	6163-6164	\$1,153.00
			<u>Sub-Total                  \$64,750.93</u>
<b>Capital Reserve Fund</b>			
			<u>Sub-Total                  \$0.00</u>
<b>Vesta Wells Fargo Credit Card</b>			
	1/28/22	December Purchases	\$2,824.24
			<u>Sub-Total                  \$      2,824.24</u>
<b>Total</b>			<b>\$ 68,313.97</b>

\* Fedex and WF Credit Card Invoices available upon request

PR300R

## PAYROLL CHECK REGISTER

RUN 1/27/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50717	14	ROBERT T BROWNLEE	184.70	1/27/2022
50718	11	SARAH G HALL	184.70	1/27/2022
50719	13	JASON S HARRAH	184.70	1/27/2022
50720	8	PETER E POLLICINO	184.70	1/27/2022
TOTAL FOR REGISTER			738.80	

DURB DURBIN CROSS DLAUGHLIN

# **ATTENDANCE SHEET**

District: Durbin Crossing CDD

Meeting Date: January 24, 2022

	<b>Supervisor</b>	<b>In Attendance</b>	<b>Fees</b>
1.	<b>William Clarke</b> <i>Assistant Secretary</i>	<b>no</b>	\$200
2.	<b>Peter Pollicino</b> <i>Chairman</i>	<b>yes</b>	\$200
3.	<b>Sarah Gabel Hall</b> <i>Assistant Secretary</i>	<b>yes</b>	\$200
4.	<b>Tim Brownlee</b> <i>Vice Chairman</i>	<b>yes</b>	\$200
5.	<b>Jason Harrah</b> <i>Assistant Secretary</i>	<b>yes</b>	\$200

District Manager:



PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/06/22	00345	11/23/21	20212509 202112 320-53800-45511 12/11/21 MINIATURE HORSE	JACKSONVILLE CARRIAGE CO LLC	*	400.00	400.00 006148
1/06/22	00240	12/07/21	DC1211-1 202112 320-53800-45511 12/11 EVENT	PATRICK MULLEN	*	650.00	650.00 006149
1/06/22	00291	1/03/22	6349 202201 320-53800-44200 INSTL SOUTH DRINKING FTN	PHILLIP MCDONALD PLUMBING	*	345.70	345.70 006150
1/06/22	00109	1/01/22	13129560 202201 320-53800-45510 JAN POOL CHEMICALS	POOLSURE	*	701.24	701.24 006151
1/06/22	00098	11/16/21	394012 202112 320-53800-45511 12/11/21 EVENT	PROGRESSIVE ENTERTAINMENT INC	*	2,684.00	2,684.00 006152
1/06/22	00228	12/31/21	10535990 202112 320-53800-44800 FY22 PERFORMANCE LICENSE	SESAC LLC	*	1,737.00	1,737.00 006153
1/06/22	00101	12/21/21	12212021 202112 310-51300-42000 2021 REAL ESTATE POSTAGE	ST. JOHNS COUNTY TAX COLLECTOR	*	511.18	511.18 006154
1/06/22	00371	10/28/21	2512411 202110 320-53800-45513 WDLDF RMVL-1901 DUMFRIES		*	599.00	
		10/28/21	2512412 202110 320-53800-45513 INIT SRV-1901 DUMFRIES CT		*	75.00	
		11/15/21	2512413 202111 320-53800-45513 NOV SRV-1901 DUMFRIES CT		*	75.00	
				TRUTECH LLC			749.00 006155
1/06/22	00252	12/31/21	394012 202112 320-53800-45511 WINTER WONDERLAND		*	1,496.00	
		1/01/22	393318 202201 320-53800-45502 JAN GENERAL MANAGER		*	8,218.00	
		1/01/22	393318 202201 320-53800-45517 JAN FAC MANAGER		*	4,872.33	
		1/01/22	393318 202201 320-53800-45518 JAN MAINTANENCE MGR		*	5,334.00	
		1/01/22	393318 202201 320-53800-45507 JAN JANITORIAL SERVICES		*	1,760.97	

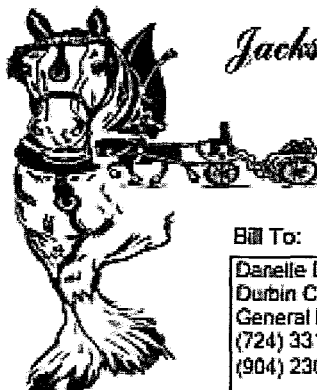
DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/22	393318	202201 320-53800-45505 JAN COMMERCIAL POOL MAINT	*	2,530.13	
		1/01/22	393318	202201 320-53800-45515 JAN FACILITY MONITOR	*	6,447.34	
		1/01/22	393318	202201 320-53800-45503 JAN FACILITY ATTENDANT	*	7,282.56	
		1/01/22	393318	202201 320-53800-45210 JAN MOBILE APP	*	208.33	
				VESTA PROPERTY SERVICES, INC.			38,149.66 006156
1/06/22	00232	10/15/21	63950	202110 320-53800-44200 TYRAPS	*	287.96	
		10/15/21	63951	202110 320-53800-44200 TYRAPS	*	186.33	
				WELCH TENNIS COURT INC			474.29 006157
1/13/22	00144	1/14/22	22291	202201 320-53800-47000 RSRV STUDY RE-INSPECT RPT	*	1,800.00	
				DREUX ISSAC & ASSOCIATES, INC			1,800.00 006158
1/13/22	00021	1/01/22	491	202201 310-51300-34000 JAN MANAGEMENT FEES	*	4,073.33	
		1/01/22	491	202201 310-51300-55000 JAN WEBSITE ADMIN	*	66.67	
		1/01/22	491	202201 310-51300-35100 JAN INFORMATION TECH	*	100.00	
		1/01/22	491	202201 310-51300-32500 JAN IMPACT FEE COLL ADMIN	*	1,250.00	
		1/01/22	491	202201 310-51300-31300 JAN DISSEM AGENT SERVICES	*	500.00	
		1/01/22	491	202201 310-51300-51000 OFFICE SUPPLIES	*	.51	
		1/01/22	491	202201 310-51300-42000 POSTAGE	*	50.17	
		1/01/22	491	202201 310-51300-42500 COPIES	*	43.35	
		1/01/22	491	202201 310-51300-41000 TELEPHONE	*	32.44	
				GOVERNMENTAL MANAGEMENT SERVICES			6,116.47 006159
1/20/22	99999	1/20/22	VOID	202201 000-00000-00000 VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 006160
1/20/22	99999	1/20/22	VOID	202201 000-00000-00000 VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 006161
				DURB DURBIN CROSS OKUZMUK			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/20/22	00252	12/31/21	394428 202112 320-53800-46300	POOL SUPPLIES	*	82.94	
		12/31/21	394428 202112 320-53800-46300	POOL SUPPLIES	*	119.81	
		12/31/21	394428 202112 320-53800-45514	CUPS 12/15/21	*	1.91	
		12/31/21	394428 202112 320-53800-45514	FIRELOGS 12/9/21	*	31.14	
		12/31/21	394428 202112 320-53800-45514	LANTERNS 12/9/21	*	283.26	
		12/31/21	394428 202112 320-53800-45514	REFUNDS SPEC EVENTS 12/8	*	252.54-	
		12/31/21	394428 202112 320-53800-45514	12/7 SPEC EVENTS	*	438.38	
		12/31/21	394428 202112 320-53800-45514	12/7 SPEC EVENTS	*	154.94	
		12/31/21	394428 202112 320-53800-45514	12/7 SPEC EVENTS	*	158.33	
		12/31/21	394428 202112 320-53800-46300	12/6 RPR/RPLC PALM LIGHTS	*	5,239.89	
		12/31/21	394428 202112 320-53800-45514	FACE PAINTING 12/12	*	1,450.00	
		12/31/21	394428 202112 320-53800-45514	PIZZA FOR EVENT 12/11	*	102.13	
		12/31/21	394428 202112 320-53800-45514	INFLATABLE SNOWMAN 12/8	*	372.70	
		12/31/21	394428 202112 320-53800-45514	HOLIDAY DECORATION 12/03	*	216.66	
		12/31/21	394428 202112 320-53800-46300	HOOKS 11/30/21	*	7.64	
		12/31/21	394428 202112 320-53800-46300	GYM COAX CABLES 12/20	*	30.70	
		12/31/21	394428 202112 320-53800-44600	BATTERIES AND DUCT TAPE	*	23.54	
		12/31/21	394428 202112 320-53800-46300	GYM EQUIP TRAILER RENTAL	*	100.00	
		12/31/21	394428 202112 320-53800-46300	TRAILER RENTAL RETURNED	*	57.29-	
		12/31/21	394428 202112 320-53800-46300	STORAGE CONTAINERS 12/17	*	227.00	
		12/31/21	394428 202112 320-53800-44600	CREDIT MEMO#118079 ALSCO	*	330.49-	
		12/31/21	394428 202112 320-53800-46300	DIESEL 12/15/21	*	30.28	
		12/31/21	394428 202112 320-53800-46300	SPRAY NOZZLES 12/14	*	52.15	

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/31/21		394428	202112 320-53800-45514		*	9.16	
		WOOD 12/9/21					
12/31/21		394428	202112 320-53800-46300		*	42.74	
		DRYWALL PIECES 12/8					
12/31/21		394428	202112 320-53800-45514		*	213.11	
		EVENT SUPPLIES 12/8					
12/31/21		394428	202112 320-53800-46300		*	13.65	
		MONUMENT LIGHTS CONCRETE					
12/31/21		394428	202112 320-53800-44600		*	21.92	
		DUMPSTER LOCK RPLCMNT STH					
12/31/21		394428	202112 320-53800-46300		*	33.20	
		DIESEL FUEL 12/3/21					
12/31/21		394428	202112 320-53800-46300		*	72.56	
		DOG STATION BAGS					
12/31/21		394428	202112 320-53800-46300		*	102.66	
		HAMMERHEAD RPLCMNT BATTERY					
12/31/21		394428	202112 320-53800-46300		*	82.33	
		ZIP TIES,TOOLS,PHOTO CELL					
12/31/21		394428	202112 320-53800-46300		*	25.55	
		GFI RPLCMNT					
12/31/21		394428	202112 320-53800-45514		*	48.36	
		SPEC EVENTS 12/11/21					
12/31/21		394428	202112 320-53800-45514		*	32.08	
		SPEC EVENTS 12/11/21					
12/31/21		394428	202112 320-53800-44600		*	69.99	
		OFFIC SUPPLY 12/23/21					
12/31/21		394428	202112 320-53800-46300		*	29.00	
		RPLCMNT KEYS					
VESTA PROPERTY SERVICES, INC.						9,279.39	006162
1/26/22	00007	1/11/22	201080 202112 310-51300-31100	DEC PROFESSIONAL SERVICES	*	194.00	
ENGLAND-THIMS & MILLER, INC.						194.00	006163
1/26/22	00370	1/19/22	2981697 202112 310-51300-31500	DEC GENERAL COUNSEL	*	959.00	
KUTAK ROCK LLP						959.00	006164
TOTAL FOR BANK A						64,750.93	
TOTAL FOR REGISTER						64,750.93	



# Jacksonville Carriage Co LLC

12558 Old Kings Rd  
Jacksonville, FL 32219  
(904) 766-3933  
www.JaxCarriage.Com

# Invoice

Number: 20212509  
Date: 11/23/2021

## Bill To:

Danette Demarco  
Durbin Crossing CDD  
General Manager  
(724) 331-7695 cell  
(904) 230-2011

## Event Location:

Durbin Crossing  
145 S Durbin Pkwy  
Saint Johns, FL, 32259

Customer Email	Terms	Sales Rep
ddemarco@vestapropertyservices.com		Bieni Boyce

Date	Service ID	Description	Quantity	Price	Amount
12/11/2021	Pony	Miniature Horse			
	Time	3:00pm - 8:00pm			
	Note	Bad weather rescheduling must be done by 12/10/2021 or balance is due.			
	Balance	Balance due on arrival		\$400.00	\$400.00

Special Events 345A  
1-53800-320-45511

Jacksonville Carriage Co follows recommended guidelines for COVID-19. We will not cancel our services for the event unless it is legally prohibited. We reserve the time slot exclusively for your event and your non-refundable deposit is to hold this time for you. Please consider this when planning your event.

Please review this invoice to ensure it accurately reflects our agreement.  
Add 4% for payments by credit card.

Thank You for your business!  
Bieni@JaxCarriage.Com

Total \$400.00

## WARNING

Under Florida law, an equine activity sponsor or equine professional is not liable for an injury to, or the death of, a participant in equine activities resulting from the inherent risks of equine activities.

Special Events / 1.53800.320.4551  
1.320.538.4551

Santa Claus

240A

Patrick Mullen

47 Willow Winds Parkway

St. Johns, Florida 32259

904-907-6079

RECEIVED DEC 30 2021

Dubn  
Crossing  
CDJ

Today's Date:

12-7-2021

Invoice #:

DC1211-1

Event Date:

December 11

Event Time:

2:30 - 8 pm

Cost:

\$ 650.00

Please make checks payable to Patrick Mullen.

Merry Christmas!





## Invoice

Date	Invoice #
1/3/2022	6349
Terms	Net 30

740 S Orange Street, Starke, FL 32091  
 pmcdonaldplumbing@yahoo.com  
 CFC 1428926

Bill To	Job Address
Darbin Crossing CED 145 South Darbin Parkway St. Johns, Florida 32259	145 South Darbin Parkway St. Johns, Florida 32259

Quantity	Description	Rate	Amount
	<p>Special ordered and installed (1) new Elkay Bottle Filler Harness and (1) new Elkay Basin to Bottle Filler Harness at the South fountain. Tested and drinking fountain is working properly at this time. Also inspected the North fountain due to system not working with new control board. Will send estimate for full replacement.</p> <p style="text-align: center;">291A</p> <p>Repairs / Replacement</p> <p>1-53800-320-44200</p>	345.70	345.70
<p>Payment due upon completion of work.          Accounts NOT paid within 30 days from invoice date are subject to a 1.5% monthly late fee.          Thank you!</p>		<b>Total</b>	<b>\$345.70</b>



1707 Townhurst Dr.  
Houston TX 77043  
(800) 858-POOL (7665)  
www.poolsure.com

# Invoice

Date 1/1/2022

Invoice # 131295604147

Terms	Net 20
Due Date	1/21/2022
PO #	

Bill To	Ship To
Attn: Office Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092	Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate  1.320.53800.45570 109A	1	ea	701.24

A prepayment discount of 5% is available if the entire amount for 2022 is paid by December 31st, 2021. Please contact us at ar@poolsure.com or 1-800-858-POOL(7665) if you have any questions.

Subtotal	701.24
Shipping Cost (FEDEX GROUND)	0.00
Total	701.24
Amount Due	\$701.24

## Remittance Slip

Customer  
13DUR100  
Invoice #  
131295604147

Amount Due \$701.24

Amount Paid \_\_\_\_\_

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295604147



Total Entertainment Services

# Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, FL 32225

(904) 645-9068 Fax: (904) 645-9082

E-mail: [bookme@progressiveent.com](mailto:bookme@progressiveent.com)

[www.progressiveent.com](http://www.progressiveent.com)

Invoice date: 11/16/2021

Invoice # 1240038

Terms: Due at event

PO#

Customer name:

Durbin Crossing CDD

Event type:

Billing address:

145 South Durbin Parkway, Jacksonville, FL 32259

Original contact person:

Danelle DeMarco

Wk: 904-230-2011

E-mail/ fax:

[demarco@vestapropertyservices.com](mailto:demarco@vestapropertyservices.com)

At event contacts with cell:

Event date: Saturday Decemeber 11, 2021

Hours of event: 3:00-8:00 pm

Hours of service: Same

Approximate set up time:

Between: 12:00-1:00 pm

Location name and address:

Same

Where to set up at location:

Poolside Area

Power within 75':

Yes

Set up-grass or pavement:

Water within 75':

Covered area for entertainer:

NA

Notes:

SERVICES NEEDED:

Preferred Customer Discount

\* Holiday Puppet Show, (4) 30 min. shows, on property 5.0 hrs.

Reg. Rate \$ 995.00

Your Cost \$ 695.00

\* Costumed Balloon Twister #1 3-8, 5.0 hrs.

Reg. Rate \$ 695.00

Your Cost \$ 595.00

\* Costumed Balloon Twister #2 3-8, 5.0 hrs.

Reg. Rate \$ 695.00

Your Cost \$ 595.00

\* Hi Output Smaller Snow Machine w/stand and operator 5.0 hrs.

Reg. Rate \$ 550.00

Your Cost \$ 450.00

\* Snow Machine Attendant 3-8, 5.0 hrs.

Reg. Rate \$ 150.00

Your Cost \$ 95.00

\* Infra Red Heater #1

Reg. Rate \$ 95.00

Your Cost \$ 65.00

\* Infra Red Heater #2

Reg. Rate \$ 95.00

Your Cost \$ 65.00

\* Infra Red Heater #3

Reg. Rate \$ 95.00

Your Cost \$ 65.00

\* Delivery

Reg. Rate \$ 59.00

Your Cost \$ 59.00

Reg. Total \$ 3,429.00

Your Total \$ 2,684.00

Your Savings : \$745.00

Special Events

1-53800-320-45511

Sub Total: \$ 2,684.00

Sales Tax: \$ -

Invoice Total: \$ 2,684.00

50 % Deposit required \$ Waived

Balance due at set up \$ 2,684.00

Payments received \$ -

Current Balance \$ 2,684.00

LATE FEE IF PAID AFTER EVENT DATE \$75

## CANCELLATION, RE-SCHEDULING, INCLEMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs.

No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_



# INVOICE

1-866-218-5823  
www.sesac.com  
FED ID: 83-2154058

## Music Performance License

Account Name: Vesta Property Services  
Account #: 120089  
Bill To #: 882725  
Statement Period Through End Date: 12/31/2022  
Payment Due Date: 01/01/2022

Durham

Simplify your life with AutoPay  
Go paperless with eBilling  
Enroll Online Today!

### BALANCE DUE SUMMARY

Current Period Payment Due	\$1,737.00
Past Period(s) Payment Due	\$0.00
Late Fees	\$0.00
<b>Total Amount Due</b>	<b>\$1,737.00</b>
Last Payment Received 01/27/2021	\$1,635.00

Please see next page(s) for invoice details.

### Important Information

If you need to connect with our team, please contact Customer Service at [www.sesac.com](http://www.sesac.com) by logging into your account, today!

SESAC wishes you Happy Holidays and a Prosperous New Year!

1,320,538.448  
228A

FY22 Performance  
license

### LOG IN AT SESAC.COM TO EXPLORE NEW TOOLS AND FEATURES



**MAKE IT AUTOMATIC**  
Enroll in Autopay and  
eBilling today



**UPDATE AND REPORT**  
License details, billing info,  
reporting requirements



**CONNECT WITH US**  
Customer Service is only  
a click away



**WRITE**  
35 Music Square East  
Nashville, TN 37203

Please detach and return the bottom portion when paying by check.

\* Correspondence only processed at the  
Nashville address

QUICKPAY BY CARD / eCHECK: [WWW.SESAC.COM/PAY](http://WWW.SESAC.COM/PAY)

TO AVOID LATE CHARGES, PAY TOTAL BY THE DUE DATE



VISA

Account: 120089



DISCOVER

Bill To: 882725



**TOTAL DUE BY 01/01/2022**

**\$1,737.00**

CHECK # \_\_\_\_\_ CHECK AMOUNT \_\_\_\_\_



VESTA PROPERTY SERVICES  
475 W TOWN PL STE 114  
ST. AUGUSTINE, FL 32092

014029  
T71 P1



Make check payable to:  
SESAC  
P.O. BOX 5246  
New York, NY 10008-5246

001200890041837100001737002



Account: 120089

Bill To: 882725

Durbin Crossing Community Dev Dist

Inv Number	Inv Date	Inv Amount	Paid/Applied	Late Charge	Other Adj	Balance
10535990	01/01/2022	\$1,737.00				\$1,737.00
<b>Durbin Crossing</b>		145 S Durbin Pkwy, St. Johns, FL				\$1737.00
Contract No.: 106032-1		Multi-Unit Residential, Jan 01, 2022 - Dec 31, 2022				

Group Total: \$1,737.00





P.O. Box 9001  
ST. AUGUSTINE, FLORIDA 32085  
P: 904 209 2250  
F: 904 209 2283  
WWW.SJCTAX.US

December 21, 2021

Durbin Creek Community Development District  
250 International Parkway Suite 280  
Lake Mary, FL 32746  
St. Augustine, FL 32092

RECEIVED DEC 21 2021

INVOICE

101A  
1.310.573.420

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2021 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

**Postage Due: \$ 511.18**

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.  
St. Johns County Tax Collector

**INNOVATION INTEGRITY EXPERTISE**

MAILING ADDRESS FOR ALL LOCATIONS: P.O. BOX 9001, ST. AUGUSTINE, FL 32085-9001

ST. AUGUSTINE - MAIN  
4030 LEWIS SPEEDWAY  
ST. AUGUSTINE, FL 32084

DUPONT CENTER  
6658 US 1 SOUTH  
ST. AUGUSTINE, FL 32086

JULINGTON CREEK  
725 FLORA BRANCH BLVD  
SAINT JOHNS, FL 32259

PONTE VEDRA  
151 SAWGRASS CORNERS DR. STE 100  
PONTE VEDRA BEACH, FL 32082

Trutech, LLC  
PO Box 6849  
Marietta, GA 30065  
800.842.7296

# TRUTECH

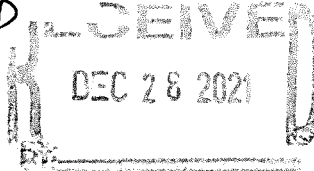
## WILDLIFE SERVICE

Account / Invoice  
Purchase Order

943400 2512411

*Durbin Crossmy CDD*

Zach Davidson  
475 W Town Pl  
suite 114  
St. Augustine, FL 32092-3648



Trutech, LLC  
PO Box 6849  
Marietta, GA 30065

00000009434006001000000175676600000005990071

Please Return this portion with your payment

*37/A*  
**Invoice 2512411**

*1,320.538,45573*

Date	Description	Quantity	Amount	Tax	Total
<b>Service Address: 1901 Dumfries Ct Saint Johns, FL 32259-7280</b>					
10/28/2021	Wildlife Removal		\$599.00	\$0.00	\$599.00

No new armadillo activity observed in either garden beds. New mole activity observed on sidewalk on left side of neighborhood entrance, treated with carbon monoxide.

			Adjustment	\$0.00
Account# 943400	Lic#:	Total:		\$599.00

Commercial Applicators are licensed by the Department of Agriculture. Thank you for your business!

Please visit <https://www.trutechinc.com/online-bill-pay/> for online payment options, or call 800-842-7296 for assistance.

Online Bill Pay Registration Number: 9340519D

*Remit address:*  
*you* P.O. Box 6849  
Marietta, GA 30065

Trutech, LLC  
PO Box 6849  
Marietta, GA 30065  
800.842.7296

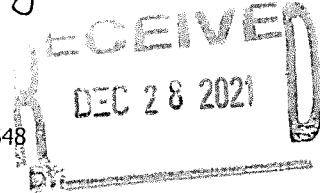
# TRUTECH

## WILDLIFE SERVICE

Account / Invoice 943400 2512412  
Purchase Order

Durbin Crossmy CDD

Zach Davidson  
475 W Town Pl  
suite 114  
St. Augustine, FL 32092-3648



Trutech, LLC  
PO Box 6849  
Marietta, GA 30065

00000009434006001000000175676700000000750005

Please Return this portion with your payment

### Invoice 2512412

371A  
1.320.538.45573

Date	Description	Quantity	Amount	Tax	Total
<b>Service Address: 1901 Dumfries Ct Saint Johns, FL 32259-7280</b>					
10/28/2021	Initial Service		\$75.00	\$0.00	\$75.00

Placed cage traps And fencing in garden bed to trap pest armadillo.

Adjustment \$0.00

Account# 943400

Lic#:

Total: \$75.00

Commercial Applicators are licensed by the Department of Agriculture. Thank you for your business!

Please visit <https://www.trutechinc.com/online-bill-pay/> for online payment options, or call 800-842-7296 for assistance.

Online Bill Pay Registration Number: 9340519D

Trutech, LLC  
PO Box 6849  
Marietta, GA 30065  
800.842.7296

# TRUTECH

## WILDLIFE SERVICE

Account / Invoice 943400 2512413  
Purchase Order

Zach Davidson  
475 W Town Pl  
suite 114  
St. Augustine, FL 32092-3648

Trutech, LLC  
PO Box 6849  
Marietta, GA 30065

*Durbin Crossing CDD*

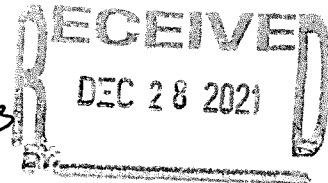
00000009434006001000000177339700000000750005

Please Return this portion with your payment

Invoice 2512413

1.320.538.45513

371A



Date	Description	Quantity	Amount	Tax	Total
Service Address: 1901 Dumfries Ct Saint Johns, FL 32259-7280					
11/15/2021	Monthly Service		\$75.00	\$0.00	\$75.00

Today during my visit I inspected both garden beds and found no new activity. I played deterrent around and in both garden beds

Adjustment \$0.00

Account# 943400

Lic#:

Total: \$75.00

Commercial Applicators are licensed by the Department of Agriculture. Thank you for your business!

Please visit <https://www.trutechinc.com/online-bill-pay/> for online payment options, or call 800-842-7296 for assistance.

Online Bill Pay Registration Number: 9340519D



## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 394012  
Date 12/31/2021  
Terms Net 30  
Due Date 1/30/2022  
Memo Special Event

### Bill To

Durbin Crossing C.D.D.  
c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Spec. events

252A

1. 320.53800145511

Description	Quantity	Rate	Amount
Winter Wonderland	1	1,496.00	1,496.00

Thank you for your business.

**Total** \$1,496.00



Vested in your community.

Vesta  
245 Riverside Avenue  
Suite 300  
Jacksonville, FL. 32202  
Phone: 904-355-1831

## Billable Services Report

Report #: 2021-12

Date: 12-11-2021

To:

Durbin Crossing CDD  
475 W. Town Place Suite 114  
St. Augustine, Florida 32092  
904-940-5850

For:

Non-contractual Billable Services  
Special Event Hours / Winter Wonderland

DESCRIPTION	HOURS	RATE	AMOUNT
88 hours preparation and work at the event itself.	\$88.00	\$17.00	\$1,496.00
TOTAL			\$1,496.00



Vested in your community.

Thank you for your business!



## Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 393318  
Date 1/1/2022  
Terms Net 30  
Due Date 1/31/2022  
Memo Monthly Fees

### Bill To

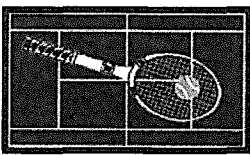
Durbin Crossing C.D.D.  
c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

252 A January

Description	Quantity	Rate	Amount
General Manager 1-320-53800-45502	1	8,218.00	8,218.00
Facility Manager/ Special Event Coordinator 1-320-5380-45517	1	4,872.33	4,872.33
Maintenance Manager 1-320-53800-45518	1	5,334.00	5,334.00
Janitorial Services 1-320-53800-45507	1	1,760.97	1,760.97
Commercial Pool Maintenance 1-320-53800-455-05	1	2,530.13	2,530.13
Facility Monitor 1-320-53800-45515	1	6,447.34	6,447.34
Facility Attendant 1-320-53800-45503	1	7,282.56	7,282.56
Mobile App 1, 320. 538. 45210	1	208.33	208.33

Thank you for your business.

Total \$36,653.66



Welch Tennis Courts, Inc.  
P.O. Box 7770  
Sun City, FL 33586  
Phone: 813-641-7787  
Fax: 813-641-7795

# Invoice

Date	Invoice #
10/15/2021	63950

1.320.53800.44200  
232A

Bill To
Durbin Crossing CDD 145 S Durbin Pkwy Saint Johns FL 32259

Ship To
Attn: Zach Davidson Durbin Crossing CDD 145 S. Durbin Parkway Jacksonville FL 32259 United States

Terms	PO #	Due Date
Net 30	Zach	11/14/2021
Sales Rep	Ship Via	Ship Date
Shannon Wilder	FedEx Ground	10/15/2021

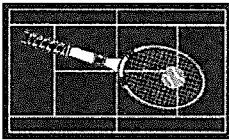
## Notes

South Amenity

Quantity	Units	Description	Options	Unit Price	Amount
17	ea	Tyraps	Size: 8" Color: Black Quantity: 100 Strength: 120lb	14.99	254.83

Thank you for your business.	Subtotal	254.83
	Shipping Cost (FedEx Ground)	33.13
	Total	\$287.96

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH  
THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL  
REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE  
SUBJECT TO A RESTOCKING FEE.



Welch Tennis Courts, Inc.  
P.O. Box 7770  
Sun City, FL 33586  
Phone: 813-641-7787  
Fax: 813-641-7795

# Invoice

Date	Invoice #
10/15/2021	63951

1,320.538.44200  
232A

Bill To
Durbin Crossing CDD 145 S Durbin Pkwy Saint Johns FL 32259

Ship To
Attn: Zach Davidson Durbin Crossing CDD 145 S. Durbin Parkway Jacksonville FL 32259 United States

Terms	PO #	Due Date
Net 30	Zach	11/14/2021
Sales Rep	Ship Via	Ship Date
Shannon Wilder	FedEx Ground	10/15/2021

## Notes

North Amenity

Quantity	Units	Description	Options	Unit Price	Amount
11	ea	Tyraps	Size: 8" Color: Black Quantity: 100 Strength: 120lb	14.99	164.89

Thank you for your business.	Subtotal	164.89
	Shipping Cost (FedEx Ground)	21.44
	Total	\$186.33

ALL PAST DUE ACCOUNTS ARE SUBJECT TO AN ANNUAL INTEREST CHARGE OF 1-1/2% PER MONTH  
THIS REPRESENTS AN ANNUAL INTEREST RATE OF 18%. MATERIALS AND EQUIPMENT SHALL  
REMAIN THE PROPERTY OF WELCH TENNIS COURTS, INC. UNTIL PAID IN FULL. ALL RETURNS ARE  
SUBJECT TO A RESTOCKING FEE.

Dreux Isaac & Associates, Inc.  
10151 University Boulevard, Suite 323  
Orlando, Florida 32817

**DATE**

1/14/2022

**INVOICE #**

22291

**MAIL TO :**

Governmental Management Services-Central  
475 West Town Place, Suite 114  
St. Augustine FL 32092

**JOB/CLIENT :**

Durbin Crossing Community Development Dis  
145 South Durbin Parkway  
St. Johns FL 32259

144A

1.320.53800.47000

**TERMS**

Due on receipt

**JOB #**

1463

DESCRIPTION	AMOUNT
Reserve Study Re-Inspection Report: - Pdf Copy	1,800.00
<b>NOTE:</b>  <i>Payment due and payable on receipt of this initial invoice.</i>	

Make Checks Payable to:  
Dreux Isaac & Associates, Inc.  
10151 University Boulevard, Suite 323  
Orlando, FL 32817

**Total**

\$1,800.00

**Balance Due**

\$1,800.00

To contact us please call (800) 866-9876 or (407) 695-5226  
or Fax (407) 695-3865.

**Governmental Management Services, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice**

Invoice #: 491

Invoice Date: 1/1/22

Due Date: 1/1/22

Case:

P.O. Number:

**Bill To:**Durbin Crossing CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	21A	Hours/Qty	Rate	Amount
Management Fees - January 2022	1,310.513.340		4,073.33	4,073.33
Website Administration - January 2022	1,310.512.550		66.67	66.67
Information Technology - January 2022	1,310.513.357		100.00	100.00
Impact Fee Collection Administration - January 2022	1,310.513.325		1,250.00	1,250.00
Dissemination Agent Services - January 2022	1,310.513.313		500.00	500.00
Office Supplies	1,310.513.510		0.51	0.51
Postage	1,310.513.420		50.17	50.17
Copies	1,310.513.425		43.35	43.35
Telephone	1,310.513.410		32.44	32.44
<b>Total</b>				<b>\$6,116.47</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$6,116.47</b>



# Invoice

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Invoice # 394428  
Date 12/31/2021  
Terms Due on receipt  
Due Date 1/31/2022  
Memo

## Bill To

Durbin Crossing C.D.D.  
c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

1. misc - 1,320.538.463  
2. spec. events = 1,320.53800 - 45514  
Planning - 1,320.53800 - 44600  
3. ofc supplies -  
Amenity

2501A

Description	Quantity	Rate	Amount
Billable Expenses			
Pool Supplies 1			82.94
Pool Supplies 1			119.81
J.MEADOWS - Publix - - 12/15/2021 cups 2.			1.91
M.ALFANO - Walmart - Miscellaneous 12-9 - 12/09/2021 2 firelogs			31.14
M.ALFANO - Walmart - Special events 12-9 - 12/09/2021 2 lanterns			283.26
M.ALFANO - SP - Special events refund 12-8 - 12/08/2021 2.			(252.54)
M.ALFANO - Walmart - Special events 12-7 - 12/07/2021 1			438.38
M.ALFANO - Walmart - Special events 12-7 - 12/07/2021 2			154.94
M.ALFANO - Amazon - Special events 12-7 - 12/07/2021 2			158.33
M.ALFANO - MGBV - Repair/Replace palm lights 12-6 - 12/06/2021 1.			5,239.89
D.DEMARCO - PAYPAL - Face painting 12-12 - 12/12/2021 2			1,450.00
D.DEMARCO - DOMINO'S - Pizza for event 12-11 - 12/11/2021 2			102.13
D.DEMARCO - HAMMACHER SCHLEMMER - Inflatable snowman 12-8 - 2. 12/08/2021			372.70
D.DEMARCO - Home Depot - Holiday dÃ©cor 12-8 - 12/03/2021 2			216.66
Z.DAVIDSON - Cronin - Hooks 11-30 - 11/30/2021 1			7.64
Z.DAVIDSON - Walmart - Coax cables for gym 12-20 - 12/20/2021 1			30.70
Z.DAVIDSON - Cronin - Batteries and duck tape 12-20 - 12/20/2021 3			23.54
Z.DAVIDSON - Home Depot - Trailer rental for gym equipment 12-17 - 1. 12/17/2021			100.00
Z.DAVIDSON - Home Depot - Trailer rental returned 12-17 - 12/17/2021 1			(57.29)
Z.DAVIDSON - Walmart - Storage containers 12-17 - 12/17/2021 1			227.00
Z.DAVIDSON - Racetrack - Diesel 12-15 - 12/15/2021 1			30.28
Z.DAVIDSON - Cronin - Spray nozzles, scrapper and goof off 12-14 - 1. 12/14/2021			52.15
Z.DAVIDSON - Home Depot - Wood 12-9 - 12/09/2021 2			9.16
Z.DAVIDSON - Home Depot - Drywall pieces and grass killer 12-8 - 12/08/2021 1			42.74
Z.DAVIDSON - Home Depot - Event supplies 12-8 - 12/08/2021 2			213.11
Z.DAVIDSON - Home Depot - Concrete for new monument lights 12-7 - 1. 12/07/2021			13.65
Z.DAVIDSON - Home Depot - Dumpster lock replacement South 12-3 - 3 12/03/2021			21.92
Z.DAVIDSON - Racetrack - Diesel 12-3 - 12/03/2021 1			33.20
Z.DAVIDSON - amazon - Dog station bags 12-3 - 12/03/2021 1			72.56
Z.DAVIDSON - autozone - Battery replacement for hammerhead 12-2 - 1. 12/02/2021			102.66
Z.DAVIDSON - Home Depot - Zip ties, photo cell and tools 12-2 - 12/02/2021 -1			82.33
Z.DAVIDSON - Cronin - GFI replacement 12-1 - 12/01/2021 1			25.55
M.ALFANO - Party City - Special events 12-11 - 12/11/2021 2			48.36
M.ALFANO - Old Navy - Special events 12-11 - 12/11/2021 2			32.08
M.ALFANO - Microsoft - Office supplies 12-23 - 12/23/2021 3			69.99
Z.DAVIDSON - Cronin - Replacement keys 12-20 - 12/20/2021 1			29.00
Total Billable Expenses			9,609.88

Total \$9,609.88



<b>Invoice</b>	745446
<b>Document</b>	895214
<b>Date</b>	12/07/21
<b>Print Time</b>	8:55PM



# EMAIL



HX - FC - JACKSONVILLE - 34  
8297 PHILLIPS HWY \* JACKSONVILLE, FL 32256  
PHONE: 904-730-9555 \* FAX: 904-730-5672

Invoice	755580
Document	902140
Date	12/16/21
Print Time	8:08PM

<b>Sold To:</b>	340900 VESTA PROPERTY SVCS  245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202	PHONE: 904-355-1831	<b>Ship To:</b>	SAME VESTA PROPERTY SVCS  245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202
-----------------	--	---------------------	-----------------	--

Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:
DURBIN	JSC	9:39AM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:
Order Date	Carrier	Ship Date	Order Picked Up By:	Order Delivered By:
12/15/21	COUNTER	12/16/21		Route: CTR

QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
2		2	HH1508COMP	EA	HAMMERHEAD SUPER FINE DEBRIS BAG WITH CLEAT		28.50	57.00
1		1	816BMI	EA	LION SILVER MAXX 8-16 TELEPOLE WITH INTERNAL CAM		54.45	54.45

Standard Terms: Account disputes must be reported to Credit Department within 60 days of invoice date. Past due accounts and Credit Card payments are not entitled to discounts. Amounts not paid by the Due Date bear interest at 18% per annum and all cost of collection, including attorney's fees, are the obligation of the customer.

RECEIVED BY: \_\_\_\_\_  
PLEASE SIGN AND PRINT NAME IN BLACK INK

**PAYMENT RECEIVED**  
Cash ☐ Check ☐ Credit Card ☐  
Number: \_\_\_\_\_  
Amount: \_\_\_\_\_  
Received By: \_\_\_\_\_

Subtotal	111.45
Discount/Fa	
Taxable Subtotal	111.45
Tax	8.36
Freight	.00
Total	119.81



**PUBLIX.**  
Plantation Plaza  
2750 Racetrack Rd  
Saint Johns, FL 32259  
Store Manager: Tony Borbolla  
904-230-3970

PUB CUP COAM 8.50Z 1.79 T

Order Total	1.79
Sales Tax	0.12
Grand Total	1.91
Credit Payment	1.91
Change	0.00

Receipt ID: 0617 7182 1589 6338 235

-----  
PRESTO!  
Trace #: 741057  
Reference #: 0074886409  
Acct #: XXXXXXXXXXXX1930  
Purchase American Express  
Amount: \$1.91  
Auth #: 877393  
-----

CREDIT CARD	PURCHASE
A000000025010801	AMERICAN EXPRESS
Entry Method:	Chip Read
Mode:	Issuer

-----

Your cashier was Self-Checkout Lane 1

12/14/2021 9:36 S1084 R174 3845 C0774

Remember your reusable bags.  
Help do good. Bring them on every trip.

Publix Super Markets, Inc.

Print of Receipt # 00000000000000000000  
Thank you! ID # 701111111111

**Walmart**

904 260-4402 MOBILE  
10591 SAN JOSE BLVD STE 1  
JACKSONVILLE FL 32223

SIR MORG OPH 009027 ID# 27 TR# 00/83  
SIR FRILOC 00415250100 3.46 N  
SIR FRILOC 00415250100 3.46 N  
SIR FRILOC 00415250100 3.46 N  
SIR FRILOC 00415250100 3.46 N  
SIR FRILOC 00415250100 3.46 N  
SIR FRILOC 00415250100 3.46 N  
SIR FRILOC 00415250100 3.46 N  
SIR FRILOC 00415250100 3.46 N  
SIR FRILOC 00415250100 3.46 N

SUBTOTAL 31.14

TOTAL 31.14

AMEX END 31.14

AMERICAN EXPRESS \*\*\* 125 1 0

APPROVAL # 854580

REF # 134300552313

TRANS ID 0012/00894/980

ATD A000000025010000

AAC 5/11/12/01/14/15/16

REVENUE # 00010407

12/09/21 13:41:35

CHANGE DUE 0.00

# ITEMS SOLD 9

10# 0001 1000 3011 0001 8007



Low Prices. You Can Trust. Every Day.

12/09/21 13:41:35

\*\*\*CUSTOMER COPY\*\*\*

Give us feedback @ survey.walmart.com  
Thank you!! ID # 7010MCOH7J

Walmart

0001 200 4-402 Mgr: PAUL  
10501 SAN JOSE BLVD STE 1  
JACKSONVILLE FL 32223

STB 01082 GPH 000027 11# 27 11# 08/51	
6 OL TBRIG 69/012500117	19.98 X
6OL 2PK PWSP 69/012500118	19.98 X
OL LANTERN 081742/01513	17.97 X
OL LANTERN 081742/01513	17.97 X
LIGHTING 007650123922	36.74 X
LIGHTING 007650123922	36.74 X
GV D 4CI 007874235087	4.64 X
GV D 4CI 007874235087	4.64 X
GV D 4CI 007874235087	4.64 X
GV D 4CI 007874235087	4.64 X
GV D 4CI 007874235087	4.64 X
GV D 4CI 007874235087	4.64 X
OMNIFLEXOR B 00327848669	2.42 X
OMNIFLEXOR B 00327848669	2.42 X
OMNIFLEXOR B 00327848669	2.42 X
FLASH LIGHT 00204096103	1.00 X
FLASH LIGHT 00204096103	1.00 X
SPRING CLAMP 008852640451	4.98 X
SPRING CLAMP 008852640451	4.98 X
SPRING CLAMP 008852640451	4.98 X
SPRING CLAMP 008852640451	4.98 X
SPRING CLAMP 008852640451	4.98 X
SPRING CLAMP 008852640451	4.98 X
BRADS 007506110957	1.48 X
BRAD/NAH 007506110957	1.48 X
GET CORD GRN 8859627500015	4.23 X
GET CORD GRN 8859627500015	4.23 X
GLASSES 066619762416	2.00 X
EXTENSN CORD 003087050012	16.72 X
GET CORD WHI 8859627500001	2.14 X
GET CORD WHI 8859627500001	2.14 X
GET CORD WHI 8859627500001	2.14 X
GET CORD WHI 8859627500001	2.14 X
GET CORD WHI 8859627500001	2.14 X
GET CORD WHI 8859627500001	2.14 X
ADAPTER 8859627500007	2.98 X
ADAPTER 8859627500007	2.98 X
ADAPTER 8859627500007	2.98 X
ADAPTER 8859627500007	2.98 X

TAX 1 7.500 X 19.76

TOTAL 283.26

AMEX 11#0 283.26

AMERICAN EXPRESS \*\*\* XXXX \*\*\* 125 1 0

APPROVAL # 813864

REF # 13400172874

TRANS ID 001270/81275484

AID A000000025010001

AAC 300020470027A00C

TERMINAL # SC010407

12/09/21 13:28:34

CHANGE DUE 0.00

# 11#05 SOLD 36

IC# 2401 7211 9012 2957 2940 6



Low Prices You Can Trust Every Day

## STUMPS PARTY™

**Stumps Party / 12-8-2021**

**ORDER SP11054**

**Some items in your order have been refunded**

**Total amount refunded: \$252.54 USD**

2 ft. Candy Cane Sidewalk Yard Sign Set/21 × 2

Refunded

DISCOUNT APPLIED! (-\$21.60)

\$107.98

\$86.38

5 ft. 8 in. North Pole Personalized Directional Sign × 1

Refunded

DISCOUNT APPLIED! (-\$6.96)

\$34.79

\$27.83

3 ft. 6 in. North Pole Yard Sign × 1

Refunded

DISCOUNT APPLIED! (-\$4.76)

\$23.79

\$19.03

Nutcracker Door Banner Set/2 × 1

Refunded

DISCOUNT APPLIED! (-\$2.60)

\$12.99

\$10.39

6 ft. 8 in. Candy Cane Arch × 1

Refunded

DISCOUNT APPLIED! (-\$22.04)

\$110.19

\$88.15

Discount CART20SP

\$407.84 USD

You saved \$66.60

American Express (ending in 1125)

**\$407.84**

**Refund**

**American Express**

**- \$252.54**

904-278-1836 Mr. NATHANIEL  
1505 COUNTY ROAD 220  
ORANGE PARK FL 32003

ST# 02920 OP# 009006 TE# 06 TR# 09184	
FUN DIP 24CT 007920080352 F	3.00 N
FUN DIP 24CT 007920080352 F	3.00 N
FUN DIP 24CT 007920080352 F	3.00 N
FUN DIP 24CT 007920080352 F	3.00 N
FUN DIP 24CT 007920080352 F	3.00 N
FUN DIP 24CT 007920080352 F	3.00 N
FUN DIP 24CT 007920080352 F	3.00 N
PUSH POP 004111602514 F	
48 AT 1 FOR 1.00	48.00 X
PPPRMNT CNS 004142005474 F	
20 AT 1 FOR 1.00	20.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
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FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
FS CTN CANDY 001420018331	1.00 X
HOLIDAY HAT 079764297591	9.98 X
HOLIDAY HAT 079764297578	9.98 X
KITKATDUO 003400022880 F	2.98 X
HSY YORK 003400002951 F	2.98 X
HSY YORK 003400002951 F	2.98 X
HSY YORK 003400002951 F	2.98 X
HSY YORK 003400002951 F	2.98 X
24IN WREATH 019207252456	12.98 X
24IN WREATH 019207252456	12.98 X
9FT GRLD 019207253193	12.98 X
9FT GRLD 019207253193	12.98 X
WHT SNMFLK 087487200297	2.98 X
WHT SNMFLK 087487200297	2.98 X
WHT SNMFLK 087487200297	2.98 X
WHT SNMFLK 087487200297	2.98 X
CANDLE LAMP 076487860014	0.98 X
CMND STRIPS 005114191728	2.78 X
CMND STRIPS 005114191728	2.78 X
BOBS PEPPTUB 004142003928 F	5.00 X
BOBS PEPPTUB 004142003928 F	5.00 X
MXD MNTR SU 004000057534 F	6.98 X
MXD MNTR SU 004000057534 F	6.98 X
MXD MNTR SU 004000057534 F	6.98 X
RING POP 004111602337 F	
10 AT 1 FOR 1.00	10.00 X
RING POP PNT 004111605680 F	1.00 X
RING POP PNT 004111605680 F	1.00 X
RING POP PNT 004111605680 F	1.00 X
REESE 003400045073 F	9.48 X
REESE 003400045073 F	9.48 X
REESE 003400045073 F	9.48 X
REESE 003400045073 F	9.48 X
HSY MINIS 003400021693 F	9.48 X
HSY MINIS 003400021693 F	9.48 X
HSY MINIS 003400021693 F	9.48 X
HSY MINIS 003400021693 F	9.48 X
HSY MINIS 003400021693 F	9.48 X
HSY MINIS 003400021693 F	9.48 X
ROLO 003400038858 F	9.48 X
BOBS WINTTUB 004142003929 F	5.00 X
BOBS WINTTUB 004142003929 F	5.00 X
ZIPFIRESTART 083455400521	5.47 N
REMOTE CNTRL 008272140732	16.98 X
REMOTE CNTRL 008272140732	16.98 X
6X3HR LOG 004152501301	19.27 N
SUBTOTAL	411.20
TAX 1 7.500 %	27.18
TOTAL	438.38
AMEX TEND	438.38

AMERICAN EXPRESS \*\*\* 125 I 0  
APPROVAL # 855305  
REF # 134200605825  
TRANS ID - 00126985982480  
AID A000000025010801  
TC A0BC9C6277C474A4  
TERMINAL # SC163232  
\*NO SIGNATURE REQUIRED  
12/07/21 22:02:17  
CHANGE DUE

VVSWRLAWSOME 150.00  
CARD # 6058120030725888642

Give us feedback @ survey.walmart.com  
Thank you! ID #:7QFDD010MGKS

**Walmart** \*

904-278-1836 Mgr:NATHANIEL

1505 COUNTY ROAD 220

ORANGE PARK FL 32003

ST# 02920 OP# 009006 TE# 06 TR# 09185

VVSWRLAWSOME 079936686630 4.94 0

DEBIT LOAD 060538802945 150.00 0

SUBTOTAL 154.94

TOTAL 154.94

AMEX TEND 154.94

AMERICAN EXPRESS \*\*\* \*\*\*\* \*\*\*1 125 I 0

APPROVAL # 832119

REF # 134200039715

TRANS ID - 001269866287485

AID A000000025010801

TC 6E5722769FC4B70A

TERMINAL # SC163232

\*NO SIGNATURE REQUIRED

12/07/21 22:03:19

CHANGE DUE 0.00

EFT DEBIT PAY FROM PRIMARY

150.00 DEBIT LOAD

ACCOUNT # \*\*\*\* \* 642

REF # 134203294058

NETWORK ID. 0057 APPR CODE 496333

TERMINAL # 00000000

12/07/21 22:03:19

# ITEMS SOLD 2

The funds have been added to your  
card. For customer service, please  
call the number on the back of your  
card. No in-store refunds. Please  
keep this receipt for your records.

TC# 7278 2834 7659 9748 5084 5



Low Prices You Can Trust. Every Day.

12/07/21 22:03:22

\*\*\*CUSTOMER COPY\*\*\*



## Final Details for Order #112-7814174-7415446

Print this page for your records.

**Order Placed:** December 7, 2021

**Amazon.com order number:** 112-7814174-7415446

**Order Total: \$158.33**

**Shipped on December 8, 2021**

### Items Ordered

	<b>Price</b>
6 of: <i>Hersheys Cookies and Cream Santa Bars - Christmas Themed Chocolate Candy - Individually Wrapped - Fun Size Candy in White Chocolate (2 Pound)</i>	\$22.95
Sold by: Sweetsome ( <a href="#">seller profile</a> )	

Condition: New

1 of: <i>OUERMAMA 2 Pairs Red Magic Finger Light Up Thumb Tips LED Finger Lamp Thumbs Light Party Magic Tricks</i>	\$10.98
Sold by: OUERMAMA ( <a href="#">seller profile</a> )	

Condition: New

### Shipping Address:

Margaret Alfano  
145 S DURBIN PKWY  
SAINT JOHNS, FL 32259-7224  
United States

### Shipping Speed:

FREE Prime Delivery

## Payment information

### Payment Method:

American Express | Last digits: 1125

Item(s) Subtotal:	\$148.68
Shipping & Handling:	\$0.00
-----	

### Billing address

Margaret Alfano  
245 Riverside Avenue  
Suite 250  
Jacksonville, Florida 32202  
United States

Total before tax:	\$148.68
Estimated tax to be collected:	\$9.65
-----	

**Grand Total: \$158.33**

### Credit Card transactions

AmericanExpress ending in 1125: December 8, 2021: \$158.33

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates



**You paid \$5239.89**

to **M&G Holiday Lighting** on 12/06/2021

### Payment details

Invoice no.	1690
Invoice amount	\$10479.78
Total amount	\$5239.89
Status	Paid
Payment method	AMEX****1125
Authorization ID	MS0056842461

Thank you,



**M&G Holiday Lighting**

**Your PayPal receipt**

service@paypal.com &lt;service@paypal.com&gt;

Sun 12/12/2021 5:31 PM

To: Danelle Demarco &lt;ddemarco@vestapropertyservices.com&gt;

Hello, Danelle Demarco



You paid \$1,450.00 USD to Amazing  
Face Pain ng by Linda

Create an account with PayPal and activate Return Shipping on Us.  
Limitations apply.

[Activate PayPal Now](#)**Your purchase details****Your Transaction ID:**

0GU2719039362494K

**Merchant Transaction ID:**

0M600525N7393912V

**Purchase Date:**

December 12, 2021

**Payment to:**Amazing Face Pain ng by Linda  
psalmbook@gmail.com**Payment from:**Danelle Demarco  
ddemarco@vestapropertyservices.com**Invoice ID:**

mj68D290931BLRDm6F5t

Subtotal \$1,450.00 USD

**Total \$1,450.00 USD**

You paid using: American Express x-1695

This credit card transaction will appear on your statement as PAYPAL  
\*AMAZINGFACE.

[Activate PayPal now](#)

Reward Code: 70VFF13M

LAUREN

0

C

TIRED ORDER 1:15 PM #3140 Domino's Piz

#2910

(904) 825-3633

12/11/2021 1:00 PM

PAID

Est Order Ready: 1:07 PM

SUMMARY

#2910

12-L HandToss Pizza  
TOTAL ITEMS: 12

ORDER: Oven

6 L HandToss Pizza	\$47.94
Extra Pizza Cheese	
6 L HandToss Pizza	\$47.94
PEPPERONI	
TOTAL BOXES: 12	

ORDER: Non-Oven

COUPONS/ADJUSTMENTS

Carry Out 3 Topping Large, Pan  
(9174)  
Carry Out 3 Topping Large, Pan  
(9174)  
Carry Out 3 Topping Large, Pan  
(9174)

Sub Total	\$95.88
Tax 1	\$6.25
Total	\$102.13

PAYMENTS

Credit Card 1695	\$102.13
Amount Tendered	\$102.13
Balance Due	\$0.00

THIS ORDER CAN STILL EARN  
POINTS TOWARD FREE PIZZA!  
VISIT DOMINOS.COM/CLAIMREWARDS  
WITHIN 30 DAYS TO CLAIM  
YOUR POINTS.

Our goal: Happy customers!  
Thank you very much!



As the COVID-19 pandemic continues to disrupt the supply chain network, we're doing everything within our power to ensure orders are shipped as quickly as possible. However, despite our best efforts, shipping and delivery times may change unexpectedly. Thank you for your patience and understanding.

#### Orders Status

Order/Reference # : A5411503

**Order Date:**

11/2/2021

**Bill To:**

Danelle D DeMarco  
475 W Town Place  
st augustine, FL 32092

**No. Of Package Shipped:**

1 PACKAGE(S) SHIPPED

**Shipping Method:**

UPS Mail Innovations

**Carrier:**

Carrier: UPS

**Tracking#:**

92612902711387553005565952

[Track Package](#)

#### Items Shipped

Qty	item	Description	Ship Date	Price	Total
1	97319	Large Inflatables Storage Bag	11/4/2021	\$39.95	\$39.95

#### In Process

Qty	item	Description	Ship Date	Price	Total
1	94966	10ft Frosty Snowman Video Airblown	Ships on 12/17/2021	\$349.95	\$349.95

1/2



Tax: \$25.93

Shipping: \$8.95

**Total: \$424.78**

**\$372.1**

### AMERICA'S LONGEST RUNNING CATALOG



#### Our Rather Famous Lifetime Guarantee

The products we offer are as unique as our name and our merchandise is backed by our Lifetime Guarantee of Satisfaction.



The Hammacher Schlemmer  
INCORPORATED

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00064 61214 12/03/21 05:50 PM  
SALE SELF CHECKOUT

787623089024 8IN POINSETA <A>  
POINSETTIA 8IN 67.92  
4@16.98  
714176000008 STRINGLIGHT <A>  
24' INCANDESCENT STRING LIGHT 104.91  
3@34.97  
030699701346 ROPE <A>  
SISAL ROPE 1/4X100 NATURAL 19.00  
2@9.50  
030699433445 FAST EYE <A>  
FIXED PULLEY 1-1/4 NICKEL 10.60  
2@5.30

SUBTOTAL 202.43  
TAX + PIF 14.23  
TOTAL \$216.66

XXXXXXXXXXXX1695 AMEX USD\$ 216.66  
AUTH CODE 820249/5640387 TA  
Chip Read  
AID A000000025010801 AMERICAN EXPRESS

1324 12/03/21 05:50 PM



1324 64 61214 12/03/2021 9000

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO  
THE DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO FINANCE  
PUBLIC IMPROVEMENTS IN THE DISTRICT.  
THIS FEE IS NOT A TAX AND IS CHARGED IN  
ADDITION TO SALES TAX. THIS FEE BECOMES  
PART OF THE SALES PRICE AND IS SUBJECT  
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 03/03/2022

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 124041 122781  
PASSWORD: 21603 122717

Entries must be completed within 14  
of purchase. Entrants must be 1  
older to enter. See complete rul  
website. No purchase necessar

11/30/21 8:06AM HI 553 SALE

51529 3 EA \$2.39 EA  
HOOK TOP 3/4" P B&S CD5 \$7.17

SUB-TOTAL: \$ 7.17 TAX: \$ .47  
TOTAL: \$ 7.64  
RC AMT: \$ 7.64

BK CARD#: XXXXXXXXX1752  
MID:\*\*\*\*\*6053 TID:\*\*\*4807  
AUTH: 874619 AMT: \$ 7.64  
Host reference #: 778393 Bal#

Authorizing Network: AMEX

Chip Read  
CARD TYPE: AM EXPRESS EXPR: XXXX  
AID : A000000025010801  
TVR : 0000008000  
IAD : 05490103602002  
TS1 : FB00  
ARC : 00  
MODE : Issuer  
CVM :  
Name : AMERICAN EXPRESS  
ATC : 0102  
AC : A470D0B5126F321A  
TxnID/ValCode: 861790

Bank card USD\$ 7.64

Total Items: 3



-->> JRNLDH78393/1 <<--  
CUST NO: \*42841

THANK YOU ZACHARY DAVIDSON  
FOR YOUR PATRONAGE  
ACE REWARDS ID # 1968542087

I agree to pay above total amount  
according to card issuer agreement  
(merchant agreement if credit voucher)  
Acct: ZACHARY DAVIDSON

Customer Copy

\*\*\*\*\*  
Tell us about your experience today and  
Enter to win a \$50 Ace gift card!  
\*\*\*\*\*

To participate:

- \* Visit Talkto AceHardware.com
- \* text HELPFUL to 223439
- \* This survey invitation is valid for 72 hours
- \* Store # 16053
- \* Survey approximately 5 minutes

No purchase necessary.  
Must be 18 or older to  
enter sweepstakes. Void

Give us feedback @ survey.walmart.com  
Thank you! ID #:70FFS881R4C



904-417-9688 Mgr:BOBBI  
845 DUBBIN PAVILION DR  
ST JOHNS, FL 32259

ST# 00928 OP# 009047 TE# 47 TR# 07239  
COAX 068113131005 6.74 X  
COAX 068113131005 6.74 X  
COAX 068113131005 6.74 X  
2WAY SPLITTE 068113131028 8.47 X  
SUBTOTAL 28.69  
TAX 1 6.500 % 1.87  
PIF 0.500 % 0.14  
TOTAL 30.70  
AMEX TEND 30.70

AMERICAN EXPRESS \*\*\* \*\*\*\* \*\*\*1 752 I 0  
APPROVAL # 824465  
REF # 135400830007  
TRANS ID - 001453233935485  
AID A000000025010801  
AAC D22E48C15A9AC659  
TERMINAL # SC011037

12/20/21 12:33:08  
CHANGE DUE 0.00

PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC  
INFRASTRUCTURE FEE, PAYABLE TO THE  
DP1 COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO  
FINANCE PUBLIC IMPROVEMENTS IN THE  
DISTRICT. THIS FEE IS NOT A TAX AND  
IS CHARGED IN ADDITION TO SALES TAX.  
THIS FEE BECOMES PART OF THE SALES  
PRICE AND IS SUBJECT TO SALES TAX.

# ITEMS SOLD 4

TC# 5468 8628 6143 7981 1995



THANK YOU FOR SHOPPING WITH US

12/20/21 12:33:08

\*\*\*CUSTOMER COPY\*\*\*

12/20/21 10:39AM JOB 553 SALE

42922 1 EA \$5.99 EA  
DUCT TAPE 20YD BLACK ACE \$5.99  
3380607 1 EA \$17.99 EA S  
BATTERY AA 16PK ENERGIZER \$17.99  
Return Value : 15.99  
Instant Savings  
IS:23806 -1 EA \$2.00 EA SNR  
\$2 INSTANT SAVINGS-3380607 \$-2.00

SUB TOTAL:\$ 21.56 TAX:\$ 1.56  
TOTAL:\$ 23.54  
BC AMT:\$ 23.54

BK CARD#: XXXXXXXXXXX1752  
MID:\*\*\*\*\*6803 TID:\*\*\*4807  
AUTH: 824486 AMT:\$ 23.54  
Host reference #:784792 Bat#

Authorizing Network: AMEX

Chip Read  
CARD TYPE:AM EXPRESS EXPR: XXXX  
AID : A000000025010801  
TVR : 0000008000  
IAD : 06490103602002  
TSI : F800  
ARC : 00  
MODE : Issuer  
CVM :  
Name : AMERICAN EXPRESS  
ATC :0110  
AC : 129348CED16810FD  
TxnID/ValCode: 875385

Bank card USD\$ 23.54

Total Items: 2



==>> JRN1.#H84792/1 <<==  
CUST NO:\*42841

THANK YOU ZACHARY DAVIDSON  
FOR YOUR PATRONAGE  
ACE REWARDS ID # 1968542087

I agree to pay above total amount  
according to card issuer agreement  
(merchant agreement if credit voucher)  
Acct: ZACHARY DAVIDSON

Customer Copy

YOU SAVED \$ 2.00 BY SHOPPING AT  
CRONIN ACE HARDWARE

\*\*\*\*\*  
Tell us about your experience today and  
Enter to win a \$50 Ace gift card!  
\*\*\*\*\*

to participate:  
\* Visit [TalktoAcehardware.com](http://TalktoAcehardware.com)

100 deposit - 57.29 = 42.74

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00052 84427 12/08/21 12:22 PM  
SALE CASHIER MIA

081099018473 2X2 DRYWALL <A>  
1/2"X2"X2' DRYWALL REPAIR PANEL  
205.48 10.96  
071121964519 SP W&G 640Z <A> 28.97  
SP WEED & GRASS KILLER CONC 640Z

SUBTOTAL 39.93  
TAX + PIF 2.81  
TOTAL \$42.74

XXXXXXXXXXXX1752 AMEX  
AUTH CODE 858535/0524581 USD\$ 42.74  
Chip Read TA  
AID A000000025010801 AMERICAN EXPRESS

1324 12/08/21 12:22 PM



PIF NOTICE  
THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO  
THE DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO FINANCE  
PUBLIC IMPROVEMENTS IN THE DISTRICT.  
THIS FEE IS NOT A TAX AND IS CHARGED IN  
ADDITION TO SALES TAX. THIS FEE BECOMES  
PART OF THE SALES PRICE AND IS SUBJECT  
TO SALES TAX.

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 03/08/2022

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 170467 169195  
PASSWORD: 21608 169143

tries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

Give us feedback @ survey.walmart.com  
Thank you! ID #:7QFFFFB1RZU

**Walmart**   
Save money. Live better.

904-417-9588 Hgr:80881  
845 DUBBIN PAVILION DR  
ST JOHNS, FL 32259

ST# 00928	OP# 001649	TE# 11	TR# 08061
ST 120	Q ECC 007314910364K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X
ST 120	Q ECC 007314910864K		19.28 X

	SUBTOTAL	212.08
TAX 1	6.500 %	13.86
PIF	0.500 %	1.06
	TOTAL	227.00
ANEX	TEND	227.00

AMERICAN EXPRESS \*\*\* \*\*\*\* \*\*\*1 752 I 0  
APPROVAL # 891513  
REF # 135100184706  
TRANS ID - 001450989603481  
AID A000000025010801  
TC 088C555A873ACAF5  
TERMINAL # 803817925  
\*NO SIGNATURE REQUIRED

12/17/21 09:33:15  
CHANGE DUE 0.00  
PIF Notice

YOUR RECEIPT CONTAINS A 0.50% PUBLIC  
INFRASTRUCTURE FEE, PAYABLE TO THE  
DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO  
FINANCE PUBLIC IMPROVEMENTS IN THE  
DISTRICT. THIS FEE IS NOT A TAX AND  
IS CHARGED IN ADDITION TO SALES TAX.  
THIS FEE BECOMES PART OF THE SALES  
PRICE AND IS SUBJECT TO SALES TAX.

# ITEMS SOLD 11

TC# 1003 1179 2960 6021 2028 4



THANK YOU FOR SHOPPING WITH US  
12/17/21 09:33:15  
\*\*\*CUSTOMER COPY\*\*\*

RaceTrac 2578  
2838 County Rd 210 W  
Saint Johns FL 32259  
(904) 230-4672  
For Guest Experience  
Comments, Please  
Call 888.636.5589 or  
go to racetrac.com

Term: XXXXXXXXXX3001  
Appr: 002340  
Seq#: 009886  
PUMP No. 14  
Grade: Diesel  
Gallons: 8.555 G  
Price: \$3.539/Gal  
Total Fuel: \$30.28  
As advertised,  
E20 Flex Fuel may be  
offered in place of  
E15 Gasoline  
TOTAL SALE \$30.28  
American E \$30.28

Capture

American Express  
XXXXXXXXXXXX1752  
Chip Read

USD\$ 30.28

AMERICAN EXPRESS  
Mode: Issuer  
AID:  
A000000025010801  
TVR: 0000000000  
IAD: XXXXXXXXXXXXXXXX  
TSI: E800  
ARC: 00  
ARQC:  
8AF93302F7D8E61A

12/15/2021 07:15:19  
Download our app!

HOW ARE WE DOING?  
GUEST@RACETRAC.COM  
12/15/2021 17:17:47

---

12/14/21 11:14AM MT 555 SALE

1014815	1	EA	\$4.59	EA	N
UTILITY SCRAPER RETRAC					\$4.59
1390640	1	EA	\$24.99	EA	N
GOOF OFF REMOVER VOC GAL					\$24.99
72544	1	EA	\$8.99	EA	N
NOZZLE GUN METAL LARGE					\$8.99
1337666	1	EA	\$4.59	EA	N
SCRAPER PNT 2-EDGE1-1/8					\$4.59
72544	1	EA	\$8.99	EA	N
NOZZLE GUN METAL LARGE					\$8.99

SUB-TOTAL:\$ 52.15 TAX: \$ .00  
TOTAL: \$ 52.15  
BC AMT: \$ 52.15

BK CARD#: XXXXXXXXXXXX1752  
MID:\*\*\*\*\*6883 TID:\*\*\*4807  
AUTH: 869744 ANT: \$ 52.15  
Host reference #:783103 Bat#

Authorizing Network: AMEX

Chip Read  
CARD TYPE:AM EXPRESS EXPR: XXXX  
ATD : A000000025010801  
IVR : 0000008000  
IAD : 06490103602002  
TSI : F800  
ARC : 00  
MODE : Issuer  
CVM :  
Name : AMERICAN EXPRESS  
ATC :010C  
AC : 417BC68AB3FF36BF  
TxnID/ValCode: 870255

Bank card USD\$ 52.15

Total Items: 5



=>> JRNt #H83103/1 <<==  
CUST NO: 10066

THANK YOU ZACHARY DAVIDSON  
FOR YOUR PATRONAGE

I agree to pay above total amount  
according to card issuer agreement  
(merchant agreement if credit voucher)  
ZACH DAVIDSON  
Acct: DURBIN CROSSING

Customer Copy

\*\*\*\*\*  
Tell us about your experience today and  
Enter to win a \$50 Ace gift card!  
\*\*\*\*\*

To participate:  
\* Visit [talkTo.AceHardware.com](http://talkTo.AceHardware.com)  
\* Text HELPFUL to 223439  
  
\* This survey invitation is valid  
for 72 hours



How doers  
get more done.

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00001 77519 12/09/21 09:52 AM  
SALE CASHIER KATHY

098168700993 1X4-8 PT <A>  
1X4-8FT PT GC WEATHERSHIELD  
204.28 8.56

SUBTOTAL 8.56  
TAX + PIF 0.60  
TOTAL \$9.16

XXXXXXXXXXXX1752 AMEX USD\$ 9.16

AUTH CODE 822427/9015180 TA  
Chip Read  
AID A000000025010801 AMERICAN EXPRESS

1324 12/09/21 09:52 AM



1324 01 77519 12/09/2021 1277

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO  
THE UPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO FINANCE  
PUBLIC IMPROVEMENTS IN THE DISTRICT.  
THIS FEE IS NOT A TAX AND IS CHARGED IN  
ADDITION TO SALES TAX. THIS FEE BECOMES  
PART OF THE SALES PRICE AND IS SUBJECT  
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90
		03/09/2022

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HXY 156651 155328  
PASSWORD: 21609 155327

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00052 84427 12/08/21 12:22 PM  
SALE CASHIER MIA

0810990184/3 2X2 DRYWALL <A>  
1/2"X2'X2' DRYWALL REPAIR PANEL  
205.48 10.96  
071121964519 SP W&G 640Z <A> 28.97  
SP WEED & GRASS KILLER CONC 640Z

SUBTOTAL 39.93  
TAX + PIF 2.81  
TOTAL \$42.74

XXXXXXXXXXXX1752 AMEX  
AUTH CODE 858535/0524581 USD\$ 42.74  
Chip Read TA  
AID A000000025010801 AMERICAN EXPRESS

1324 12/08/21 12:22 PM



1324 52 84427 12/08/2021 5251

PIF NOTICE  
THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO  
THE DPI COMMUNITY DEVELOPMENT DISTRICT.  
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RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 03/08/2022

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance to win  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 170467 169195  
PASSWORD: 21608 169143

tries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



**How doers  
get more done.**

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00001 75182 12/08/21 02:28 PM  
SALE CASHIER KATHY

0000-672-111 PRIV GATE <A>	
6'X43" PT PINE BRD-ON-BRD GATE	
4@38.23	152.92
0000-363-936 BARK NUGGETS <A>	
2 CU FT BARK NUGGETS	
4@3.87	15.48
0000-503-858 12SQ STONE <A>	
12"X12" WHITE STEP STONE	
4@1.68	6.72
081942134190 UHRSG <A>	
UHRSG G90 12GA STRAP TIE	
6@2.78	16.68
AWL 5/8HXNTGAUSS <A>	
HEX NUT GALV 5/8 (AWL)	
12@0.61	7.32

SUBTOTAL	199.12
TAX + PIF	13.99
TOTAL	\$213.11

XXXXXXXXXXXX1752 AMEX USD\$ 213.11  
AUTH CODE 800180/0015065 TA  
Chip Read

ATD A000000025010801 AMERICAN EXPRESS

1324 12/08/21 02:28 PM



1324 01 75182 12/08/2021 0863

**PIF NOTICE**

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO  
THE DPI COMMUNITY DEVELOPMENT DISTRICT.  
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TO SALES TAX.

**RETURN POLICY DEFINITIONS**

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 03/08/2022

\*\*\*\*\*

**DID WE NAIL IT?**

Take a short survey for a chance to WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HXY 151977 150654  
PASSWORD: 21608 150653

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



How doers  
get more done.

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00001 70431 12/07/21 12:48 PM  
SALE CASHIER KATHY

0000-666-249 60LB SAKRETE <A>  
60LB SAKRETE CONCRETE MIX 7.68  
205.84  
0000-533-829 80# SAKRETE <A> 5.07  
80LB SAKRETE CONCRETE MIX

SUBTOTAL 12.75  
TAX + PIF 0.90  
TOTAL \$13.65

XXXXXXXXXX1752 AMEX USD\$ 13.65

AUTH CODE 834390/1014842 TA  
Chip Read  
ATD A000000025010801 AMERICAN EXPRESS

1324 12/07/21 12:48 PM



1324 01 70431 12/07/2021 6431

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO  
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TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 03/07/2022

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance to WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HXY 142475 141152  
PASSWORD: 21607 141151

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



How doers  
get more done.

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00063 38453 12/03/21 09:54 AM  
SALE SELF CHECKOUT

071649204159 PADLOCK <A> 20.48  
SET YOUR OWN COMBI 2 IN. SHACKLE

SUBTOTAL 20.48  
TAX + PIF 1.44  
TOTAL \$21.92

XXXXXXXXXXXX1752 AMEX USD\$ 21.92

AUTH CODE 853336/5631237 TA  
Chip Read  
AID A000000025010801 AMERICAN EXPRESS

1324 12/03/21 09:54 AM



1324 63 38453 12/03/2021 1374

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
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THE DPI COMMUNITY DEVELOPMENT DISTRICT.  
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PART OF THE SALES PRICE AND IS SUBJECT  
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 03/03/2022

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Online en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 78519 77258  
PASSWORD: 21603 77195

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

# RaceTrac 2578

2838 County Rd 210 W  
Saint Johns, FL 32259  
(904) 230-4672

For Guest Experience, Comments

Please Call 888.636.5589

Or go to racetrac.com

Tax Description	Qty	Amount
-----------------	-----	--------

Diesel	Pump 5	
9.356 G @ \$3.549/G		\$33.20

As advertised, E20 Flex Fuel may be  
offered in place of E15 Gasoline

Sub Total \$33.20

Tax: \$0.00

**Total \$33.20**

American Express: \$33.20

Change \$0.00

Capture

American Express

XXXXXXXXXX1752

Chip Read

USD\$ 33.20

AMERICAN EXPRESS

Mode: Issuer

AID:

A000000025010801

TVR: 0000008000

IAD: XXXXXXXXXXXXXXX

TSI: E800

ARC: 00

ARQC:

4D40E2B62BCE9BC4

12/03/2021 08:26:17

Term: XXXXXXXXX3001

Appr: 815280

Seq#: 056995

REG: 100CSH: ICR TRAN: 1011532

12/3/2021 8:26:34 AM

Download the RaceTrac rewards app today

Enjoy \$1 Any Size Fountain Any Time

HOW ARE WE DOING?

GUEST@RACETRAC.COM

**Details for Order #111-1008382-6268240**Print this page for your records.**Order Placed:** December 3, 2021**Amazon.com order number:** 111-1008382-6268240**Order Total:** \$72.56**Not Yet Shipped****Items Ordered****Price**1 of: *DOGIPOT 1402-10 10 Roll Case, Litter Pick up Bag Rolls, 200 Bags per Roll, Pack of 10* \$68.13

Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**Megan Davidson  
126 ONYX CT  
ST AUGUSTINE, FL 32086-0362  
United States**Shipping Speed:**

FREE Prime Delivery

**Payment information****Payment Method:**

American Express | Last digits: 1752

Item(s) Subtotal: \$68.13

Shipping &amp; Handling: \$0.00

-----

**Billing address**Zachary Davidson  
245 RIVERSIDE AVE  
JACKSONVILLE, FL 32202-4924  
United States

Total before tax: \$68.13

Estimated tax to be collected: \$4.43

-----

**Grand Total: \$72.56**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates

24MD-DL Durast  
Marine/RV Deep Cycle, EA

SUBTOTAL	94.99
STATE BATTERY SALES FEE	1.50
FINAL SUBTOTAL	96.49
TOTAL TAX @ 6.500%	6.17
SALE TOTAL	102.66
XXXXXXXXXX1752 AMEX	102.66
Approval #	813501

Data Source: CHIP  
AppName/Label: AMERICANEXPRESS  
AID: A000000025010801  
TC: 17D48B483C4CBC05

REG #03 CSR #17 RECEIPT #044607  
STR. TRANS #191286  
STORE #5179  
DATE 12/02/2021 11:47  
# OF ITEMS SOLD 1



\* 5 1 7 9 1 9 1 2 8 6 1 2 0 2 2 1 \*

#### PERSONAL WARRANTY INFORMATION

DAVIESON ZACH

32092

(904)258-2044

2009 Nissan/Datsun Truck Titan 2WD

Item: 000298374 24MD-DL MARINE DEEP CYCL

1 YEAR/12 MONTH WARRANTY

12 MONTHS FREE REPLACEMENT PERIOD

#### Battery Limited Warranty

This warranty lasts from the day you buy the battery to the end of the warranty period on this receipt. This warranty expires when you sell or transfer your vehicle. If the battery is found defective during the free replacement period on this receipt, bring the battery to any AutoZone store and you will receive a free replacement. If a battery is found defective after the free replacement period but before the end of the warranty period on this receipt, a credit towards the purchase of a new battery shall be made upon its return to any AutoZone store.

If applicable, the credit is calculated as follows:

Remaining Warranty Months    Original  
----- x Price

Total Warranty Months

This warranty excludes failure due to improper installation, other faulty parts, low fluid levels, abuse, off-road or stationary power unit usage. This warranty does not apply to non-marine batteries used in marine applications.

THIS LIMITED WARRANTY REPRESENTS THE TOTAL LIABILITY OF AUTOZONE FOR ANY BATTERY. ALL OTHER WARRANTIES IMPLIED BY LAW APPLICABLE TO THE BATTERY SHALL BE LIMITED TO THE WARRANTY PERIOD STATED ON THIS RECEIPT. AUTOZONE MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. AUTOZONE SHALL NOT BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.

Some states do not allow limitations on how long an implied warranty lasts, or exclusion or limitation of incidental or consequential damages, so the above limitations may not apply to you. This warranty gives you specific legal rights, and you may also have other rights that vary from state to state.

How Did We Do?

Tell us by going to

[www.autozonecares.com](http://www.autozonecares.com)

Ref No:

5179-191286-211202-2



How doers  
get more done.

230 DURBIN PAVILION DRIVE  
ST. JOHNS, FL 32259 (904)417-4600

1324 00001 52132 12/02/21 11:36 AM  
SALE CASHIER KATHY

045242342181 6INDIAG <A> 17.97  
MKE 6" DIAGONAL PLIERS  
078275143418 1KW TMR PCEL <A> 27.98  
1000W OTDR TMR W/PHOTOCELL LGHT SNR  
821454004259 7"BLKTIEBG <A> 30.97  
8" BLK UV RESIST CABLE TIE 1000PK

SUBTOTAL 76.92  
TAX + PIF 5.41  
TOTAL \$82.33

XXXXXXXXXXXX1752 AMEX USD\$ 82.33

AUTH CODE 800454/6013920 TA  
Chip Read  
ATD A000000025010801 AMERICAN EXPRESS

1324 12/02/21 11:36 AM



1324 01 52132 12/02/2021 7674

PIF NOTICE

THE TAX ON YOUR RECEIPT CONTAINS A 0.50%  
PUBLIC INFRASTRUCTURE FEE, PAYABLE TO  
THE DPI COMMUNITY DEVELOPMENT DISTRICT.  
THE FEE IS COLLECTED AND USED TO FINANCE  
PUBLIC IMPROVEMENTS IN THE DISTRICT.  
THIS FEE IS NOT A TAX AND IS CHARGED IN  
ADDITION TO SALES TAX. THIS FEE BECOMES  
PART OF THE SALES PRICE AND IS SUBJECT  
TO SALES TAX.

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90
		03/02/2022

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HXY 105877 104554  
PASSWORD: 21602 104553

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.

12/01/21 11:23AM SDD 555 SALE

3532694 1 EA \$23.99 EA  
GFCI ST RECEIPT 15A WHT \$23.99

SUB-TOTAL: \$ 23.99 TAX: \$ 1.56  
TOTAL: \$ 25.55  
BC AMT: \$ 25.55

BK CARD#: XXXXXXXXX1752  
MID:\*\*\*\*\*16883 TID:\*\*\*4807  
AUTH: 874253 AMT: \$ 25.55  
Host reference #:778844 Bat#

Authorizing Network: AMEX

Chip Read  
CARD TYPE:AM EXPRESS EXPR: XXXX  
AID : A000000025010801  
TVR : 0000008000  
IAD : 06490103602002  
TS1 : F800  
ARC : 00  
MODE : Issuer  
CVN :  
Name : AMERICAN EXPRESS  
ATC :0103  
AC : 978C3B5D1592CC4C  
TxnID/ValCode: 862562

Bank card USD\$ 25.55

Total Items: 1



==>> JRN1#H78844/1 <<==  
CUST NO:#42841

THANK YOU ZACHARY DAVIDSON  
FOR YOUR PATRONAGE  
ACE REWARDS ID # 1968542087

I agree to pay above total amount  
according to card issuer agreement  
(merchant agreement if credit voucher)  
Acct: ZACHARY DAVIDSON

Customer Copy

\*\*\*\*\*  
Tell us about your experience today and  
Enter to win a \$50 Ace gift card!  
\*\*\*\*\*

To participate:

- \* Visit [TalkToAcehardware.com](http://TalkToAcehardware.com)
- \* Text HELPFUL to 223439

\* This survey invitation is valid  
for 72 hours

- \* Store # 16059
- \* Survey approximately 5 minutes

No purchase necessary.  
Must be 18 or older to  
enter sweepstakes. Void

# Party City®

NOBODY HAS MORE PARTY FOR LESS

11112-12 SAN JOSE BLVD  
JACKSONVILLE, FL 32223  
904-262-2800

809801740937 X508 AD LG N \$44.99 T  
X508 AD LG NORTH POLE GAL

=====

SUBTOTAL	\$44.99
GEN MERCH TAX @ 7.500%	\$3.37
TOTAL	\$48.36
CR AMEX	\$48.36
ITEMS = 1	

=====

CR AMEX SALE \$48.36  
XXXXXXXXXXXX1125 CHIP  
APPR: 895991  
JOURNAL: 0172113924260129

AID: A000000025010801  
Application Label: AMERICAN EXPRESS  
Cryptogram Type: TC  
Cryptogram: 2F963C5E8116D95A

=====

STORE 172 TRN 65 REG 1  
12-11-2021 12:09:21 PM

074 1D19 001 02H5



\*0741D1900102H5\*

OLD NAVY - 09702  
675 Durbin Pavilion Drive, Ste 106  
St Johns FL 32259-4141  
Tel. (904) 789-3402

12/11/2021

02:09:10 PM

Trans.: 4044

Store: 09702

Reg.: 304

Cashier: 3362280

Valid No: 4652

SALE



097023044044202112114652

Matching Printed Flannel Pajama 9.99 T  
Pants for Women  
738108-191-0005 1 @ 19.99  
Item Discount 50.0% -10.00  
W 50%LL SLP  
MNUPBCD3TUDB, \$0.00 Off -0.00

Matching Printed Flannel Pajama 9.99 T  
Pants for Women  
738108-071-0503 1 @ 19.99  
Item Discount 50.0% -10.00  
W 50%LL SLP  
MNUPBCD3TUDB, \$0.00 Off -0.00

Matching Printed Flannel Jogger 9.99 T  
Pajama Pants for Women  
738106-051-4009 1 @ 19.99  
Item Discount 50.0% -10.00  
W 50%LL SLP  
MNUPBCD3TUDB, \$0.00 Off -0.00

Total Discount - 30.00

Subtotal 29.97  
STATE Taxable Amount 30.12  
STATE (7.0%) Tax 2.11  
Total Tax 2.11  
Total 32.08

AMERICAN EXPRESS

32.08

Entry Method:

Chip

Account:

XXXXXXXXXXXX1125

Auth:

AUTH 877994 (A)

Application Label:

AMERICAN EXPRESS

AID:

A000000025010801

TUR:

0000008000

TSI:

E800

Total Tender

32.08

We would love to hear your feedback!

Please take our two minute survey:

<https://survey.nada11a.com/oldnavy-feedback>

NOW HIRING! Visit [Jobs.oldnavy.com](http://Jobs.oldnavy.com) to apply today!

Holiday Return Policy: Items purchased between October 24, 2021 and December 24, 2021 may be returned by January 15, 2022 or up to 45 days from the date of purchase

Unwashed and unworn merchandise, accompanied by an original sales receipt, may be returned to any U.S. store within 45 days of purchase for full refund in original form of payment. A one-time price adjustment may be made within 14 days of purchase with an original receipt.

Valid photo ID required for unrecalled returns.

Exchange or merchandise return card for current selling price. Information from your ID may be captured and retained by a third-party provider Old Navy uses to authorize returns and prevent fraud. For inquiries, call

1-800-652-2331 or visit [theretailerquestion.com](http://theretailerquestion.com).

Additional terms and restrictions apply.  
See store for full return policy details.



Thanks for shopping with us

Dear Margaret Alfano,

Order number: 15903871900

Order date: December 23, 2021

Need help? 1-877-696-7786

Order number: 15903871900

Bill to:

Margaret Alfano

245 Riverside Avenue Suite 300

Jacksonville, FL 32202

United States

904.355.1831

Malfano@vestapropertyservices.com

Payment:

AMEX

\*\*\*\*\*1125

Office 365 Personal / Unit Price \$69.99 / Qty. ordered 1 Sub Total \$69.99

Tax 0.00

Total \$69.99

12/20/21 11:00PM ZIG 003 SALE

5073571 9 EA \$2.99 EA  
KEY SCHE AGE SCI 250PK \$20.91  
9267862 1 EA .34 EA \*N  
Children's miracle \$.34

SUB-TOTAL:\$ 27.25 TAX:\$ 1.75  
TOTAL:\$ 29.00  
BC AMT:\$ 29.00

BR CARD#: XXXXXXXXXXXX1752  
MTD:\*\*\*\*\*883 TID:\*\*\*4807  
AUTH: 820844 AMT:\$ 29.00  
Host reference #:704889 Bal#

Authorizing Network: AMEX

Chip Read  
CARD TYPE:AM EXPRESS EXPR: XXXX  
AID : A000000025010601  
TVR : 0000008000  
IAD : 0649010360A002  
TST : F800  
ARC : 00  
MODE : Issuer  
CVM :  
Name : AMERICAN EXPRESS  
ATC :0112  
AC : 2B5EE2665DE66E1D  
TxnID/ValCode: 873754

Bank card USD\$ 29.00

Total Items: 10



==>> JRN#H84889/1 <<==  
CUST NO:\*5

THANK YOU ZACHARY DAVIDSON  
FOR YOUR PATRONAGE

I agree to pay above total amount  
according to card issuer agreement  
(merchant agreement if credit voucher)  
Acct: CASH CUSTOMER

Customer Copy

Thank you for your donation of \$ .34  
to WOLFSONS CHILDREN HOSPITAL

\*\*\*\*\*  
Tell us about your experience today and  
Enter to win a \$50 Ace gift card!  
\*\*\*\*\*

To participate:

- \* Visit [Talkie.Acehardware.com](http://Talkie.Acehardware.com)
- \* Text HELPFUL to 223439

- \* This survey invitation is valid  
for 72 hours

- \* Store # 16059
- \* Survey approximately 5 minutes

## Credit Memo

### Vesta Property Services

Vesta  
245 Riverside Avenue  
Suite 250  
Jacksonville FL 32202

Credit # 118079  
Date 10/28/2021

PO #

Project

Subsidiary Vesta

Memo

### Bill To

Durbin Crossing C.D.D.  
c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

252A 1,320,538.446

Item	Quantity	Description	Rate	Amount	Tax Rate
Grouping Only	1	credit for Alsco 97.85 and Logmein 232.64	330.49	330.49	

Total ( \$330.49 )

RECEIVED DEC 21 2021

\* Applied credit to mv # 394428



Durbin Crossing, CDD  
c/o GMS, LLC  
Board of Supervisors  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

January 11, 2022  
Project No: 02106.34000  
Invoice No: 0201080

Project 02106.34000 Durbin Crossing Community Development District-2018/2019 General  
Consulting Engineering Services (WA#37)

**Professional Services rendered through December 31, 2021**

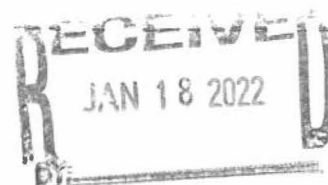
Task 01 Professional Services  
Professional Personnel

			Hours	Rate	Amount
Senior Engineer					
Katsaras, George	12/11/2021		1.00	194.00	194.00
Totals			1.00		194.00
Total Labor					194.00
Total this Task					\$194.00

Task XP Expenses  
Total this Task 0.00

1.310.513.311 Invoice Total this Period \$194.00

7A



England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32288 • Tel 904-642-8990 • Fax 904-646-9485  
CA-00002584 LC-0000316

**KUTAK ROCK LLP**  
**TALLAHASSEE, FLORIDA**  
Telephone 404-222-4600  
Facsimile 404-222-4654

Federal ID 47-0597598

January 19, 2022

**Check Remit To:**  
Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**Wire Transfer Remit To:**  
ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470  
Reference: Invoice No. 2981697  
Client Matter No. 6123-1

RECEIVED JAN 25 2022

Mr. Daniel Laughlin  
Durbin Crossing CDD  
Governmental Management Services, LLC  
Suite 114  
475 West Town Place  
St. Augustine, FL 32092

370 A

Invoice No. 2981697  
1.310.513.315 6123-1

Re: Durbin Crossing CDD - General

For Professional Legal Services Rendered

12/01/21	M. Eckert	0.50	167.50	Review annual water quality report; review Castlegate use by children; confer with Laughlin; prepare UPS Agreement for storage container placement
12/02/21	K. Haber	0.30	67.50	Prepare prompt payment policy and resolution
12/13/21	M. Eckert	0.30	100.50	Review Bent Creek Road construction issue; confer with general manager and engineer regarding process for work on District land
12/13/21	K. Haber	0.80	180.00	Prepare property services agreement with Vesta; correspondence with Mr. Laughlin regarding agreement
12/14/21	K. Haber	0.20	45.00	Revise property services agreement with Vesta
12/17/21	M. Eckert	0.10	33.50	Review Alfano update
12/19/21	M. Eckert	0.10	33.50	Respond to auditor inquiry
12/22/21	M. Eckert	0.20	67.00	Respond to auditor letter
12/22/21	J. Gillis	0.40	60.00	Coordinate response to auditor letter

**KUTAK ROCK LLP**

Durbin Crossing CDD  
January 19, 2022  
Client Matter No. 6123-1  
Invoice No. 2981697  
Page 2

12/23/21	M. Eckert	0.10	33.50	Draft amended and restated prompt payment policies and corresponding resolution due to legislative changes
12/27/21	K. Haber	0.20	45.00	Revise prompt payment policy and resolution; forward documents to Mr. Laughlin
12/27/21	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation

TOTAL HOURS 3.50

TOTAL FOR SERVICES RENDERED \$959.00

TOTAL CURRENT AMOUNT DUE \$959.00

## *FIFTH ORDER OF BUSINESS*

**AGREEMENT BETWEEN DURBIN CROSSING COMMUNITY  
DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES, INC.  
FOR FISCAL YEAR 2021-2022 AMENITY FACILITY MANAGEMENT AND  
MAINTENANCE MANAGEMENT SERVICES**

**THIS AGREEMENT (“Agreement”)** is made and entered into as of the 1<sup>st</sup> day of October, 2021, by and between:

**DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”), and

**VESTA PROPERTY SERVICES, INC.**, a Florida corporation, with offices located at 245 Riverside Avenue, Suite 300, Jacksonville, Florida 32204 (“**Contractor**”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including two (2) recreation centers that include swimming pools, a fitness room, and other recreation facilities (collectively, “**Amenity Facilities**”); and

**WHEREAS**, the District intends to provide for the operation and maintenance of the Amenity Facilities; and

**WHEREAS**, Contractor has a background in the management and maintenance of recreation facilities and other common areas and is capable and willing to provide such management and maintenance services to the District in accordance with this Agreement; and

**WHEREAS**, the District desires to enter into this Agreement with Contractor to manage and/or maintain the Amenity Facilities and common areas and to provide other services as described in this Agreement and included in the Scope of Services attached hereto as **Exhibit A** and incorporated herein by reference (collectively, “**Services**”).

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

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

**2. ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenity Facilities for the purposes and uses described in this Agreement, and Contractor hereby agrees to comply

with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

**3. SCOPE OF SERVICES.** From October 1, 2021 through September 30, 2022, Contractor shall provide the Services in accordance with the terms of this Agreement and the attached **Exhibit A**:

**A. Management.** Contractor shall provide the following three (3), full-time, onsite managers who shall be responsible for general management and operation of the Amenity Facilities:

**i. General Manager.** General Manager shall generally oversee all facets of the Amenity Facilities and the District property management and operation;

**ii. Field Operations Manager.** Field Operations Manager shall generally oversee maintenance, repair and replacement of the Amenity Facilities and the District property, including oversight of and coordination with other District contractors, vendors, and/or service providers;

**iii. Amenity Manager.** Amenity Manager shall generally oversee all facets of the recreation facility operations, including staffing, scheduling of activities and events, maintaining front reception areas, overseeing room rentals, and various recreation areas of Amenity Facilities.

**B. Staffing.** Contractor shall provide the following onsite staffing:

**i. Facility Attendants.** Contractor shall provide hourly attendants to operate the recreation facilities;

**ii. Facility Monitors.** Contractor shall provide hourly monitors to monitor and maintain the fitness center and gym;

**iii. Lifestyle Director.** Contractor shall provide a director for the recreation programs for the District;

**iv. Lifeguards.** Contractor shall provide lifeguard staff and services at the pool facilities;

**v. Maintenance Technician.** Contractor shall provide pool maintenance and general facility maintenance services; and

**vi. Janitorial Services.** Contractor shall provide janitorial services.

**4. COMPENSATION.** Contractor shall be compensated for providing the Services as set forth in **Exhibit B**, in accordance with the following terms:

**A. Maintenance Services.** Except as provided in **Exhibit A**, the District shall pay the annual cost of pool chemicals, which Contractor shall arrange for the District to purchase directly from the supplier.

**B. Lifeguard Services.**

**i.** For each fiscal year, Contractor shall provide a schedule of lifeguards to the District for the District's approval;

**ii.** Contractor agrees it shall only bill for times that lifeguards are actually on-duty, in accordance with applicable hourly rates provided in **Exhibit B**. Contractor further agrees that it shall not bill for times that lifeguards are not on-duty due to emergency or other situations (e.g., during severe weather events, hurricane preparedness, inadequate staffing, change of schedule, no-shows, etc.);

**iii.** Contractor agrees it shall staff anywhere between two (2) to six (6) lifeguards at the Amenity Facilities to accommodate for varying seasonal demands, based on past trends of the Amenity Facilities usage and based on its professional judgment. If additional lifeguards are needed, Contractor shall provide a written request to the District, stating the reason for such need.

**C. Invoices.** Contractor shall invoice the District monthly for the Services provided under this Agreement, except for Lifeguard Services, for which Contractor may invoice the District every two (2) weeks. Contractor shall provide, upon request, copies of employee time cards or other supporting evidence documenting the total hours worked. The District shall pay invoices within thirty (30) days of receipt.

**5. GENERAL PROVISIONS.**

**A.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from

payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain Workers' Compensation insurance on behalf of Contractor.

**B.** Contractor shall promptly respond to any and all emergencies or problems related to the Amenity Facilities or District property, and shall report to the District Manager all known problems related to the Amenity Facilities or District property within seventy-two (72) hours.

**C.** Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor.

**D.** Contractor shall provide, at no additional cost to the District, company uniforms to all personnel providing the Services. Contractor understands and agrees that office supplies shall be provided by the District in an amount not to exceed the District's adopted budget for such items, and should additional office supplies be needed, Contractor shall submit a written request to the District, and the District may approve or deny such request in its sole discretion.

**E.** Residents shall pay the applicable hourly rate for Facility Attendants and/or Facility Monitors for temporary staffing services, such as after-hours private birthday parties and private facility rentals, the total price for which shall be due to Contractor prior to the commencement of such services.

**F.** Contractor shall provide use of its Food and Beverage, Alcohol and Catering Licenses for District Events at no additional charge to the District.

**G.** Contractor shall provide assistance in the development and execution of a Marketing and Communications Plan and periodic community surveys at no additional charge to the District.

**H.** Contractor shall provide assistance in managing and administering the District's website and newsletters to ensure prompt, convenient and accurate information is published at no additional charge to the District.

**I.** Contractor shall make available to the District's Supervisors and District Manager the use of the Vesta Vantage software application at no additional charge to the District; provided however, this provision does not require Contractor to share proprietary information regarding the Vesta Vantage software application;

**J.** Contractor shall perform periodic energy audits to assist in the reduction of the District's utility costs at no additional charge to the District.

**K.** Contractor shall secure "preferred pricing" from vendors when possible, at no additional charge to the District.

**L.** Contractor shall use its CPC service department for licensed pool equipment repairs if such use will result in a lower repair cost to the District. For any pool equipment repair estimated to cost in excess of \$500 proposed to be performed by Contractor's CPC service department, Contractor shall first obtain a legitimate quote from a third-party service provider which quote must demonstrate that Contractor is the lower cost alternative for the repair. If the pool equipment repair is estimated to cost in excess of \$5,000, Contractor shall first obtain three legitimate quotes from third-party service providers which quotes must demonstrate that Contractor is the lower cost alternative for the repair; and

**M.** To the extent that any other terms provided in **Exhibit A** conflict with the terms of this Agreement, the terms of this Agreement shall control.

**6. SHARING OF REVENUES.** Recreation, sports and other programs as described in **Exhibit A** shall be reasonably priced, with the objective of maximizing Patron participation. The participants of these programs shall be charged directly by Contractor for such services, with fifty percent (50%) of all program net revenues remitted to the District. Contractor shall report revenue sharing and remit payment to the District on a quarterly basis, within ten (10) days after the end of each quarter period ending on March 31, June 30, September 30 and December 31. The sharing of revenues contemplated in this paragraph is conditioned upon Contractor having the exclusive right to offer all personalized instruction at the Amenity Facilities during the term of this Agreement, in accordance with District rules and policies; provided however, if Contractor does not offer a specific program or does not allow for sufficient capacity in a program to serve the District's residents, the District is permitted to arrange for and allow other program providers to use the District's Amenity Facilities. For purposes of this Agreement, Contractor shall be deemed to "offer personalized instruction" if such instruction is provided directly by Contractor's staff or by a third-party provider identified by Contractor and approved by the District's Board of Supervisors in accordance with District rules and policies. Should the District determine that the cost of a program(s) offered by Contractor is too expensive, the District shall have the option to inform Contractor in writing that the District is reducing the percentage of program revenues to be paid to the District, and Contractor shall reduce the cost of the programming charged to residents by an amount equal to the total amount being waived by the District.

**7. CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its residents, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to diligently begin repairs of any damage resulting from the Services within twenty-four (24) hours, and complete such repairs as soon as possible thereafter. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

**8. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenity Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor

shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

**9. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor shall promptly, and in no event within more than seventy-two (72) hours, provide a written report to the District Manager documenting all accidents, injuries or claims for damage relating to the Amenity Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the District's Board of Supervisors ("Board") expressly directs Contractor otherwise, in writing.

**10. TERMINATION.** The District shall have the right to terminate this Agreement at any time upon written notice due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days' written notice without cause. The District shall have the right to elect to terminate only sections 3.F. and 4.B. solely with respect to Janitorial Services as described in **Exhibit A** (with all other provisions of this Agreement remaining intact) at any time upon thirty (30) days' written notice. Contractor shall have the right to terminate this Agreement upon sixty (60) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date. Upon termination, the parties shall account to each other with respect to all matters outstanding as of the effective date of termination. Furthermore, upon termination, the District agrees not to employ or otherwise contract with Contractor's Facility Manager for one (1) year from the effective date of termination and/or the expiration of this agreement.

**11. INSURANCE.**

**A.** Contractor shall maintain throughout the term of this Agreement the following insurance:

- i.** Workers' Compensation Insurance in accordance with the laws of the State of Florida.
- ii.** Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.
- iii.** Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).

iv. Professional Liability Insurance with limits of \$1,000,000 (one million dollars).

B. The District and its staff, consultants, and supervisors shall be listed as certificate holders and additional insured parties on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

## **12. INDEMNIFICATION.**

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, 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 District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District 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 District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

**13. DEFAULT AND PROTECTION AGAINST THIRD-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 be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

**14. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable

attorneys' fees, paralegals' fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

**15. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties hereto relating to the subject matter of this Agreement.

**16. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties hereto.

**17. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, both parties have complied with all the requirements of law, and both parties have full power and authority to comply with the terms and provisions of this Agreement.

**18. NOTICES.** All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

**A. If to Contractor:** Vesta Property Services, Inc.  
245 Riverside Avenue, Suite 300  
Jacksonville, Florida 32204  
Attn: Dan Fagen

**B. If to District:** Durbin Crossing Community  
Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
P.O. Box 10230  
Tallahassee, Florida 32302  
Attn: District Counsel

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 District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees 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.

**19. THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties hereto, and no right or cause of action shall accrue upon or by reason of or for the 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 or other entity other than the parties hereto 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 District and Contractor and their respective representatives, successors, and assigns.

**20. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

**21. CONTROLLING LAW AND 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 parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

**22. EFFECTIVE DATE; TERM.** This Agreement shall be effective October 1, 2021, and conclude on September 30, 2022, unless terminated earlier in accordance with Section 10, above.

**23. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District 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 District is Daniel Laughlin ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time 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 Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in 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 Contractor, 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 District 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 AGREEMENT,  
CONTACT THE CUSTODIAN OF PUBLIC RECORDS  
AT(904) 940-5850, DLAUGHLIN@GMSNF.COM, AND 475  
WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE,  
FLORIDA 32092.**

**24. 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.

**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

**26. 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.

**27. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

**28. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**29. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

**30. E-Verify.** The Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, 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. If the

Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District because of the termination. If the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

*[Signatures on next page]*

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

ATTEST:

**DURBIN CROSSING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

WITNESS:

**VESTA PROPERTY SERVICES, INC.**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Scope of Services  
**Exhibit B:** Compensation & Hourly Rates

## **EXHIBIT A**

### **1. SCOPE OF MANAGEMENT SERVICES**

#### **Task 1. – Management and Staffing**

The below descriptions provide for a minimum standard for management and operation of the District and staffing for the same. If Contractor believes a different management, operation, and/or staffing structure would be more beneficial to the District, it shall be proposed as an alternate so that the District can evaluate both approaches.

#### **A. General Manager. The General Manager shall:**

- Manage all maintenance and recreation operations for the community;
- Manage the entire staff provided by Contractor and ensure mission completion;
- Oversee and ensure continuous and consistent communications for residents (including upcoming parties, board meetings, HOA meetings, property issues, etc.) using social media;
- Manage and execute the maintenance and recreation budget adopted by the District board and provide monthly update of all project expenditures;
- Ensure both Amenity Facilities are kept in pristine condition for residents at all times;
- Report any major issues or cost overruns promptly to the District Manager or the District Board Chairperson;
- Ensure all subcontracts and outside vendor maintenance contracts are executed as described (including but not limited to janitorial, security, lifeguard, lake maintenance, and landscape maintenance);
- Present professional “to the point” updates at each District board meeting to include expenditures, key issues, suggestions for improvements, etc.;
- Train all staff to treat residents with respect;

Contractor represents and warrants that the General Manager has at least 5 years of management experience in a similar environment or community atmosphere, has expansive working knowledge of social media, such as Facebook and email, and Microsoft Word, Excel, and Power-Point, enabling the General Manager to carry out all necessary duties of Contractor in accordance with this Agreement.

B. Field Operations Manager and Staff. The Field Operations Manager reports directly to the General Manager and shall:

- Oversee the community landscape contract and aquatic maintenance contract, and ensure that the outside contractors meet all terms and conditions as outlined;
- Supervise any staff hired by Contractor necessary to perform the Maintenance Manager's duties contained herein;
- Ensure that all landscape around the community stays in pristine condition at all times;
- Ensure all trees remain healthy and pruned/trimmed, dead trees are replaced quickly, all shrubs and flowers are kept healthy and replaced as needed, all sod remains healthy and is replaced quickly when needed, ensures all mulched areas are kept clean of debris and trash, ensure all sidewalks are kept free of dog and bird feces, ensure all dog feces boxes are kept stocked with bags, etc.;
- Consistently monitor all community ponds for algae and seepage/bank issues;
- Complete emergency repairs to broken sprinkler heads, etc.;
- Coordinate major repairs (outside of landscape contract) and report to General Manager for approval;
- Treat all residents with respect;
- Report professionally at each District meeting with status of all repairs completed and provide suggestions of key items needed to enhance our community;
- Pick up trash around the community daily;
- Read water meters with St. Johns County personnel once a month;
- Maintain both Amenity Facilities and other community properties, parks, common areas, etc.; complete minor repairs to the clubhouses for plumbing, electrical, interior and exterior painting, fence paint touchup, clean gutters, etc.;
- Responsible for daily repairs and upkeep to all facilities including tennis courts, parking areas, playgrounds, basketball courts, monuments, park areas, clubhouses, volleyball areas, etc.;
- Repair equipment as able and promptly report the need for any repairs not able to be performed; monitor condition of all doors, adjoining fencing and gates and resolve any problems, either through repairs or adjustments or securing services of door/gate contractor; touch-up painting as needed; control cobwebs and prevent other debris from accumulating on exterior walls; and replace interior lights and air conditioner filters as

needed. (Contractor shall be reimbursed by the District for the purchase of replacement light bulbs and air conditioning filters upon presentation of support for such reimbursement to the District's satisfaction);

- Maintain an up-to-date operations and maintenance manual, complete with current drawings;
- Survey all community light structures weekly and replace as needed or call JEA for replacement of major community lights;
- Monitor all roads for potholes or drainage issues and report to the appropriate groups for repair;
- Report major repairs in a timely manner and ensure contracts are issued quickly and repairs made professionally. These must be approved by the General Manager;
- Pressure wash all pool decks, monuments, hardscape, sports courts and clubhouses at least twice per year, or more often if needed;
- Assess and advise the District of any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear and tear," "acts of God," or vandalism, and secure cost estimates for same;
- Provide written work-in-progress reports for projects, and provide written amenities and field operations reports and written inspection reports.

Contractor represents and warrants that the Maintenance Manager has at least 5 years of experience maintaining a similar community, apartment or housing complex, or otherwise, and has prior experience managing contractors and licensees, and has experience with landscape maintenance and general facility maintenance in similar scope to the District.

**Note:** Necessary facility repairs that are beyond the capabilities of Contractor's staff, or which are required due to an emergency for which Contractor does not reasonably have time to respond with its staff, are outside the scope of services. In such instances, Contractor shall obtain quotes from third-parties to perform such repairs, and supervise such repairs after a quote has been approved by the District Manager if the repair is under \$5,000, or by the District's Board of Supervisors if the repair is \$5,000 or above.

C. Amenity Manager. The Amenity Manager reports directly to the General Manager and shall:

- Supervise and schedule Facility Attendants, Facility Monitors and Lifeguards;
- Supervise the Event Planner/Party Coordinator;
- Develop and administer athletic and cultural lessons, classes, programs and leagues available to the Durbin Crossing community;
- Field resident questions and concerns regarding the amenity facilities and program;
- Respond to and document incidents that occur at the amenity facilities;
- Administer the card access program for residents, guests and others using the District's amenity facilities;
- Prepare a yearly schedule of lifeguards for the District's approval;
- Administer temporary suspensions of privileges to use the amenity facilities in accordance with the District's Rules of Procedure.

Contractor represents and warrants that the Amenity Manager has least 5 years of management experience in a similar environment or community atmosphere.

D. Event Planner/Party Coordinator. The Event Planner/Party Coordinator shall report directly to the Amenity Manager and shall:

- Receive a set budget to plan parties/events for residents each year. (Examples of events include seasonal events, teen parties, pool parties, fun runs, scavenger hunts, food trucks, wine tasting, polar plunge, parents' night out events, holiday parties, etc.);
- Provide the District with an event calendar prior to each fiscal year outlining a description of each event, budget for each event, etc.;
- Plan community parties and events catered to children of all ages and events for adults and seniors, as envisioned by the District or Contract in concerted effort or otherwise; and
- Coordinate and oversee private rentals of the District's facilities.

Contractor represents and warrants that the Event Planner/Party Coordinator has least 3 years of experience planning and running events as described herein, including proficiency in preparing pamphlets for these events using the appropriate software and media sites.

- E. Facility Attendants. The Facility Attendants shall report to the Amenity Manager and shall:
- Be responsible for daily upkeep at each amenity center. Typical activities include: picking up trash inside the Amenity Facilities, picking up trash at the volleyball courts, tennis courts, trash bins, playgrounds, playfields, clean trash from the pool, sweep the pool deck, clean cobwebs from the lights, keep the office and conference rooms orderly, etc.;
  - Monitor resident badges using visual confirmation and one employee shall remain in the office at all times during normal business operations. No resident shall enter the Amenity Facilities without visual confirmation from the computer program;
  - Monitor the tennis courts, basketball courts and playgrounds and conduct random access card checks daily to ensure non-patrons are not using the amenities;
  - Set-up conference rooms as requested by paying residents;
  - Clean the refrigerators after each party or event;
  - Assist the party planner as needed during events and for cleanup afterwards;
  - Treat residents with respect;
  - Confront confrontational residents and report issues to the facility manager or to the St. Johns County Sheriff, as appropriate; and
  - Notify the Amenity Manager of repairs as needed.

Between September and April (“Off Season”), there is generally no Facility Attendant present at the North Amenity Center.

Between April and September (“Prime Season”), there shall be one (1) Facility Attendant present at the North Amenity Center during the following hours:

Monday	11:00 a.m. to 7:00 p.m.
Tuesday	Facility Closed
Wednesday	11:00 a.m. to 7:00 p.m.
Thursday	11:00 a.m. to 7:00 p.m.
Friday	11:00 a.m. to 7:00 p.m.
Saturday	11:00 a.m. to 7:00 p.m.
Sunday	11:00 a.m. to 7:00 p.m.

\* From Wednesday through Friday, Facility Attendant may be scheduled only as needed.

There shall be at least one (1) Facility Attendant present at the South Amenity Center year round during the following hours:

Monday	9:00 a.m. to 6:00 p.m.
Tuesday	9:00 a.m. to 6:00 p.m.
Wednesday	9:00 a.m. to 6:00 p.m.
Thursday	9:00 a.m. to 6:00 p.m.
Friday	9:00 a.m. to 6:00 p.m.
Saturday	9:00 a.m. to 6:00 p.m.
Sunday	9:00 a.m. to 6:00 p.m.

F. Facility Monitors. Facility Monitors shall report to the Amenity Manager and shall:

- Monitor resident badges using visual confirmation and one employee shall remain in the office at all times during normal business operations. No resident shall enter the Amenity Facilities without visual confirmation from the computer program;
- Monitor the tennis courts, basketball courts and playgrounds and conduct random access card checks daily to ensure non-patrons are not using the amenities;
- Open the amenity center and prepare it for resident use in the morning, close the amenity center at the end of the day and prepare it for opening the next day, lock all doors at the end of the day and set the alarm;
- Treat residents with respect;
- Respond to and document incidents that occur at the amenity facilities;
- Confront confrontational residents and report issues to the facility manager or to the St. Johns County Sheriff, as appropriate; and
- Notify the Amenity Manager of repairs as needed.

There shall be at least one (1) Facility Monitor present at the South Amenity Center year round during the following hours:

Monday	5:00 a.m. to 10:00 p.m.
Tuesday	5:00 a.m. to 9:00 a.m.; 6:00 p.m. to 10:00 p.m.
Wednesday	5:00 a.m. to 9:00 a.m.; 6:00 p.m. to 10:00 p.m.
Thursday	5:00 a.m. to 9:00 a.m.; 6:00 p.m. to 10:00 p.m.
Friday	5:00 a.m. to 9:00 a.m.; 6:00 p.m. to 10:00 p.m.
Saturday	5:00 a.m. to 10:00 a.m.; 6:00 p.m. to 10:00 p.m.
Sunday	5:00 a.m. to 10:00 a.m.; 6:00 p.m. to 10:00 p.m.

## Task 2. – Janitorial Services

Contractor shall perform the following duties in order to maintain the cleanliness of the Amenity Facilities' indoor space and bathroom areas:

- Maintain the general appearance of all indoor spaces by vacuuming carpet, dusting, cleaning all tiled areas and cleaning windows and bathrooms;
- In addition to vacuuming, maintain carpeting by treating stained areas;
- Window cleaning includes window ledges and blinds;
- Bathroom cleaning includes – but is not limited to - all toilets, bases behind toilets, counters, mirrors and shower stalls. Soap dispensers shall be cleaned and filled when necessary. Paper product dispensers shall be restocked as needed (*costs of paper products and soap shall be included in the flat annual fee proposal.*);
- Dusting includes window ledges and blinds, furniture, baseboards, countertops and lights;
- Cleaning of tiled areas includes dust mopping, damp mopping and baseboards;
- Storage closets shall be kept in an orderly condition. Equipment and cleaning supplies shall be properly labelled and stored;
- Contractor shall furnish the necessary cleaning equipment and supplies for the provision of the janitorial services described herein. Should extraordinary cleaning services be required (as agreed to in writing by the District Board or District Manager), such as special treatment of carpet stains by an outside contractor, such special janitorial services and/or equipment/supplies shall be billable to the District; and
- Wiping down and cleaning of fitness equipment no less than twice weekly is required; preventative maintenance of fitness equipment is excluded from the scope of Contractor's responsibilities.

### Task 3. – Pool Maintenance Services

Contractor shall provide the following duties in order to maintain the District’s swimming pools:

- Check pool water quality and complete equivalent to *DH Form 921 3/98 Swimming Pool Report*, as required by Chapter 64E-9.004(13), F.A.C., per site visit;
- Conduct necessary tests for proper pool chemicals as required in order to maintain water quality levels within requirements of Chapter 64E-9.004(1)(d), F.A.C.;
- Operate filtration and recirculation systems, backwashing as needed. Clean all strainers. Maintain pool at proper water level, and maintain filtration rates. Check valves for leaks, as well as other components, and maintain in proper condition;
- Manually skim, brush and vacuum pools as necessary. Maintenance shall be performed at least three (3) days per week, or as needed. It is recommended that the pools be closed on Mondays for super chlorination and algae treatment as necessary;
- Advise the District of any necessary repairs, cleaning, or replacement items required due to “normal wear & tear,” “acts of God,” or vandalism. Such repairs shall be billed separately, upon approval of the District Board or District Manager;
- All chemicals required for cleaning the pools, including, but limited to, special treatment of stains, metals sequestering, foam removal, oil removal, phosphate and nitrate removal, mustard and black algae treatment, and super chlorination, shall be used as needed and billed separately. Additional service and/or chemicals required due to natural disasters or gale-force winds (or stronger) shall be billed separately as well. The District shall purchase directly, all pool chemicals necessary to comply with the first two Items of this page;
- The Monthly Pool Service Fee Proposal shall include provision of an automated chemical controller provided by Poolsure at no additional cost to the District; and
- These services include providing a dedicated commercial-duty pool vacuum kept on site to provide improved response by on-site staff in the event of emergencies, at no additional cost to the District.

#### Task 4. – Lifeguard Services

- Contractor shall be responsible for all duties associated with staffing lifeguards at the pool facilities including recruiting, hiring, training, scheduling and supervising all personnel. Contractor shall perform normal lifeguarding duties such as monitoring Patrons in the pool area, responding to first aid situations, enforcement of District rules and policies, and light pool area cleaning including such tasks as cleaning tile, sweeping the deck, straightening pool furniture, wiping off tables in the designated eating areas as needed or requested, and emptying trash cans during down times. Contractor shall at all times be responsible for proper staffing during pool hours in accordance with the schedule provided herein;
- All personnel performing lifeguard duties, and all immediate supervisory personnel, shall be certified in accordance with Florida Statutes and regulations and shall be in full compliance with all relevant Federal, State and local statutes, regulations and rules. Contractor shall provide the District with documentation demonstrating compliance with this section;
- Contractor shall promptly investigate and provide a full written report as to all accidents or claims for damage relating to the pool facilities, including any injuries or damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith. Contractor shall not file any claims with the District's insurance company without first seeking the prior consent of the District;
- Contractor shall comply with all laws, rules, regulations and requirements of governmental agencies governing or otherwise related to the provision of lifeguard services. Further, Contractor shall promptly and in no event less than seventy-two (72) hours notify the District in writing of any orders or conditions of which it receives notice from a governing entity having jurisdiction over the pool facilities. Costs of compliance with such orders or conditions shall be the responsibility of the District; provided, however, that if such requirements are imposed specifically on Contractor's personnel, then Contractor shall be required to bear such expense. By way of example and not limitation, costs to comply with changes in requirements for certifications of lifeguards shall be the responsibility of Contractor; costs to comply with changes in requirements for the Amenity Facilities themselves shall be the responsibility of the District. Recognizing that Contractor may be in possession of information required, Contractor shall cooperate fully and in good faith with the preparation by the District for execution and filing by the District of any forms, reports and returns which may be required by law in connection with the ownership, maintenance and operation of the District's pool facilities. By way of example and not limitation, this includes renewal of permits, the filing of required forms with the Department of Health, etc.;
- Contractor's personnel shall be familiar with all District written rules and policies and shall use their best efforts and sound professional judgment to inform persons using the pool facilities, as appropriate in each situation, of the applicable rules, policies and notices as

may be promulgated by the District from time to time. Contractor shall ensure that its personnel conform therewith and use their professional judgment to enforce said rules, policies and notices while staffing the pool facilities. Contractor assures the District that all third-parties will be dealt with at arm's length, and that the District's best interest will be served at all times; and

- Contractor shall provide a schedule of lifeguards to the District Board of Supervisors for their approval for each fiscal year. If the pool is closed for the day or is closed earlier than the scheduled time (during severe weather events, hurricane preparedness, etc.), Contractor agrees it shall not bill for, nor be due payment for, any hours which are not staffed.

## **Exhibit B**

### **Compensation & Hourly Rates**

#### **Annual Compensation**

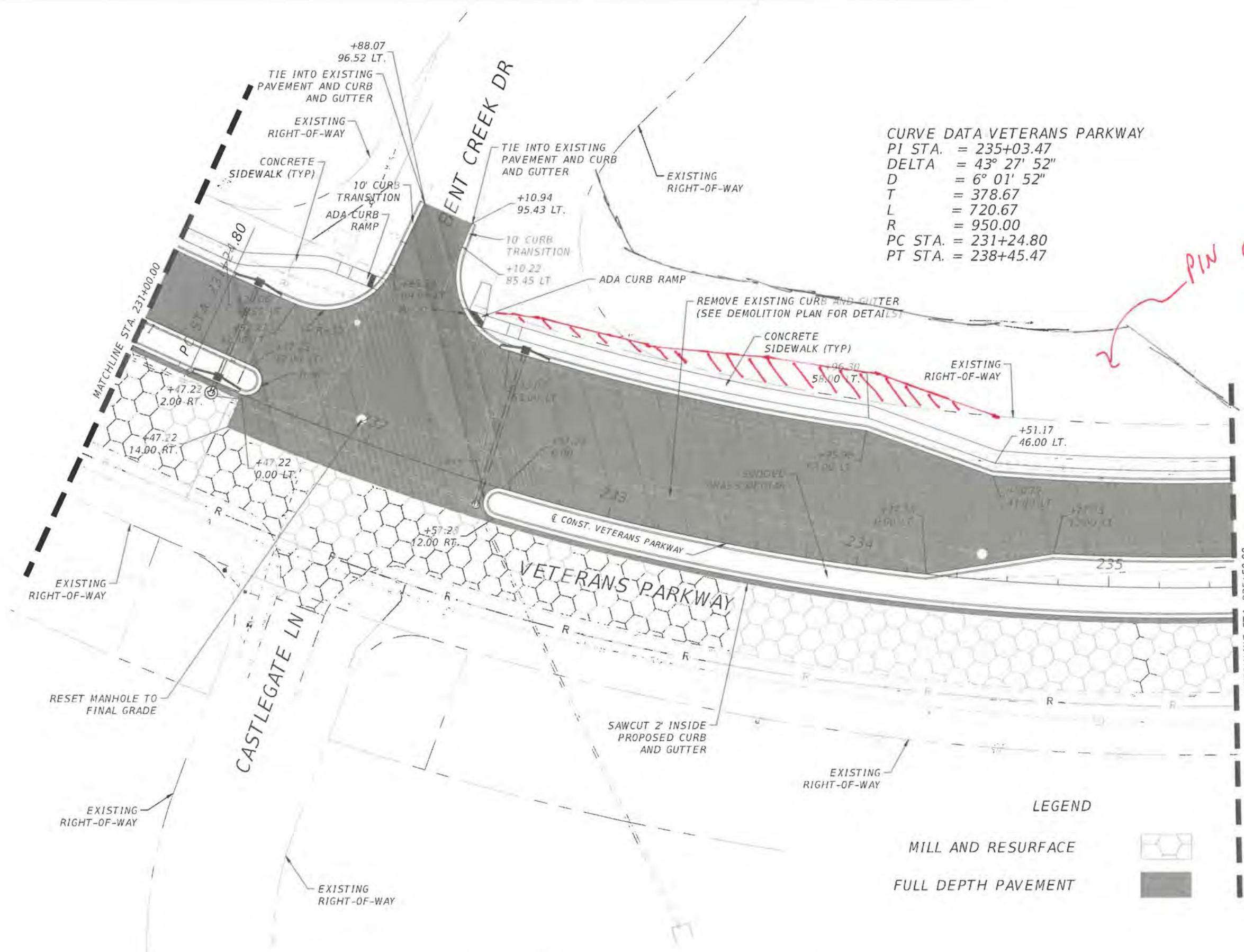
Facility Manager	\$58,468
Field Operations Manager	\$64,005
General Manager	\$98,616
Facility Attendants & Monitors	\$164,780
Lifeguards, Maintenance Technicians, Janitors	\$51,514
Mobile App	\$2,500

#### **Hourly Rates**

Lifeguards	\$18.13
Facility Attendants	\$18.21
Facility Monitors	\$19.34

## *SIXTH ORDER OF BUSINESS*

1"=40'



CURVE DATA VETERANS PARKWAY  
PI STA. = 235+03.47  
DELTA = 43° 27' 52"  
D = 6° 01' 52"  
T = 378.67  
L = 720.67  
R = 950.00  
PC STA. = 231+24.80  
PT STA. = 238+45.47

LEGEND

MILL AND RESURFACE  
FULL DEPTH PAVEMENT

REVISIONS				DESCRIPTION	CHRIS BUTTERMORE, P.E. P.E. LICENSE NUMBER 78811 MATTHEWS DESIGN GROUP 7 WALDO STREET SAINT AUGUSTINE, FL 32084	MATTHEWS DESIGN GROUP			ROADWAY PLAN	SHEET NO.  35
DATE	DESCRIPTION	DATE	DESCRIPTION			ROAD NO.	COUNTY	PROJECT NUMBER		
						C.R. 223	SAINT JOHNS	19000		

Tyler Smith 11/5/2020 12:17:44 PM S:\Projects\19000\19000 Greenbriar Downs Roadway\19000 - Veterans Parkway North Widening\Roadway\Sheet Files\PLANRD01.dwg

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

☆ STRAP: 0096310004



STRAP: 0096310004

Lot: TR E3

Block:

Parcel:

Location Address:

100 CASTLEGATE LN

Owner Name:

DURBIN CROSSING CDD

Mailing Address:

475 W TOWN PL STE 114

SAINT AUGUSTINE, FL 32092-3649

Use Description:

Vacant Residential Common Elements

Section-Township-Range:

S1-T5S-R27E

Legal Description:

58/70-81 DURBIN CROSSING NORTH PHASE 1 UNIT 2  
PT OF TRACTS C1 C12 E1 & ALL OF E2 E3 E5 E6 E7 &  
E8 AS DESCRIBED IN OR3368/1421 & ALL OF TRACTS  
A1 A3 A5 A7 A8 & A12 A13 B1 B2 B3 B4 B5 B6 B7 B8  
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## *SEVENTH ORDER OF BUSINESS*

## **RESOLUTION 2022-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION**

**WHEREAS**, the Durbin Crossing Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within unincorporated St. Johns County, Florida;

**WHEREAS**, the District is run by a Board of Supervisors consisting of five members;

**WHEREAS**, the Board of Supervisors of Durbin Crossing Community Development District (hereinafter the "Board") previously implemented section 190.006(3)(a)2.c., Florida Statutes, and has used the St. Johns County Supervisor of Elections (the "Supervisor") to conduct the District's previous supervisor elections in conjunction with the General Election;

**WHEREAS**, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

**WHEREAS**, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The Board is currently made up of the following individuals:

Peter E. Pollicino – 1749 Pennan Place, St. Johns, FL 32259;  
Sarah Gabel Hall – Confidential;  
Tim Brownlee – 1382 Fryston Street, St. Johns, FL 32259;  
William H. Clarke – 212 West Berkswell Drive, St. Johns, FL 32259;  
Jason Harrah – 197 Rockcreek Drive, St. Johns, FL 32259;

Section 2. The term of office for each member of the Board is as follows:

<u>Supervisor &amp; Seat</u>	<u>Term (Including Expiration Date)</u>
Peter E. Pollicino – Seat 1	11/2018 – 11/2022
Sarah Gabel Hall – Seat 2	11/2020 – 11/2024
Tim Brownlee – Seat 3	11/2018 – 11/2022
William H. Clarke – Seat 4	11/2020 – 11/2024
Jason Harrah – Seat 5	11/2018 – 11/2022

Section 3. Seats 1, 3 and 5 are scheduled for the General Election in November 2022.

Section 4. Members of the Board may receive \$200 per meeting for their attendance but no Board member shall receive more than \$4,800 per year.

Section 5. The term of office for the individuals elected to the Board in the November 2022 General Election is four years.

Section 6. The newly elected supervisors assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to conduct the District's General Elections. Pursuant to section 100.011(4)(a), Florida Statutes, the District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay the same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED THIS 28TH DAY OF FEBRUARY, 2022.**

**DURBIN CROSSING COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

*EIGHTH ORDER OF BUSINESS*

# **Draft** **2021-22 Reserve Study**



## **Durbin Crossing Community Development District**

**145 South Durbin Parkway  
St. Johns, Florida 32259**

Report No: 7776

October 1, 2021 - September 30, 2022



10151 University Boulevard, Suite 323  
Orlando, Florida 32817

(800) 866-9876

(407) 695-5226

Fax (407) 695-3865

[www.dia-corp.com](http://www.dia-corp.com)

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# Draft

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## Section 1

# Introduction

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This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations. Also included in this section are this report's terms and conditions as well as this Company's background.

# Draft

**DREUX ISAAC & ASSOCIATES INC.**  
Reserve Studies & Insurance Appraisals Since 1989

10151 University Boulevard, Suite 323  
Orlando, Florida 32817

(800) 866-9876  
(407) 695-5226  
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[www.dia-corp.com](http://www.dia-corp.com)

January 10, 2022

Board of Directors  
Durbin Crossing Community Development District  
145 South Durbin Parkway  
St. Johns, Florida 32259

Re: Reserve Study Re-Inspection Report

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As authorized, this reserve study with site inspection has been prepared on the Durbin Crossing Community Development District property, located at 145 South Durbin Parkway in St. Johns, Florida. A summary of recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. Section one titled "INTRODUCTION" includes disclosures, definitions, requirements, explanations, and conditions.


Section two of the report titled "GRAPHS" shows in graph form the reserve schedules we have calculated and should give you a better understanding of the numbers.

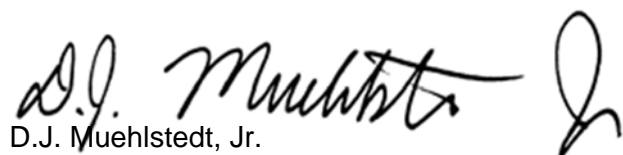
In this report we have taken two approaches to calculating the reserve contribution amount. Section three titled "SCHEDULE" uses straight line accounting method. This schedule will give you the recommended straight line contribution amount.

Section four titled "CASH FLOW" calculates the annual contribution amount based on a thirty year pooled cash flow plan. For further explanation of these two funding methods, please refer to the Reserve Study Accounting page in section 1.

Thank you for this opportunity. Should you have any questions, please contact us.

Respectfully Submitted,

  
Dreux Isaac, RS, PRA  
President

  
D.J. Muehlstedt, Jr.  
Sr. Reserve Analyst/Insurance Appraiser  
Marshall & Swift Cost Approach Certified



# Draft Summary of Recommendations and Findings

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## 1. General Information

Property Name:	Durbin Crossing Community Development District	Report Run Date:	01/10/2022
Property Location:	St. Johns, Florida	Report No:	7776
Property Number:	3738	Budget Year Begins:	10/01/2021
Property Type:	Other	Budget Year Ends:	09/30/2022
Total Units:	2,515		
Phase:	Phase 1 (1 of 1)		

---

## 2. Report Findings

Total number of categories set up in reserve schedule:	7
Total number of components scheduled for reserve funding:	202
Total current cost of all scheduled reserve components:	\$3,699,491
Estimated Beginning Year Reserve Balance:	\$1,486,413
Total number of components scheduled for replacement in the 2021-22 Budget Year:	28
Total cost of components scheduled for replacement in the 2021-22 Budget Year:	\$401,904

---

## 3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$80,333
Recommended Annual Reserve Funding Contribution Amount:	\$182,321
Increase (decrease) between Current & Recommended Contribution Amounts:	\$101,988
Increase (decrease) between Current & Recommended Contribution Amounts:	126.96%

---

## 4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$80,333
Recommended 2021-22 Reserve Funding Contribution Amount:	\$251,828
Recommended 2021-22 Planned Special Assessment Amount:	\$0
Total 2021-22 Reserve Funding and Planned Special Assessment Amount:	\$251,828
Increase (decrease) between Current & Recommended Contribution Amounts:	\$171,495
Increase (decrease) between Current & Recommended Contribution Amounts:	213.48%

---

# Report Process

# Draft

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The purpose of this report is to provide Durbin Crossing Community Development District with specific information necessary in establishing a capital reserves program for the current budget year beginning October 1, 2021 and ending September 30, 2022.

The process of preparing this report began with a re-inspection of the property. During this re-inspection we met with management and personnel and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its' condition.

Based on the latest available financial records, projections were made as to what the CDD's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

# Reserve Study Accounting

## Draft

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This reserve study report calculates the annual reserve contribution using two methods. These are as follows:

### **Straight Line Funding Plan**

This plan utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual component line item in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should be contributed into the reserves accounts over the component's remaining life.

### **30 Year Pooled Cash Flow Plan**

To calculate the annual contribution amount using this method, a thirty year cash flow analysis is performed to determine that there will be adequate reserve funds on deposit as the reserve components of the property age and are repaired and/or replaced.

This analysis takes the total beginning year reserve balance along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike straight line accounting, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

# Report Definitions

# Draft

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## Reserves

Monies set aside for the projected repair and/or replacement of the associations common elements.

## Component

The individual line items in the Reserve Study developed or updated in the Physical Analysis.

## Quantity

The quantity or amount of each reserve component element.

## Units

The unit of measurement for each quantity.

## Cost Per Unit

The estimated cost to replace a reserve component per unit of measurement.

## Current Cost

The estimated current cost to replace a reserve component.

## Useful Life

The total average estimated life, in years, of a component to maintain its useful purpose.

## Remaining Life

The estimated remaining useful life, in years, of a reserve component as of the current budget year.

## 09/30/2021 Balance

A projection of estimated reserve funds at the end of the previous budget year.

## Unfunded Balance

The total remaining amount of reserve funds that are required to fully fund a component. Calculated by subtracting the component's current replacement cost from its' year-end reserve balance.

## 2021-22 Contribution

This is the total annual contribution amount for the current budget year calculated by dividing every component's unfunded balance by its' remaining life.

# Unit Abbreviations

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**Sq Ft** - Square Feet

**Lp Sm** - Lump Sum

**Dbl Ct** - Double Tennis Court

**Ln Ft** - Linear Feet

**Allow** - Allowance

**Court** - Court

**Each** - Each

**Hp** - Horsepower

**Units** - Units

**Sq Yds** - Square Yards

**Cu Ft** - Cubic Feet

**Cu Yds** - Cubic Yards

**Kw** - Kilowatts

**Pair** - Pair

**Squares** - Squares (roofing)

# Company Information **Draft**

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Since 1989 Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports.

**Experience** - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

**Training** - All technical work is performed by professionals with backgrounds in engineering or architecture.

**Accuracy** - All our reports are based on local data and conditions which we continuously monitor.

**Understandability** - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

**Compliance** - The reports we prepare will comply with all governing regulations for your association.

**Safety** - We carry errors and omissions, liability and workers compensation insurance.

## Update Reports

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Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

It is important that you keep your reserve plan on target with annual update reports. Since the initial calculations on the property have now been performed, we can offer this service to you (with or without site re-inspection) at just a percentage of the cost of your "First Time" reserve study.

We recommend annual update reports (without site re-inspection) for the first three years following your 1st time reserve study. In performing these reports, we will take the information from your computer file and calculate current replacement cost values, asset lives and financial figures based on the latest available information.

Then in the fourth year we suggest making a brief site re-inspection to observe the present physical condition of your reserve components to determine if any adjustments should be made to the remaining life expectancies, or unit costs of each component. Once completed we can then repeat this four year cycle of your reserve program for as long as you wish. By following this recommended plan, your reserve program will have the most accurate information available each year from which you can make sound budget decisions.

To make this process easier, we can set you up on our three year automatic update service to make sure you do not miss an update. To get started just contact us at 800-866-9876 or [update@dia-corp.com](mailto:update@dia-corp.com).

# Terms and Conditions **Draft**

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Dreux Isaac & Associates, Inc. ("DIA") has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client's situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable, but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client's property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

## Report Notes

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1. The CDD has 58 retention ponds according to management. The current reserve study has a small allowance for lake embankment repairs, however their current condition and total replacement value have not been considered as they are beyond our expertise and scope of work. It is recommended that the CDD have the retention ponds analyzed by an expert and incorporate those findings in a future reserve study report.
2. The CDD has an extensive stormwater drainage system consisting of catch basins, intakes, overflows, and underground piping. The current reserve study has a small allowance for repairs, however it's current condition and total replacement value have not been considered as they are beyond our expertise and scope of work. It is recommended that the CDD have these systems analyzed by an expert and incorporate those findings in a future reserve study report.
3. Allowances established in the current reserve schedule are based on what is typically observed at other similar properties. These allowance lives and costs are subjective in nature and can be adjusted in a future update report to better reflect this particular property once a documented history and frequency of spending is better known for each of the asset allowances as currently shown in this reserve schedule.
4. On the straight line plan summary page the range of useful life and remaining life numbers shown on this "Reserve Schedule Summary" page reflect the minimum and maximum life expectancies of the individual items within each category.

## Section 2

# Graphs

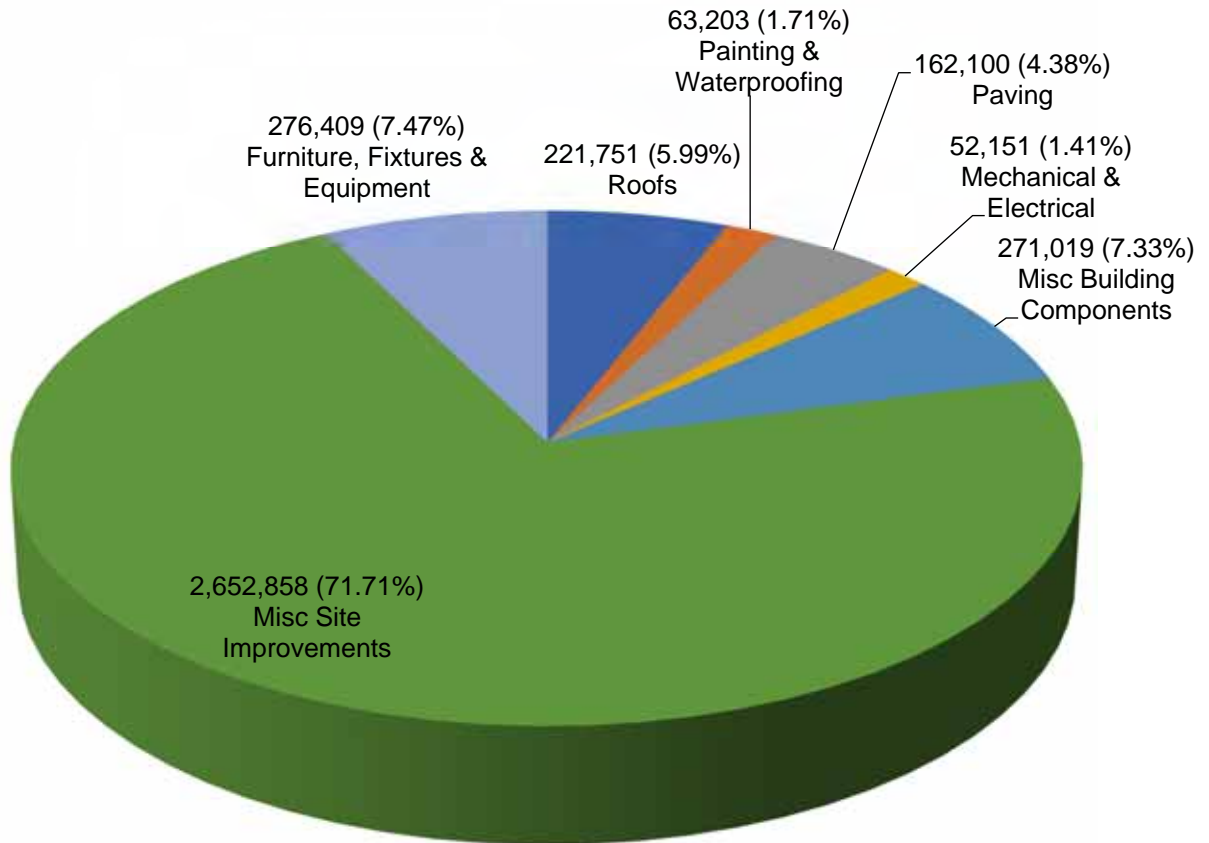
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This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. The purpose of these graphs is to give you a better understanding and comprehension of the numbers contained in the report.

The values represented in these graphs can be traced to the schedules found in sections 3 (Schedule) and 4 (Cash Flow) of the report.

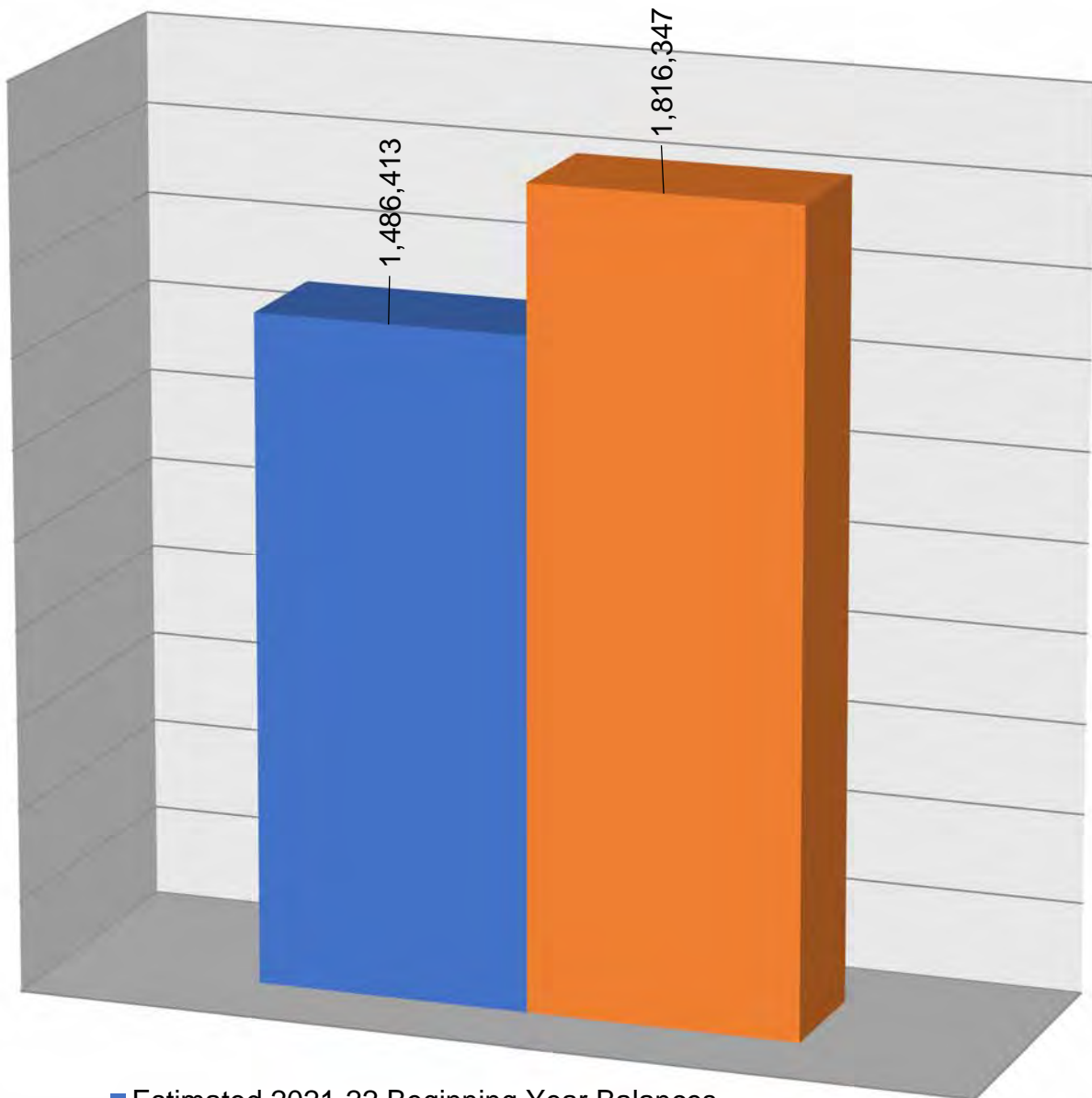
## Chart A

### 2021-22 Current Reserve Component Costs



## Chart B

### 2021-22 Actual vs. 100% Funded Straight Line Reserve Balances



■ Estimated 2021-22 Beginning Year Balances

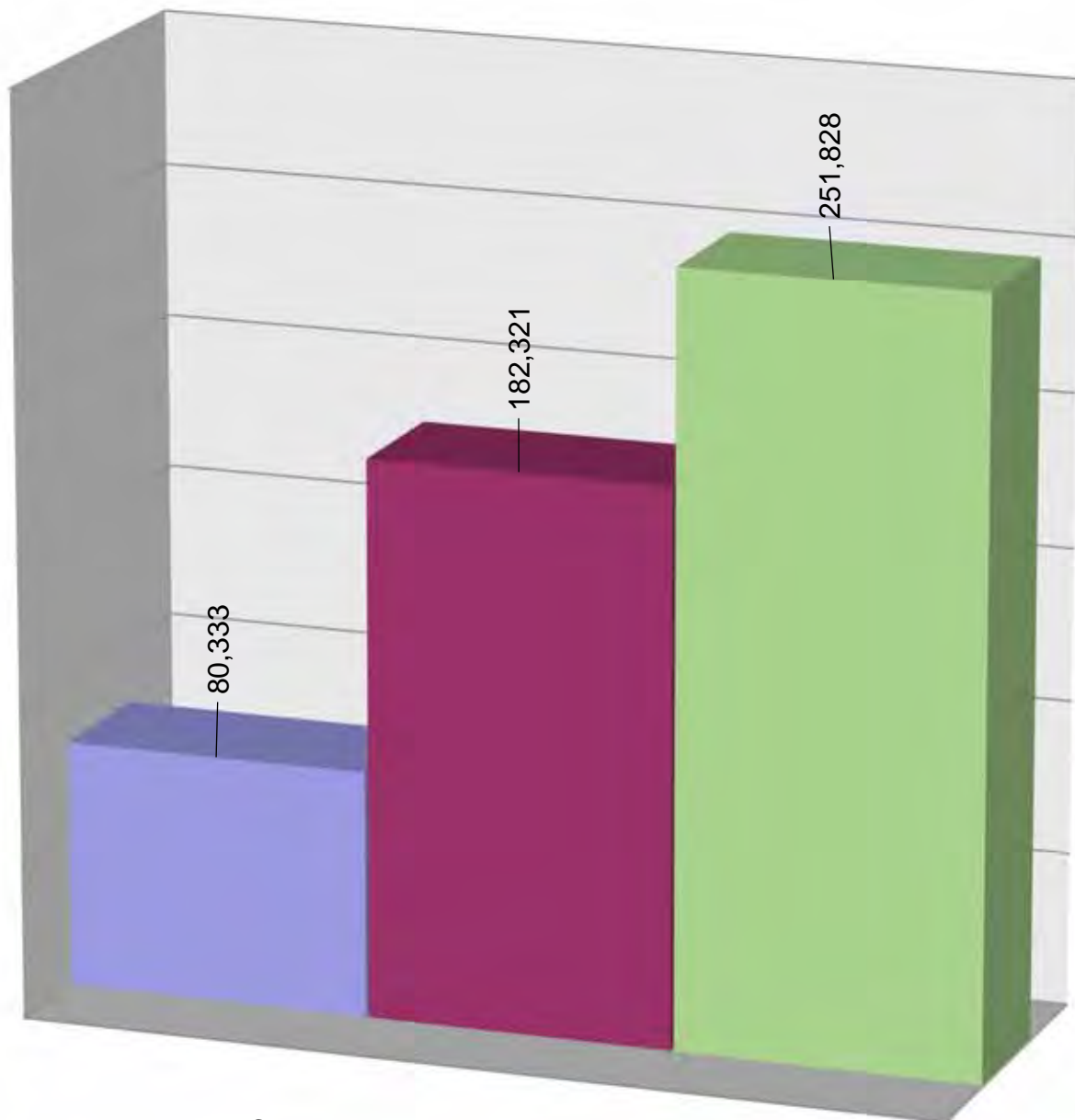
■ 100% Funded Straight Line 2021-22 Beginning Year Balances

Actual beginning year balances are estimates only based on the latest financial information.

100% funded beginning year balances are based on straight line accounting formulas.

## Chart C

### 2021-22 Funding Contribution Comparisons

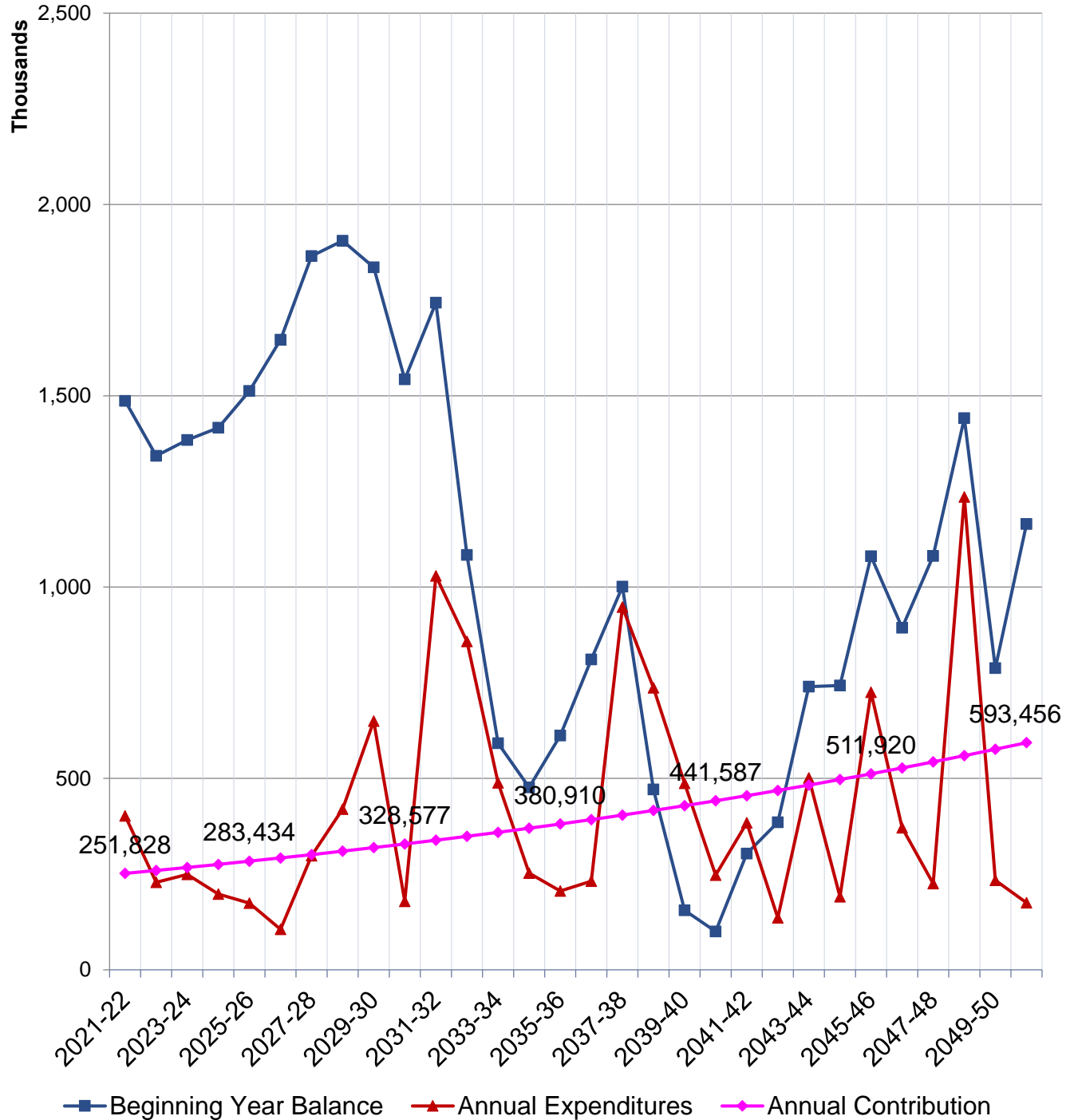


- 2020-21 Annual Contribution
- Proposed 2021-22 Straight Line Contribution
- Proposed 2021-22 Cash Flow Plan Contribution

Proposed 2021-22 Straight Line Contribution = Unfunded Balance / Remaining Life

## Chart D

### 30 Year Pooled Cash Flow Plan



## Section 3

# Schedule

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This section of the report utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual line item component listed in the reserve schedule breakdown and computes its annual contribution amount by taking its unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should normally be contributed into the reserve accounts over the component's remaining life.

## Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	9/30/2021 Balance	Unfunded Balance	2021-22 Contribution
Roofs	221,751	25	12-21	0	221,751	18,397
Painting & Waterproofing	63,203	7	7	63,203	0	0
Paving	162,100	4-30	2-17	77,177	84,923	4,995
Mechanical & Electrical	52,151	12-20	1-12	29,948	22,203	1,850
Misc Building Components	271,019	8-24	1-18	104,714	166,305	14,692
Misc Site Improvements	2,652,858	1-30	1-29	969,650	1,683,208	139,070
Furniture, Fixtures & Equipment	276,409	4-18	1-18	241,721	34,688	3,317
<b>Grand Total</b>	<b>3,699,491</b>			<b>1,486,413</b>	<b>2,213,078</b>	<b>182,321</b>

## Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/21 Balance	Unfunded Balance	2021-22 Contribution
<b>Roofs</b>									
Roof, Concrete Barrel Tile - Main Tower Monuments (5 Total)	15	Squares	1,145.00	17,175	25	12	0	17,175	1,431
Roof, Concrete Barrel Tile - Monument Palisades (2 Total)	2	Squares	1,145.00	2,290	25	21	0	2,290	109
Roof, Concrete Barrel Tile - North Amenity Bldg	46	Squares	1,145.00	52,670	25	12	0	52,670	4,389
Roof, Concrete Barrel Tile - South Amenity Bldg	81	Squares	1,145.00	92,745	25	12	0	92,745	7,729
Roof, Concrete Barrel Tile - Typical Column Monuments (33 Total)	33	Squares	1,307.00	43,131	25	12	0	43,131	3,594
Roof, Concrete Barrel Tile - Wing Wall Monuments (6 Total)	12	Squares	1,145.00	13,740	25	12	0	13,740	1,145
<b>Roofs Total</b>	6	Components		221,751	25	12-21	0	221,751	18,397
<b>Painting &amp; Waterproofing</b>									
<b>Monuments &amp; Mailboxes</b>									
Paint Exterior - Mailboxes	1	Total	2,665.00	2,665	7	7	2,665	0	0
Paint Exterior - Main Tower Monuments (x5)	1	Total	13,055.00	13,055	7	7	13,055	0	0
Paint Exterior - Typical Column Monuments (x33)	1	Total	3,517.00	3,517	7	7	3,517	0	0
Paint Exterior - Wing Wall Monuments (x6)	1	Total	1,812.00	1,812	7	7	1,812	0	0
<b>North</b>									
Paint Exterior and Waterproof - North Amenity Bldg	1	Total	13,843.00	13,843	7	7	13,843	0	0
Paint Interior - North Amenity Bldg	1	Total	2,808.00	2,808	7	7	2,808	0	0
<b>South</b>									
Paint Exterior and Waterproof - South Amenity Bldg	1	Total	17,063.00	17,063	7	7	17,063	0	0
Paint Interior - South Amenity Bldg	1	Total	8,440.00	8,440	7	7	8,440	0	0
<b>Painting &amp; Waterproofing Total</b>	8	Components		63,203	7	7	63,203	0	0
<b>Paving</b>									
<b>North</b>									
Asphalt Overlay, 1.5" - North Amenity Parking Lot ('07)	1,161	Sq Yds	14.83	17,218	18	5	17,218	0	0
Asphalt Overlay, 1.5" - North Amenity Parking Lot ('19)	1,612	Sq Yds	14.83	23,906	18	17	0	23,906	1,406
Asphalt Sealcoat & Restripe - North Amenity Parking Lot	2,773	Sq Yds	1.68	4,659	4	2	4,659	0	0
Concrete Sidewalk Repair Allowance - North	1	Total	1,307.00	1,307	10	7	1,307	0	0
Pavers, Interlocking - North Amenity Sidewalks	2,132	Sq Ft	7.03	14,988	30	17	0	14,988	882
<b>South</b>									
Asphalt Overlay, 1.5" - South Amenity Parking Lot ('07)	2,965	Sq Yds	14.83	43,971	18	5	43,971	0	0
Asphalt Overlay, 1.5" - South Amenity Parking Lot ('19)	1,446	Sq Yds	14.83	21,445	18	17	0	21,445	1,261
Asphalt Sealcoat & Restripe - South Amenity Parking Lot	4,410	Sq Yds	1.68	7,409	4	2	7,409	0	0
Concrete Sidewalk Repair Allowance - South	1	Total	2,613.00	2,613	10	7	2,613	0	0
Pavers, Interlocking - South Amenity Sidewalks	3,497	Sq Ft	7.03	24,584	30	17	0	24,584	1,446
<b>Paving Total</b>	10	Components		162,100	4-30	2-17	77,177	84,923	4,995

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/21 Balance	Unfunded Balance	2021-22 Contribution
<b>Mechanical &amp; Electrical</b>									
<b>North</b>									
A/C Air Handler Unit, 3.5 Ton - North Amenity Bldg	1	Each	3,219.00	3,219	12	1	3,219	0	0
A/C Condensing Unit, 3.5 Ton - North Amenity Bldg	1	Each	3,322.00	3,322	12	1	3,322	0	0
Drinking Fountain, Outdoor - North Amenity Bldg	2	Each	1,475.00	2,950	14	1	2,950	0	0
Drinking Fountain, Outdoor - North Amenity Bldg	2	Each	1,475.00	2,950	14	2	2,950	0	0
<b>South</b>									
A/C Air Handler Unit, 3.5 Ton - South Amenity Bldg	2	Each	3,219.00	6,438	12	1	6,438	0	0
A/C Air Handler Unit, 3.5 Ton - South Amenity Bldg	2	Each	3,219.00	6,438	12	12	0	6,438	536
A/C Condensing Unit, 3.5 Ton - South Amenity Bldg	2	Each	3,322.00	6,644	12	1	6,644	0	0
A/C Condensing Unit, 3.5 Ton - South Amenity Bldg	2	Each	3,322.00	6,644	12	12	0	6,644	554
Drinking Fountain, Indoor - South Amenity Bldg	1	Each	1,475.00	1,475	20	7	1,475	0	0
Drinking Fountain, Outdoor - South Amenity Bldg	2	Each	1,475.00	2,950	14	2	2,950	0	0
Drinking Fountain, Outdoor - South Tennis	1	Each	9,121.00	9,121	14	12	0	9,121	760
<b>Mechanical &amp; Electrical Total</b>	11	Components		52,151	12-20	1-12	29,948	22,203	1,850

#### Misc Building Components

##### North

Access Control, CCTV Surveillance System - N Bldg	1	Total	27,588.00	27,588	8	1	27,588	0	0
Access Control, FOB Reader - North Amenity Bldg	3	Each	1,957.00	5,871	8	1	5,871	0	0
Access Control, Retinal Scanner - North Bldg	1	Each	5,500.00	5,500	8	2	5,500	0	0
Built-In Cabinets & Counters - Kitchen, North Bldg	1	Total	5,690.00	5,690	24	11	0	5,690	517
Finish, Carpet - Office, North Bldg	24	Sq Yds	47.56	1,142	8	1	1,142	0	0
Finish, Tile Floor - Restroom, North Bldg	378	Sq Ft	10.26	3,879	24	11	0	3,879	353
Finish, Tile Floor - Social Rm, North Bldg	609	Sq Ft	10.26	6,249	24	11	0	6,249	568
Finish, Tile Walls - Restroom, North Bldg	459	Sq Ft	14.00	6,426	24	11	0	6,426	584
Gutters & Downspouts - North Amenity Bldg	262	Ln Ft	6.66	1,745	22	9	56	1,689	188
Restroom Renovation Allowance - North Bldg	1	Total	26,562.00	26,562	24	11	0	26,562	2,415

##### South

Access Control, CCTV Surveillance System - S Bldg	1	Total	32,426.00	32,426	8	1	32,426	0	0
Access Control, FOB Reader - South Amenity Bldg	4	Each	1,957.00	7,828	8	1	7,828	0	0
Access Control, Retinal Scanner - South Bldg	1	Each	5,500.00	5,500	8	2	5,500	0	0
Built-In Cabinets & Counters - Kitchen, South Bldg	1	Total	13,410.00	13,410	24	11	0	13,410	1,219
Finish, Carpet - Office, South Bldg	26	Sq Yds	47.56	1,237	8	1	1,237	0	0
Finish, Clg, 2x2 SAT - Conference Rm, South Bldg	236	Sq Ft	6.87	1,622	24	11	0	1,622	147
Finish, Clg, 2x2 SAT - Office, South Bldg	229	Sq Ft	6.87	1,574	24	11	0	1,574	143
Finish, Mirror Wall Panels - Gym, South Bldg	335	Sq Ft	15.96	5,347	16	3	5,347	0	0
Finish, Rubber Tile Floor - Gym, South Bldg	1,087	Sq Ft	11.14	12,110	10	1	12,110	0	0
Finish, Tile Floor - Restroom Gym, South Bldg	427	Sq Ft	10.26	4,382	24	11	0	4,382	398
Finish, Tile Floor - Restroom Social, South Bldg	373	Sq Ft	10.26	3,827	24	11	0	3,827	348
Finish, Tile Floor - Social/Conference/Kitchen, South Bldg	1,448	Sq Ft	10.26	14,857	24	18	0	14,857	825

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/21 Balance	Unfunded Balance	2021-22 Contribution
Finish, Tile Walls - Restroom Gym, South Bldg	643	Sq Ft	14.00	9,002	24	11	0	9,002	818
Finish, Tile Walls - Restroom Soical, South Bldg	686	Sq Ft	14.00	9,604	24	11	0	9,604	873
Gutters & Downspouts - South Amenity Bldg	510	Ln Ft	6.66	3,397	22	9	109	3,288	365
Restroom Renovation Allowance - Gym, South Bldg	1	Total	28,236.00	28,236	24	11	0	28,236	2,567
Restroom Renovation Allowance - Soical, South Bldg	1	Total	26,008.00	26,008	24	11	0	26,008	2,364
<b>Misc Building Components Total</b>	27	Components		271,019	8-24	1-18	104,714	166,305	14,692

## Misc Site Improvements

### Basketball - North

Basketball Court Backboard & Post - North	6	Each	3,920.00	23,520	15	2	23,520	0	0
Basketball Court Resurfacing - North	5,206	Sq Ft	0.97	5,050	5	3	5,050	0	0
Basketball Court Rims - North	6	Each	622.00	3,732	15	15	0	3,732	249

### Basketball - South

Basketball Court Backboard & Post - South	6	Each	3,920.00	23,520	15	2	23,520	0	0
Basketball Court Resurfacing - South	7,045	Sq Ft	0.97	6,834	5	3	6,834	0	0
Basketball Court Rims - South	6	Each	622.00	3,732	15	15	0	3,732	249

### Lighting - North

Light Fixture, Landscape Uplight - North	13	Each	576.00	7,488	15	2	7,488	0	0
Light Pole & Fixture - North North Parking Lot (*07)	19	Each	3,671.00	69,749	22	9	2,241	67,508	7,501
Light Pole & Fixture - North Parking Lot (*19)	3	Each	3,671.00	11,013	22	21	0	11,013	524

### Lighting - South

Light Fixture, Landscape Uplight - South	11	Each	576.00	6,336	15	14	0	6,336	453
Light Pole & Fixture - South Commons (*07)	33	Each	3,671.00	121,143	22	9	3,891	117,252	13,028
Light Pole & Fixture - South Parking Lot (*19)	2	Each	3,671.00	7,342	22	21	0	7,342	350
Light Pole & Fixture - South Pool Deck (*16)	8	Each	6,984.00	55,872	22	18	0	55,872	3,104

### Mailboxes

Awning Fabric, Recover - Mail Kiosk (2 Total)	600	Sq Ft	10.81	6,487	8	7	6,487	0	0
Awning Frame, Replace - Mail Kiosk (2 Total)	600	Sq Ft	15.68	9,409	16	3	9,409	0	0
Mail Cluster Box Units, 12 Slot	19	Each	2,500.00	47,500	25	12	0	47,500	3,958
Mail Cluster Box Units, 20 Slot	12	Each	4,000.00	48,000	25	12	0	48,000	4,000

### Miscellaneous

Fence, Vinyl, 3 Rail, 4' - Forest Edge	64	Ln Ft	54.50	3,488	15	2	3,488	0	0
Fence, Vinyl, 3 Rail, 4' - Staplehurst	64	Ln Ft	54.50	3,488	15	2	3,488	0	0
Irrigation System Allowance	1	Total	10,000.00	10,000	1	1	10,000	0	0
Lake Embankment Stabilization Allowance	1	Total	50,000.00	50,000	25	12	0	50,000	4,167
Landscape Allowance	1	Total	25,000.00	25,000	1	1	25,000	0	0
Park, Bench	9	Each	1,342.00	12,078	15	2	12,078	0	0
Park, Bench	5	Each	1,342.00	6,710	15	11	0	6,710	610
Park, Bicycle Rack	13	Each	654.00	8,502	15	2	8,502	0	0
Park, Pet Waste Station	15	Each	350.00	5,250	15	2	5,250	0	0
Park, Pet Waste Station	15	Each	350.00	5,250	15	11	0	5,250	477
Park, Picnic Table, Coated Steel	6	Each	1,728.00	10,368	15	11	0	10,368	943

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/21 Balance	Unfunded Balance	2021-22 Contribution
Park, Trash Receptacle	16	Each	735.00	11,760	15	2	11,760	0	0
Shed, Wood Frame - General Storage	1	Total	7,965.00	7,965	20	19	0	7,965	419
Shed, Wood Frame - Maintenance Storage	1	Total	7,965.00	7,965	20	15	0	7,965	531
Stormwater Drainage System Allowance	1	Total	50,000.00	50,000	25	12	0	50,000	4,167
<b>Monuments, Walls, Signs</b>									
Light Fixture, Sign Uplight - Main Twr Monuments (5 Total)	10	Each	958.00	9,580	16	3	9,580	0	0
Light Fixture, Sign Uplight - Monument Longleaf & SJPWY	2	Each	958.00	1,916	16	3	1,916	0	0
Light Fixture, Sign Uplight - Monument Palisades (2 Total)	8	Each	958.00	7,664	16	12	0	7,664	639
Light Fixture, Sign Uplight - Typical Column Monuments (33 Total)	33	Each	690.00	22,770	16	3	22,770	0	0
Light Fixture, Sign Uplight - Wing Wall Monuments (6 Total)	12	Each	958.00	11,496	16	3	11,496	0	0
Signage Letters & Logo - Main Tower Monuments (5 Total)	5	Total	6,532.00	32,660	12	1	32,660	0	0
Signage Letters & Logo - Monument Longleaf & SJPWY	1	Total	10,452.00	10,452	12	1	10,452	0	0
Signage Letters & Logo - Monument Palisades (2 Total)	2	Total	10,452.00	20,904	12	8	20,904	0	0
Signage Letters & Logo - Typical Column Monuments (33 Total)	33	Total	654.00	21,582	12	1	21,582	0	0
Signage Letters & Logo - Wing Wall Monuments (6 Total)	6	Total	10,452.00	62,712	12	1	62,712	0	0
Signage Refurbishment - Main Tower Monuments (5 Total)	5	Total	50,767.00	253,835	24	11	0	253,835	23,076
Signage Refurbishment - Monument Longleaf & SJPWY	1	Total	6,853.00	6,853	24	11	0	6,853	623
Signage Refurbishment - Monument Palisades (2 Total)	2	Total	8,184.00	16,368	24	20	0	16,368	818
Signage Refurbishment - Typical Column Monuments (33 Total)	33	Total	1,568.00	51,744	24	11	0	51,744	4,704
Signage Refurbishment - Wing Wall Monuments (6 Total)	6	Total	20,186.00	121,116	24	11	0	121,116	11,011
Signage Replacement Allowance - Event/Info Board	2	Total	3,000.00	6,000	12	1	6,000	0	0
Site Wall, Brick, Def Maintenance Allowance - Property Line	1	Total	30,186.00	30,186	5	1	30,186	0	0
<b>Park - North</b>									
Park, Fitness Equipment - North	4	Stations	3,950.00	15,800	14	12	0	15,800	1,317
Pavilion, Metal Roof Panel w/Frame - North	320	Sq Ft	35.06	11,220	30	29	0	11,220	387
Playground Structures - North	1	Total	131,409.00	131,409	20	19	0	131,409	6,916
Sail Shade Fabric Recover - North Playground	1,250	Sq Ft	16.92	21,151	8	7	21,151	0	0
Sail Shade Frame, Repalce - North Playground	1,250	Sq Ft	18.95	23,688	16	15	0	23,688	1,579
<b>Park- South</b>									
Fence, Alum Picket, 4' - Tot Lot South	170	Ln Ft	65.00	11,050	22	9	355	10,695	1,188
Pavilion, Metal Roof Panel w/Frame - South (x2)	640	Sq Ft	35.06	22,439	30	29	0	22,439	774
Playground Structures - South	1	Total	39,192.00	39,192	20	7	39,192	0	0
<b>Pool - North</b>									
Awning Fabric, Recover - North Pool Deck (3 Total)	850	Sq Ft	10.11	8,594	8	7	8,594	0	0
Awning Frame, Replace - North Pool Deck (3 Total)	850	Sq Ft	15.68	13,329	16	3	13,329	0	0
Fence, Alum Picket, 5' - North Pool Deck	523	Ln Ft	77.00	40,271	24	11	0	40,271	3,661
Gate, Alum Steel Picket, 5' x 6' - Pool Equip Encl North	1	Each	1,508.00	1,508	15	2	1,508	0	0
Pool Deck Brick Pavers - North	10,660	Sq Ft	7.34	78,245	30	17	0	78,245	4,603
Pool Deck Finish, Acrylic Coating - North Zero Entry	1	Total	2,452.00	2,452	10	7	2,452	0	0
Pool Equipment, Filtration System - North	1	Total	28,462.00	28,462	22	9	914	27,548	3,061
Pool Equipment, Handicap Lift - North	1	Each	7,419.00	7,419	8	2	7,419	0	0
Pool Equipment, Pump/Motor/Filter Allowance - North	1	Total	3,600.00	3,600	2	1	3,600	0	0
Pool Finish, Exposed Aggregate & Tile Trim - North	1	Total	80,378.00	80,378	10	8	80,378	0	0

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/21 Balance	Unfunded Balance	2021-22 Contribution
Pool Water Feature/Climber Allowance - North	1	Total	32,660.00	32,660	12	1	32,660	0	0
Site Wall, CBS - Pool Equip Enclosure North	498	Sq Ft	33.38	16,624	30	17	0	16,624	978
<b>Pool - South</b>									
Awning Fabric, Recover - South Pool Deck (3 Total)	850	Sq Ft	10.11	8,594	8	7	8,594	0	0
Awning Frame, Replace - South Pool Deck (3 Total)	850	Sq Ft	15.68	13,329	16	3	13,329	0	0
Fence, Alum Picket, 4' - South Pool Deck	122	Ln Ft	65.00	7,930	22	9	255	7,675	853
Fence, Alum Picket, 5' - South Pool Deck	504	Ln Ft	77.00	38,808	24	11	0	38,808	3,528
Plumbing Fixture, Outdoor Shower - South Pool Deck	4	Each	1,686.00	6,744	20	7	6,744	0	0
Pool Deck Brick Pavers - South	15,060	Sq Ft	7.34	110,541	30	17	0	110,541	6,502
Pool Deck Finish, Acrylic Coating - South Zero Entry	1	Total	2,452.00	2,452	10	7	2,452	0	0
Pool Equipment, Filtration System - South	1	Total	42,800.00	42,800	22	9	1,375	41,425	4,603
Pool Equipment, Handicap Lift - South	1	Each	7,419.00	7,419	8	2	7,419	0	0
Pool Equipment, Pump/Motor/Filter Allowance - South	1	Total	3,600.00	3,600	2	1	3,600	0	0
Pool Finish, Exposed Aggregate & Tile Trim - Kiddie Pool South	1	Total	5,005.00	5,005	10	7	5,005	0	0
Pool Finish, Exposed Aggregate & Tile Trim - South	1	Total	156,650.00	156,650	10	8	156,650	0	0
Pool Slide Refurbishment Allowance - Waterslide South	1	Total	65,320.00	65,320	12	4	65,320	0	0
Pool Slide Resurface Allowance - Waterslide South	1	Total	12,000.00	12,000	3	1	12,000	0	0
Stairs, Steel Restoration Allowance - Waterslide South	22	Each	559.00	12,298	15	2	12,298	0	0
<b>Tennis - North</b>									
Awning Fabric, Recover - Tennis Shelter North	112	Sq Ft	20.27	2,271	8	7	2,271	0	0
Awning Frame, Replace - Tennis Shelter North	112	Sq Ft	15.68	1,757	16	3	1,757	0	0
Tennis Court Fencing, VC Chain Link - North	1	Total	17,607.00	17,607	22	12	0	17,607	1,467
Tennis Court Light Pole & Dbl Fixture - North	3	Each	3,311.00	9,933	22	9	319	9,614	1,068
Tennis Court Light Pole & Sgl Fixture - North	6	Each	2,907.00	17,442	22	9	560	16,882	1,876
Tennis Court Resurfacing, Asphalt - North	2	Each	6,063.00	12,126	5	3	12,126	0	0
Tennis Court Windscreen, 10' - North	442	Ln Ft	9.35	4,133	4	2	4,133	0	0
<b>Tennis - South</b>									
Awning Fabric, Recover - South Tennis Shelter (2 Total)	224	Sq Ft	20.27	4,541	8	7	4,541	0	0
Awning Frame, Replace - South Tennis Shelter (2 Total)	224	Sq Ft	15.68	3,513	16	3	3,513	0	0
Tennis Court Fencing, VC Chain Link - South	1	Total	27,763.00	27,763	22	12	0	27,763	2,314
Tennis Court Light Pole & Dbl Fixture - South	6	Each	3,311.00	19,866	22	9	638	19,228	2,136
Tennis Court Light Pole & Sgl Fixture - South	12	Each	2,907.00	34,884	22	9	1,121	33,763	3,751
Tennis Court Resurfacing, Asphalt - South	4	Each	6,063.00	24,252	5	3	24,252	0	0
Tennis Court Windscreen, 10' - South	700	Ln Ft	9.35	6,546	4	1	6,546	0	0
<b>Trash Enclosures</b>									
Gate, Alum Steel Picket, 5' x 6' - Trash Enclosure North	2	Each	1,508.00	3,016	15	2	3,016	0	0
Gate, Alum Steel Picket, 5' x 6' - Trash Enclosure South	2	Each	1,508.00	3,016	15	14	0	3,016	215
Site Wall, CBS - Trash Enclosure North	222	Sq Ft	33.38	7,411	30	17	0	7,411	436
Site Wall, CBS - Trash Enclosure South	222	Sq Ft	33.38	7,411	30	29	0	7,411	256
<b>Misc Site Improvements Total</b>	102	Components		2,652,858	1-30	1-29	969,650	1,683,208	139,070

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	9/30/21 Balance	Unfunded Balance	2021-22 Contribution
<b>Furniture, Fixtures &amp; Equipment</b>									
<b>North</b>									
Appliance Allowance - Kitchen, North Bldg	1	Each	4,139.00	4,139	12	2	4,139	0	0
Computer Workstation - Office, North Bldg	2	Each	1,947.00	3,894	4	2	3,894	0	0
Electronics, Sound System - North	1	Total	10,132.00	10,132	12	1	10,132	0	0
Electronics, TV - North Bldg	2	Each	1,520.00	3,040	10	3	3,040	0	0
Fitness, Cardio, Ellipticals - North	2	Each	6,000.00	12,000	7	7	12,000	0	0
Fitness, Cardio, Recumbent Bike - North	1	Each	2,868.00	2,868	7	7	2,868	0	0
Fitness, Cardio, Treadmill - North	1	Each	4,252.00	4,252	7	7	4,252	0	0
Fitness, Weight Bench - North	1	Each	864.00	864	9	9	28	836	93
Fitness, Weight Set, Dumbbells - North	1	Each	1,995.00	1,995	18	18	0	1,995	111
Furnishings/Decorating Allowance - North Bldg	1	Total	5,000.00	5,000	12	1	5,000	0	0
Furniture, Outdoor - North Amenity Patio	1	Total	6,369.00	6,369	8	4	6,369	0	0
Furniture, Outdoor - North Pool Deck	1	Total	18,975.00	18,975	8	4	18,975	0	0
Lifeguard Chair - North Pool	1	Each	850.00	850	12	2	850	0	0
<b>South</b>									
Appliance Allowance - Kitchen, South Bldg	1	Each	5,464.00	5,464	12	2	5,464	0	0
Computer Workstation - Office, South Bldg	3	Each	1,947.00	5,841	4	2	5,841	0	0
Electronics, Sound System - South	1	Total	18,999.00	18,999	12	1	18,999	0	0
Electronics, TV - South Bldg	7	Each	1,520.00	10,640	10	3	10,640	0	0
Fitness, Cardio, Ellipticals - South	4	Each	6,000.00	24,000	7	3	24,000	0	0
Fitness, Cardio, Recumbent Bike - South	2	Each	2,868.00	5,736	7	3	5,736	0	0
Fitness, Cardio, Treadmill - South	2	Each	4,252.00	8,504	7	3	8,504	0	0
Fitness, Weight Bench - South	3	Each	864.00	2,592	9	5	2,592	0	0
Fitness, Weight Machine, Ab/Dip/ChinUp Assist - South	1	Each	3,580.00	3,580	18	14	0	3,580	256
Fitness, Weight Machine, Abdominal - South	1	Each	4,037.00	4,037	18	5	4,037	0	0
Fitness, Weight Machine, Arm Curl - South	1	Each	3,220.00	3,220	18	5	3,220	0	0
Fitness, Weight Machine, Arm Extension - South	1	Each	3,220.00	3,220	18	5	3,220	0	0
Fitness, Weight Machine, Cable Crossover - South	1	Each	4,037.00	4,037	18	5	4,037	0	0
Fitness, Weight Machine, Chest Press - South	1	Each	4,037.00	4,037	18	5	4,037	0	0
Fitness, Weight Machine, Leg Curl - South	1	Each	4,126.00	4,126	18	5	4,126	0	0
Fitness, Weight Machine, Leg Extension - South	1	Each	4,126.00	4,126	18	5	4,126	0	0
Fitness, Weight Machine, Overhead Press - South	1	Each	3,580.00	3,580	18	5	3,580	0	0
Fitness, Weight Machine, Pulldown - South	1	Each	3,220.00	3,220	18	5	3,220	0	0
Fitness, Weight Machine, Smith Press Station - South	1	Each	4,370.00	4,370	18	5	4,370	0	0
Fitness, Weight Set, Dumbbells - South	2	Each	1,995.00	3,990	18	5	3,990	0	0
Furnishings/Decorating Allowance - South Office	1	Total	18,623.00	18,623	12	9	598	18,025	2,003
Furnishings/Decorating Allowance - South Social	1	Total	10,252.00	10,252	12	12	0	10,252	854
Furniture, Outdoor - South Amenity Patio	1	Total	3,027.00	3,027	8	4	3,027	0	0
Furniture, Outdoor - South Pool Deck	1	Total	40,260.00	40,260	8	4	40,260	0	0
Lifeguard Chair - South Pool	3	Each	850.00	2,550	12	2	2,550	0	0
<b>Furniture, Fixtures &amp; Equipment Total</b>	<b>38</b>	<b>Components</b>		<b>276,409</b>	<b>4-18</b>	<b>1-18</b>	<b>241,721</b>	<b>34,688</b>	<b>3,317</b>
<b>Grand Total</b>	<b>202</b>	<b>Components</b>		<b>3,699,491</b>			<b>1,486,413</b>	<b>2,213,078</b>	<b>182,321</b>

## Section 4

# Pooled Cash Flow

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This section of the report shows an alternate funding plan to that given in the previous section. While all of the same reserve components, costs and life expectancies used in the previous section are used here, the method of calculating the annual reserve contribution is based on a thirty year cash flow analysis.

This funding plan takes the total beginning year reserve balance in year one along with the projected annual reserve expenditures over a thirty year period, and through pooling of all of the reserve funds and creating one general reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and adequate reserve account balance over the next thirty years.

Unlike the straight line accounting plan used in the previous section, the numbers calculated in the thirty year cash flow plan factor in both interest and inflation as well as any annual contribution increases.

## Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2021-22	1,486,413	251,828	213.48%	0	401,904	3.00%	6,682	0.50%	1,343,019
2	2022-23	1,343,019	259,383	3.00%	0	228,240	3.00%	10,306	0.75%	1,384,468
3	2023-24	1,384,468	267,164	3.00%	0	249,126	3.00%	14,025	1.00%	1,416,531
4	2024-25	1,416,531	275,179	3.00%	0	197,730	3.00%	18,675	1.25%	1,512,655
5	2025-26	1,512,655	283,434	3.00%	0	173,881	3.00%	24,333	1.50%	1,646,541
6	2026-27	1,646,541	291,937	3.00%	0	105,635	3.00%	32,075	1.75%	1,864,918
7	2027-28	1,864,918	300,695	3.00%	0	297,799	3.00%	37,356	2.00%	1,905,170
8	2028-29	1,905,170	309,716	3.00%	0	419,626	3.00%	40,393	2.25%	1,835,653
9	2029-30	1,835,653	319,007	3.00%	0	649,505	3.00%	37,629	2.50%	1,542,784
10	2030-31	1,542,784	328,577	3.00%	0	178,772	3.00%	50,778	3.00%	1,743,367
11	2031-32	1,743,367	338,434	3.00%	0	1,029,337	3.00%	31,574	3.00%	1,084,038
12	2032-33	1,084,038	348,587	3.00%	0	858,060	3.00%	17,237	3.00%	591,802
13	2033-34	591,802	359,045	3.00%	0	488,336	3.00%	13,875	3.00%	476,386
14	2034-35	476,386	369,816	3.00%	0	252,272	3.00%	17,818	3.00%	611,748
15	2035-36	611,748	380,910	3.00%	0	205,566	3.00%	23,613	3.00%	810,705
16	2036-37	810,705	392,337	3.00%	0	231,212	3.00%	29,155	3.00%	1,000,985
17	2037-38	1,000,985	404,107	3.00%	0	947,688	3.00%	13,722	3.00%	471,126
18	2038-39	471,126	416,230	3.00%	0	736,593	3.00%	4,523	3.00%	155,286
19	2039-40	155,286	428,725	3.00%	0	486,924	3.00%	2,913	3.00%	100,000
20	2040-41	100,000	441,587	3.00%	0	247,074	3.00%	8,835	3.00%	303,348
21	2041-42	303,348	454,835	3.00%	0	384,040	3.00%	11,224	3.00%	385,367
22	2042-43	385,367	468,480	3.00%	0	135,683	3.00%	21,545	3.00%	739,709
23	2043-44	739,709	482,534	3.00%	0	501,105	3.00%	21,634	3.00%	742,772
24	2044-45	742,772	497,010	3.00%	0	190,597	3.00%	31,476	3.00%	1,080,661
25	2045-46	1,080,661	511,920	3.00%	0	725,014	3.00%	26,027	3.00%	893,594
26	2046-47	893,594	527,278	3.00%	0	371,043	3.00%	31,495	3.00%	1,081,324
27	2047-48	1,081,324	543,096	3.00%	0	224,942	3.00%	41,984	3.00%	1,441,462
28	2048-49	1,441,462	559,389	3.00%	0	1,235,542	3.00%	22,959	3.00%	788,268
29	2049-50	788,268	576,171	3.00%	0	233,639	3.00%	33,924	3.00%	1,164,724
30	2050-51	1,164,724	593,456	3.00%	0	175,094	3.00%	47,493	3.00%	1,630,579
<b>Grand Total</b>			<b>11,980,867</b>		<b>0</b>	<b>12,561,979</b>		<b>725,278</b>		

## Cash Flow Plan Details

Category	Description	Cost
<b>Year 1: 2021-22</b>		
Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - North Amenity Bldg	3,219
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - North Amenity Bldg	3,322
Mechanical & Electrical	Drinking Fountain, Outdoor - North Amenity Bldg	2,950
Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - South Amenity Bldg	6,438
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - South Amenity Bldg	6,644
Misc Building Components	Access Control, CCTV Surveillance System - N Bldg	27,588
Misc Building Components	Access Control, FOB Reader - North Amenity Bldg	5,871
Misc Building Components	Finish, Carpet - Office, North Bldg	1,142
Misc Building Components	Access Control, CCTV Surveillance System - S Bldg	32,426
Misc Building Components	Access Control, FOB Reader - South Amenity Bldg	7,828
Misc Building Components	Finish, Carpet - Office, South Bldg	1,237
Misc Building Components	Finish, Rubber Tile Floor - Gym, South Bldg	12,110
Misc Site Improvements	Irrigation System Allowance	10,000
Misc Site Improvements	Landscape Allowance	25,000
Misc Site Improvements	Signage Letters & Logo - Main Tower Monuments (5 Total)	32,660
Misc Site Improvements	Signage Letters & Logo - Monument Longleaf & SJPWY	10,452
Misc Site Improvements	Signage Letters & Logo - Typical Column Monuments (33 Total)	21,582
Misc Site Improvements	Signage Letters & Logo - Wing Wall Monuments (6 Total)	62,712
Misc Site Improvements	Signage Replacement Allowance - Event/Info Board	6,000
Misc Site Improvements	Site Wall, Brick, Def Maintenance Allowance - Property Line	30,186
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	3,600
Misc Site Improvements	Pool Water Feature/Climber Allowance - North	32,660
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	3,600
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	12,000
Misc Site Improvements	Tennis Court Windscreen, 10' - South	6,546
Furniture, Fixtures & Equipment	Electronics, Sound System - North	10,132
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - North Bldg	5,000
Furniture, Fixtures & Equipment	Electronics, Sound System - South	18,999
<b>Year 1 Total</b>		<b>401,904</b>
<b>Year 2: 2022-23</b>		
Paving	Asphalt Sealcoat & Restripe - North Amenity Parking Lot	4,799
Paving	Asphalt Sealcoat & Restripe - South Amenity Parking Lot	7,631
Mechanical & Electrical	Drinking Fountain, Outdoor - North Amenity Bldg	3,038
Mechanical & Electrical	Drinking Fountain, Outdoor - South Amenity Bldg	3,038
Misc Building Components	Access Control, Retinal Scanner - North Bldg	5,665
Misc Building Components	Access Control, Retinal Scanner - South Bldg	5,665
Misc Site Improvements	Basketball Court Backboard & Post - North	24,226
Misc Site Improvements	Basketball Court Backboard & Post - South	24,226
Misc Site Improvements	Light Fixture, Landscape Uplight - North	7,713
Misc Site Improvements	Fence, Vinyl, 3 Rail, 4' - Forest Edge	3,593

Category	Description	Cost
Misc Site Improvements	Fence, Vinyl, 3 Rail, 4' - Staplehurst	3,593
Misc Site Improvements	Irrigation System Allowance	10,300
Misc Site Improvements	Landscape Allowance	25,750
Misc Site Improvements	Park, Bench	12,440
Misc Site Improvements	Park, Bicycle Rack	8,757
Misc Site Improvements	Park, Pet Waste Station	5,407
Misc Site Improvements	Park, Trash Receptacle	12,113
Misc Site Improvements	Gate, Alum Steel Picket, 5' x 6' - Pool Equip Encl North	1,553
Misc Site Improvements	Pool Equipment, Handicap Lift - North	7,642
Misc Site Improvements	Pool Equipment, Handicap Lift - South	7,642
Misc Site Improvements	Stairs, Steel Restoration Allowance - Waterslide South	12,667
Misc Site Improvements	Tennis Court Windscreen, 10' - North	4,257
Misc Site Improvements	Gate, Alum Steel Picket, 5' x 6' - Trash Enclosure North	3,106
Furniture, Fixtures & Equipment	Appliance Allowance - Kitchen, North Bldg	4,263
Furniture, Fixtures & Equipment	Computer Workstation - Office, North Bldg	4,011
Furniture, Fixtures & Equipment	Lifeguard Chair - North Pool	875
Furniture, Fixtures & Equipment	Appliance Allowance - Kitchen, South Bldg	5,628
Furniture, Fixtures & Equipment	Computer Workstation - Office, South Bldg	6,016
Furniture, Fixtures & Equipment	Lifeguard Chair - South Pool	2,626
<b>Year 2 Total</b>		<b>228,240</b>

### Year 3: 2023-24

Misc Building Components	Finish, Mirror Wall Panels - Gym, South Bldg	5,673
Misc Site Improvements	Basketball Court Resurfacing - North	5,358
Misc Site Improvements	Basketball Court Resurfacing - South	7,250
Misc Site Improvements	Awning Frame, Replace - Mail Kiosk (2 Total)	9,981
Misc Site Improvements	Irrigation System Allowance	10,609
Misc Site Improvements	Landscape Allowance	26,522
Misc Site Improvements	Light Fixture, Sign Uplight - Main Twr Monuments (5 Total)	10,163
Misc Site Improvements	Light Fixture, Sign Uplight - Monument Longleaf & SJPWY	2,033
Misc Site Improvements	Light Fixture, Sign Uplight - Typical Column Monuments (33 Total)	24,157
Misc Site Improvements	Light Fixture, Sign Uplight - Wing Wall Monuments (6 Total)	12,196
Misc Site Improvements	Awning Frame, Replace - North Pool Deck (3 Total)	14,140
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	3,819
Misc Site Improvements	Awning Frame, Replace - South Pool Deck (3 Total)	14,140
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	3,819
Misc Site Improvements	Awning Frame, Replace - Tennis Shelter North	1,864
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - North	12,864
Misc Site Improvements	Awning Frame, Replace - South Tennis Shelter (2 Total)	3,727
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - South	25,729
Furniture, Fixtures & Equipment	Electronics, TV - North Bldg	3,225
Furniture, Fixtures & Equipment	Electronics, TV - South Bldg	11,288
Furniture, Fixtures & Equipment	Fitness, Cardio, Ellipticals - South	25,462
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - South	6,085

Category	Description	Cost
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - South	9,022
<b>Year 3 Total</b>		<b>249,126</b>

#### Year 4: 2024-25

Misc Site Improvements	Irrigation System Allowance	10,927
Misc Site Improvements	Landscape Allowance	27,318
Misc Site Improvements	Pool Slide Refurbishment Allowance - Waterslide South	71,377
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	13,113
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Amenity Patio	6,960
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Pool Deck	20,734
Furniture, Fixtures & Equipment	Furniture, Outdoor - South Amenity Patio	3,308
Furniture, Fixtures & Equipment	Furniture, Outdoor - South Pool Deck	43,993
<b>Year 4 Total</b>		<b>197,730</b>

#### Year 5: 2025-26

Paving	Asphalt Overlay, 1.5" - North Amenity Parking Lot ('07)	19,379
Paving	Asphalt Overlay, 1.5" - South Amenity Parking Lot ('07)	49,490
Misc Site Improvements	Irrigation System Allowance	11,255
Misc Site Improvements	Landscape Allowance	28,138
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	4,052
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	4,052
Misc Site Improvements	Tennis Court Windscreen, 10' - South	7,368
Furniture, Fixtures & Equipment	Fitness, Weight Bench - South	2,917
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Abdominal - South	4,544
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Curl - South	3,624
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Extension - South	3,624
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Cable Crossover - South	4,544
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chest Press - South	4,544
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Curl - South	4,644
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension - South	4,644
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Overhead Press - South	4,029
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Pulldown - South	3,624
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Smith Press Station - South	4,918
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells - South	4,491
<b>Year 5 Total</b>		<b>173,881</b>

#### Year 6: 2026-27

Paving	Asphalt Sealcoat & Restripe - North Amenity Parking Lot	5,401
Paving	Asphalt Sealcoat & Restripe - South Amenity Parking Lot	8,589
Misc Site Improvements	Irrigation System Allowance	11,593
Misc Site Improvements	Landscape Allowance	28,982
Misc Site Improvements	Site Wall, Brick, Def Maintenance Allowance - Property Line	34,994
Misc Site Improvements	Tennis Court Windscreen, 10' - North	4,791

Category	Description	Cost
Furniture, Fixtures & Equipment	Computer Workstation - Office, North Bldg	4,514
Furniture, Fixtures & Equipment	Computer Workstation - Office, South Bldg	6,771
<b>Year 6 Total</b>		<b>105,635</b>

**Year 7: 2027-28**

Painting & Waterproofing	Paint Exterior - Mailboxes	3,182
Painting & Waterproofing	Paint Exterior - Main Tower Monuments (x5)	15,588
Painting & Waterproofing	Paint Exterior - Typical Column Monuments (x33)	4,199
Painting & Waterproofing	Paint Exterior - Wing Wall Monuments (x6)	2,164
Painting & Waterproofing	Paint Exterior and Waterproof - North Amenity Bldg	16,529
Painting & Waterproofing	Paint Interior - North Amenity Bldg	3,353
Painting & Waterproofing	Paint Exterior and Waterproof - South Amenity Bldg	20,374
Painting & Waterproofing	Paint Interior - South Amenity Bldg	10,078
Paving	Concrete Sidewalk Repair Allowance - North	1,561
Paving	Concrete Sidewalk Repair Allowance - South	3,120
Mechanical & Electrical	Drinking Fountain, Indoor - South Amenity Bldg	1,761
Misc Site Improvements	Awning Fabric, Recover - Mail Kiosk (2 Total)	7,746
Misc Site Improvements	Irrigation System Allowance	11,941
Misc Site Improvements	Landscape Allowance	29,851
Misc Site Improvements	Sail Shade Fabric Recover - North Playground	25,254
Misc Site Improvements	Playground Structures - South	46,797
Misc Site Improvements	Awning Fabric, Recover - North Pool Deck (3 Total)	10,262
Misc Site Improvements	Pool Deck Finish, Acrylic Coating - North Zero Entry	2,928
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	4,299
Misc Site Improvements	Awning Fabric, Recover - South Pool Deck (3 Total)	10,262
Misc Site Improvements	Plumbing Fixture, Outdoor Shower - South Pool Deck	8,053
Misc Site Improvements	Pool Deck Finish, Acrylic Coating - South Zero Entry	2,928
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	4,299
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - Kiddie Pool South	5,976
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	14,329
Misc Site Improvements	Awning Fabric, Recover - Tennis Shelter North	2,712
Misc Site Improvements	Awning Fabric, Recover - South Tennis Shelter (2 Total)	5,422
Furniture, Fixtures & Equipment	Fitness, Cardio, Ellipticals - North	14,329
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - North	3,425
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - North	5,077
<b>Year 7 Total</b>		<b>297,799</b>

**Year 8: 2028-29**

Misc Site Improvements	Basketball Court Resurfacing - North	6,211
Misc Site Improvements	Basketball Court Resurfacing - South	8,405
Misc Site Improvements	Irrigation System Allowance	12,299
Misc Site Improvements	Landscape Allowance	30,747
Misc Site Improvements	Signage Letters & Logo - Monument Palisades (2 Total)	25,709

Category	Description	Cost
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - North	98,855
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - South	192,660
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - North	14,913
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - South	29,827
<b>Year 8 Total</b>		<b>419,626</b>

**Year 9: 2029-30**

Misc Building Components	Access Control, CCTV Surveillance System - N Bldg	34,948
Misc Building Components	Access Control, FOB Reader - North Amenity Bldg	7,437
Misc Building Components	Finish, Carpet - Office, North Bldg	1,447
Misc Building Components	Gutters & Downspouts - North Amenity Bldg	2,211
Misc Building Components	Access Control, CCTV Surveillance System - S Bldg	41,076
Misc Building Components	Access Control, FOB Reader - South Amenity Bldg	9,916
Misc Building Components	Finish, Carpet - Office, South Bldg	1,567
Misc Building Components	Gutters & Downspouts - South Amenity Bldg	4,303
Misc Site Improvements	Light Pole & Fixture - North North Parking Lot ('07)	88,356
Misc Site Improvements	Light Pole & Fixture - South Commons ('07)	153,460
Misc Site Improvements	Irrigation System Allowance	12,668
Misc Site Improvements	Landscape Allowance	31,669
Misc Site Improvements	Fence, Alum Picket, 4' - Tot Lot South	13,998
Misc Site Improvements	Pool Equipment, Filtration System - North	36,055
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	4,560
Misc Site Improvements	Fence, Alum Picket, 4' - South Pool Deck	10,045
Misc Site Improvements	Pool Equipment, Filtration System - South	54,218
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	4,560
Misc Site Improvements	Tennis Court Light Pole & Dbl Fixture - North	12,583
Misc Site Improvements	Tennis Court Light Pole & Sgl Fixture - North	22,095
Misc Site Improvements	Tennis Court Light Pole & Dbl Fixture - South	25,166
Misc Site Improvements	Tennis Court Light Pole & Sgl Fixture - South	44,190
Misc Site Improvements	Tennis Court Windscreen, 10' - South	8,292
Furniture, Fixtures & Equipment	Fitness, Weight Bench - North	1,094
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - South Office	23,591
<b>Year 9 Total</b>		<b>649,505</b>

**Year 10: 2030-31**

Paving	Asphalt Sealcoat & Restripe - North Amenity Parking Lot	6,079
Paving	Asphalt Sealcoat & Restripe - South Amenity Parking Lot	9,667
Misc Building Components	Access Control, Retinal Scanner - North Bldg	7,176
Misc Building Components	Access Control, Retinal Scanner - South Bldg	7,176
Misc Site Improvements	Irrigation System Allowance	13,048
Misc Site Improvements	Landscape Allowance	32,619
Misc Site Improvements	Pool Equipment, Handicap Lift - North	9,680
Misc Site Improvements	Pool Equipment, Handicap Lift - South	9,680

Category	Description	Cost
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	15,657
Misc Site Improvements	Tennis Court Windscreen, 10' - North	5,393
Furniture, Fixtures & Equipment	Computer Workstation - Office, North Bldg	5,081
Furniture, Fixtures & Equipment	Computer Workstation - Office, South Bldg	7,621
Furniture, Fixtures & Equipment	Fitness, Cardio, Ellipticals - South	31,315
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - South	7,484
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - South	11,096
<b>Year 10 Total</b>		<b>178,772</b>

#### Year 11: 2031-32

Misc Building Components	Built-In Cabinets & Counters - Kitchen, North Bldg	7,647
Misc Building Components	Finish, Tile Floor - Restroom, North Bldg	5,213
Misc Building Components	Finish, Tile Floor - Social Rm, North Bldg	8,398
Misc Building Components	Finish, Tile Walls - Restroom, North Bldg	8,636
Misc Building Components	Restroom Renovation Allowance - North Bldg	35,697
Misc Building Components	Built-In Cabinets & Counters - Kitchen, South Bldg	18,022
Misc Building Components	Finish, Clg, 2x2 SAT - Conference Rm, South Bldg	2,180
Misc Building Components	Finish, Clg, 2x2 SAT - Office, South Bldg	2,115
Misc Building Components	Finish, Rubber Tile Floor - Gym, South Bldg	16,275
Misc Building Components	Finish, Tile Floor - Restroom Gym, South Bldg	5,889
Misc Building Components	Finish, Tile Floor - Restroom Social, South Bldg	5,143
Misc Building Components	Finish, Tile Walls - Restroom Gym, South Bldg	12,098
Misc Building Components	Finish, Tile Walls - Restroom Social, South Bldg	12,907
Misc Building Components	Restroom Renovation Allowance - Gym, South Bldg	37,947
Misc Building Components	Restroom Renovation Allowance - Social, South Bldg	34,953
Misc Site Improvements	Irrigation System Allowance	13,439
Misc Site Improvements	Landscape Allowance	33,598
Misc Site Improvements	Park, Bench	9,018
Misc Site Improvements	Park, Pet Waste Station	7,056
Misc Site Improvements	Park, Picnic Table, Coated Steel	13,934
Misc Site Improvements	Signage Refurbishment - Main Tower Monuments (5 Total)	341,133
Misc Site Improvements	Signage Refurbishment - Monument Longleaf & SJPWY	9,210
Misc Site Improvements	Signage Refurbishment - Typical Column Monuments (33 Total)	69,540
Misc Site Improvements	Signage Refurbishment - Wing Wall Monuments (6 Total)	162,770
Misc Site Improvements	Site Wall, Brick, Def Maintenance Allowance - Property Line	40,567
Misc Site Improvements	Fence, Alum Picket, 5' - North Pool Deck	54,121
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	4,838
Misc Site Improvements	Fence, Alum Picket, 5' - South Pool Deck	52,155
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	4,838
<b>Year 11 Total</b>		<b>1,029,337</b>

#### Year 12: 2032-33

Roofs	Roof, Concrete Barrel Tile - Main Tower Monuments (5 Total)	23,774
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Category	Description	Cost
Roofs	Roof, Concrete Barrel Tile - North Amenity Bldg	72,908
Roofs	Roof, Concrete Barrel Tile - South Amenity Bldg	128,381
Roofs	Roof, Concrete Barrel Tile - Typical Column Monuments (33 Total)	59,703
Roofs	Roof, Concrete Barrel Tile - Wing Wall Monuments (6 Total)	19,019
Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - South Amenity Bldg	8,912
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - South Amenity Bldg	9,197
Mechanical & Electrical	Drinking Fountain, Outdoor - South Tennis	12,626
Misc Site Improvements	Mail Cluster Box Units, 12 Slot	65,751
Misc Site Improvements	Mail Cluster Box Units, 20 Slot	66,443
Misc Site Improvements	Irrigation System Allowance	13,842
Misc Site Improvements	Lake Embankment Stabilization Allowance	69,212
Misc Site Improvements	Landscape Allowance	34,606
Misc Site Improvements	Stormwater Drainage System Allowance	69,212
Misc Site Improvements	Light Fixture, Sign Uplight - Monument Palisades (2 Total)	10,609
Misc Site Improvements	Park, Fitness Equipment - North	21,871
Misc Site Improvements	Tennis Court Fencing, VC Chain Link - North	24,372
Misc Site Improvements	Tennis Court Fencing, VC Chain Link - South	38,430
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Amenity Patio	8,816
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Pool Deck	26,266
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - South Social	14,191
Furniture, Fixtures & Equipment	Furniture, Outdoor - South Amenity Patio	4,190
Furniture, Fixtures & Equipment	Furniture, Outdoor - South Pool Deck	55,729
<b>Year 12 Total</b>		<b>858,060</b>

### Year 13: 2033-34

Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - North Amenity Bldg	4,590
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - North Amenity Bldg	4,736
Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - South Amenity Bldg	9,179
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - South Amenity Bldg	9,473
Misc Site Improvements	Basketball Court Resurfacing - North	7,200
Misc Site Improvements	Basketball Court Resurfacing - South	9,744
Misc Site Improvements	Irrigation System Allowance	14,258
Misc Site Improvements	Landscape Allowance	35,644
Misc Site Improvements	Signage Letters & Logo - Main Tower Monuments (5 Total)	46,565
Misc Site Improvements	Signage Letters & Logo - Monument Longleaf & SJPWY	14,902
Misc Site Improvements	Signage Letters & Logo - Typical Column Monuments (33 Total)	30,771
Misc Site Improvements	Signage Letters & Logo - Wing Wall Monuments (6 Total)	89,412
Misc Site Improvements	Signage Replacement Allowance - Event/Info Board	8,555
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	5,133
Misc Site Improvements	Pool Water Feature/Climber Allowance - North	46,565
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	5,133
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	17,109
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - North	17,289
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - South	34,578

Category	Description	Cost
Misc Site Improvements	Tennis Court Windscreen, 10' - South	9,333
Furniture, Fixtures & Equipment	Electronics, Sound System - North	14,446
Furniture, Fixtures & Equipment	Electronics, TV - North Bldg	4,334
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - North Bldg	7,129
Furniture, Fixtures & Equipment	Electronics, Sound System - South	27,088
Furniture, Fixtures & Equipment	Electronics, TV - South Bldg	15,170
<b>Year 13 Total</b>		<b>488,336</b>

#### Year 14: 2034-35

Painting & Waterproofing	Paint Exterior - Mailboxes	3,914
Painting & Waterproofing	Paint Exterior - Main Tower Monuments (x5)	19,172
Painting & Waterproofing	Paint Exterior - Typical Column Monuments (x33)	5,165
Painting & Waterproofing	Paint Exterior - Wing Wall Monuments (x6)	2,661
Painting & Waterproofing	Paint Exterior and Waterproof - North Amenity Bldg	20,329
Painting & Waterproofing	Paint Interior - North Amenity Bldg	4,124
Painting & Waterproofing	Paint Exterior and Waterproof - South Amenity Bldg	25,058
Painting & Waterproofing	Paint Interior - South Amenity Bldg	12,394
Paving	Asphalt Sealcoat & Restripe - North Amenity Parking Lot	6,842
Paving	Asphalt Sealcoat & Restripe - South Amenity Parking Lot	10,880
Misc Site Improvements	Light Fixture, Landscape Uplight - South	9,305
Misc Site Improvements	Irrigation System Allowance	14,685
Misc Site Improvements	Landscape Allowance	36,713
Misc Site Improvements	Tennis Court Windscreen, 10' - North	6,069
Misc Site Improvements	Gate, Alum Steel Picket, 5' x 6' - Trash Enclosure South	4,429
Furniture, Fixtures & Equipment	Appliance Allowance - Kitchen, North Bldg	6,078
Furniture, Fixtures & Equipment	Computer Workstation - Office, North Bldg	5,718
Furniture, Fixtures & Equipment	Fitness, Cardio, Ellipticals - North	17,622
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - North	4,212
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - North	6,244
Furniture, Fixtures & Equipment	Lifeguard Chair - North Pool	1,248
Furniture, Fixtures & Equipment	Appliance Allowance - Kitchen, South Bldg	8,024
Furniture, Fixtures & Equipment	Computer Workstation - Office, South Bldg	8,578
Furniture, Fixtures & Equipment	Fitness, Weight Bench - South	3,806
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Ab/Dip/ChinUp Assist - South	5,257
Furniture, Fixtures & Equipment	Lifeguard Chair - South Pool	3,745
<b>Year 14 Total</b>		<b>252,272</b>

#### Year 15: 2035-36

Mechanical & Electrical	Drinking Fountain, Outdoor - North Amenity Bldg	4,462
Misc Site Improvements	Basketball Court Rims - North	5,645
Misc Site Improvements	Basketball Court Rims - South	5,645
Misc Site Improvements	Awning Fabric, Recover - Mail Kiosk (2 Total)	9,812
Misc Site Improvements	Irrigation System Allowance	15,126

Category	Description	Cost
Misc Site Improvements	Landscape Allowance	37,815
Misc Site Improvements	Shed, Wood Frame - Maintenance Storage	12,048
Misc Site Improvements	Sail Shade Fabric Recover - North Playground	31,991
Misc Site Improvements	Sail Shade Frame, Repalce - North Playground	35,830
Misc Site Improvements	Awning Fabric, Recover - North Pool Deck (3 Total)	12,999
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	5,445
Misc Site Improvements	Awning Fabric, Recover - South Pool Deck (3 Total)	12,999
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	5,445
Misc Site Improvements	Awning Fabric, Recover - Tennis Shelter North	3,435
Misc Site Improvements	Awning Fabric, Recover - South Tennis Shelter (2 Total)	6,869
<b>Year 15 Total</b>		<b>205,566</b>

#### Year 16: 2036-37

Mechanical & Electrical	Drinking Fountain, Outdoor - North Amenity Bldg	4,596
Mechanical & Electrical	Drinking Fountain, Outdoor - South Amenity Bldg	4,596
Misc Site Improvements	Irrigation System Allowance	15,580
Misc Site Improvements	Landscape Allowance	38,949
Misc Site Improvements	Site Wall, Brick, Def Maintenance Allowance - Property Line	47,029
Misc Site Improvements	Pool Slide Refurbishment Allowance - Waterslide South	101,766
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	18,696
<b>Year 16 Total</b>		<b>231,212</b>

#### Year 17: 2037-38

Paving	Asphalt Overlay, 1.5" - North Amenity Parking Lot ('19)	38,362
Paving	Concrete Sidewalk Repair Allowance - North	2,097
Paving	Pavers, Interlocking - North Amenity Sidewalks	24,051
Paving	Asphalt Overlay, 1.5" - South Amenity Parking Lot ('19)	34,413
Paving	Concrete Sidewalk Repair Allowance - South	4,193
Paving	Pavers, Interlocking - South Amenity Sidewalks	39,450
Misc Building Components	Access Control, CCTV Surveillance System - N Bldg	44,271
Misc Building Components	Access Control, FOB Reader - North Amenity Bldg	9,421
Misc Building Components	Finish, Carpet - Office, North Bldg	1,833
Misc Building Components	Access Control, CCTV Surveillance System - S Bldg	52,034
Misc Building Components	Access Control, FOB Reader - South Amenity Bldg	12,562
Misc Building Components	Finish, Carpet - Office, South Bldg	1,985
Misc Site Improvements	Basketball Court Backboard & Post - North	37,743
Misc Site Improvements	Basketball Court Backboard & Post - South	37,743
Misc Site Improvements	Light Fixture, Landscape Uplight - North	12,016
Misc Site Improvements	Fence, Vinyl, 3 Rail, 4' - Forest Edge	5,597
Misc Site Improvements	Fence, Vinyl, 3 Rail, 4' - Staplehurst	5,597
Misc Site Improvements	Irrigation System Allowance	16,047
Misc Site Improvements	Landscape Allowance	40,118
Misc Site Improvements	Park, Bench	19,382

Category	Description	Cost
Misc Site Improvements	Park, Bicycle Rack	13,643
Misc Site Improvements	Park, Pet Waste Station	8,425
Misc Site Improvements	Park, Trash Receptacle	18,871
Misc Site Improvements	Gate, Alum Steel Picket, 5' x 6' - Pool Equip Encl North	2,420
Misc Site Improvements	Pool Deck Brick Pavers - North	125,560
Misc Site Improvements	Pool Deck Finish, Acrylic Coating - North Zero Entry	3,935
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	5,777
Misc Site Improvements	Site Wall, CBS - Pool Equip Enclosure North	26,677
Misc Site Improvements	Pool Deck Brick Pavers - South	177,386
Misc Site Improvements	Pool Deck Finish, Acrylic Coating - South Zero Entry	3,935
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	5,777
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - Kiddie Pool South	8,032
Misc Site Improvements	Stairs, Steel Restoration Allowance - Waterslide South	19,735
Misc Site Improvements	Tennis Court Windscreen, 10' - South	10,504
Misc Site Improvements	Gate, Alum Steel Picket, 5' x 6' - Trash Enclosure North	4,840
Misc Site Improvements	Site Wall, CBS - Trash Enclosure North	11,892
Furniture, Fixtures & Equipment	Fitness, Cardio, Ellipticals - South	38,513
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - South	9,205
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - South	13,646

**Year 17 Total 947,688**

**Year 18: 2038-39**

Paving	Asphalt Sealcoat & Restripe - North Amenity Parking Lot	7,701
Paving	Asphalt Sealcoat & Restripe - South Amenity Parking Lot	12,246
Misc Building Components	Access Control, Retinal Scanner - North Bldg	9,091
Misc Building Components	Access Control, Retinal Scanner - South Bldg	9,091
Misc Building Components	Finish, Tile Floor - Social/Conference/Kitchen, South Bldg	24,556
Misc Site Improvements	Basketball Court Resurfacing - North	8,347
Misc Site Improvements	Basketball Court Resurfacing - South	11,296
Misc Site Improvements	Light Pole & Fixture - South Pool Deck ('16)	92,348
Misc Site Improvements	Irrigation System Allowance	16,528
Misc Site Improvements	Landscape Allowance	41,321
Misc Site Improvements	Pool Equipment, Handicap Lift - North	12,262
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - North	132,853
Misc Site Improvements	Pool Equipment, Handicap Lift - South	12,262
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - South	258,918
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - North	20,042
Misc Site Improvements	Tennis Court Windscreen, 10' - North	6,831
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - South	40,085
Furniture, Fixtures & Equipment	Computer Workstation - Office, North Bldg	6,436
Furniture, Fixtures & Equipment	Fitness, Weight Bench - North	1,428
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells - North	3,297
Furniture, Fixtures & Equipment	Computer Workstation - Office, South Bldg	9,654

**Year 18 Total 736,593**

Category	Description	Cost
<b>Year 19: 2039-40</b>		
Misc Building Components	Finish, Mirror Wall Panels - Gym, South Bldg	9,103
Misc Site Improvements	Awning Frame, Replace - Mail Kiosk (2 Total)	16,016
Misc Site Improvements	Irrigation System Allowance	17,024
Misc Site Improvements	Landscape Allowance	42,561
Misc Site Improvements	Shed, Wood Frame - General Storage	13,560
Misc Site Improvements	Light Fixture, Sign Uplight - Main Twr Monuments (5 Total)	16,309
Misc Site Improvements	Light Fixture, Sign Uplight - Monument Longleaf & SJPWY	3,262
Misc Site Improvements	Light Fixture, Sign Uplight - Typical Column Monuments (33 Total)	38,764
Misc Site Improvements	Light Fixture, Sign Uplight - Wing Wall Monuments (6 Total)	19,571
Misc Site Improvements	Playground Structures - North	223,715
Misc Site Improvements	Awning Frame, Replace - North Pool Deck (3 Total)	22,690
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	6,129
Misc Site Improvements	Awning Frame, Replace - South Pool Deck (3 Total)	22,690
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	6,129
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	20,429
Misc Site Improvements	Awning Frame, Replace - Tennis Shelter North	2,991
Misc Site Improvements	Awning Frame, Replace - South Tennis Shelter (2 Total)	5,981
<b>Year 19 Total</b>		<b>486,924</b>
<b>Year 20: 2040-41</b>		
Misc Site Improvements	Irrigation System Allowance	17,535
Misc Site Improvements	Landscape Allowance	43,838
Misc Site Improvements	Signage Letters & Logo - Monument Palisades (2 Total)	36,655
Misc Site Improvements	Signage Refurbishment - Monument Palisades (2 Total)	28,701
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Amenity Patio	11,168
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Pool Deck	33,273
Furniture, Fixtures & Equipment	Furniture, Outdoor - South Amenity Patio	5,308
Furniture, Fixtures & Equipment	Furniture, Outdoor - South Pool Deck	70,596
<b>Year 20 Total</b>		<b>247,074</b>
<b>Year 21: 2041-42</b>		
Roofs	Roof, Concrete Barrel Tile - Monument Palisades (2 Total)	4,136
Painting & Waterproofing	Paint Exterior - Mailboxes	4,813
Painting & Waterproofing	Paint Exterior - Main Tower Monuments (x5)	23,579
Painting & Waterproofing	Paint Exterior - Typical Column Monuments (x33)	6,352
Painting & Waterproofing	Paint Exterior - Wing Wall Monuments (x6)	3,273
Painting & Waterproofing	Paint Exterior and Waterproof - North Amenity Bldg	25,002
Painting & Waterproofing	Paint Interior - North Amenity Bldg	5,072
Painting & Waterproofing	Paint Exterior and Waterproof - South Amenity Bldg	30,818
Painting & Waterproofing	Paint Interior - South Amenity Bldg	15,244
Misc Building Components	Finish, Rubber Tile Floor - Gym, South Bldg	21,872

Category	Description	Cost
Misc Site Improvements	Light Pole & Fixture - North Parking Lot ('19)	19,891
Misc Site Improvements	Light Pole & Fixture - South Parking Lot ('19)	13,260
Misc Site Improvements	Irrigation System Allowance	18,061
Misc Site Improvements	Landscape Allowance	45,153
Misc Site Improvements	Site Wall, Brick, Def Maintenance Allowance - Property Line	54,519
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	6,502
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	6,502
Misc Site Improvements	Tennis Court Windscreen, 10' - South	11,823
Furniture, Fixtures & Equipment	Fitness, Cardio, Ellipticals - North	21,673
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - North	5,180
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - North	7,680
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - South Office	33,635
<b>Year 21 Total</b>		<b>384,040</b>

#### Year 22: 2042-43

Paving	Asphalt Sealcoat & Restripe - North Amenity Parking Lot	8,667
Paving	Asphalt Sealcoat & Restripe - South Amenity Parking Lot	13,783
Misc Site Improvements	Irrigation System Allowance	18,603
Misc Site Improvements	Landscape Allowance	46,507
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	22,324
Misc Site Improvements	Tennis Court Windscreen, 10' - North	7,689
Furniture, Fixtures & Equipment	Computer Workstation - Office, North Bldg	7,244
Furniture, Fixtures & Equipment	Computer Workstation - Office, South Bldg	10,866
<b>Year 22 Total</b>		<b>135,683</b>

#### Year 23: 2043-44

Paving	Asphalt Overlay, 1.5" - North Amenity Parking Lot ('07)	32,991
Paving	Asphalt Overlay, 1.5" - South Amenity Parking Lot ('07)	84,253
Misc Site Improvements	Basketball Court Resurfacing - North	9,676
Misc Site Improvements	Basketball Court Resurfacing - South	13,095
Misc Site Improvements	Awning Fabric, Recover - Mail Kiosk (2 Total)	12,430
Misc Site Improvements	Irrigation System Allowance	19,161
Misc Site Improvements	Landscape Allowance	47,903
Misc Site Improvements	Sail Shade Fabric Recover - North Playground	40,526
Misc Site Improvements	Awning Fabric, Recover - North Pool Deck (3 Total)	16,467
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	6,898
Misc Site Improvements	Awning Fabric, Recover - South Pool Deck (3 Total)	16,467
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	6,898
Misc Site Improvements	Awning Fabric, Recover - Tennis Shelter North	4,351
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - North	23,235
Misc Site Improvements	Awning Fabric, Recover - South Tennis Shelter (2 Total)	8,701
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - South	46,469
Furniture, Fixtures & Equipment	Electronics, TV - North Bldg	5,825

Category	Description	Cost
Furniture, Fixtures & Equipment	Electronics, TV - South Bldg	20,387
Furniture, Fixtures & Equipment	Fitness, Weight Bench - South	4,967
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Abdominal - South	7,735
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Curl - South	6,170
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Extension - South	6,170
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Cable Crossover - South	7,735
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chest Press - South	7,735
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Curl - South	7,906
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension - South	7,906
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Overhead Press - South	6,860
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Pulldown - South	6,170
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Smith Press Station - South	8,373
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells - South	7,645
<b>Year 23 Total</b>		<b>501,105</b>

#### Year 24: 2044-45

Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - South Amenity Bldg	12,706
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - South Amenity Bldg	13,113
Misc Site Improvements	Irrigation System Allowance	19,736
Misc Site Improvements	Landscape Allowance	49,340
Furniture, Fixtures & Equipment	Fitness, Cardio, Ellipticals - South	47,366
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - South	11,320
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - South	16,783
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - South Social	20,233
<b>Year 24 Total</b>		<b>190,597</b>

#### Year 25: 2045-46

Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - North Amenity Bldg	6,544
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - North Amenity Bldg	6,753
Mechanical & Electrical	A/C Air Handler Unit, 3.5 Ton - South Amenity Bldg	13,087
Mechanical & Electrical	A/C Condensing Unit, 3.5 Ton - South Amenity Bldg	13,506
Misc Building Components	Access Control, CCTV Surveillance System - N Bldg	56,081
Misc Building Components	Access Control, FOB Reader - North Amenity Bldg	11,935
Misc Building Components	Finish, Carpet - Office, North Bldg	2,321
Misc Building Components	Access Control, CCTV Surveillance System - S Bldg	65,915
Misc Building Components	Access Control, FOB Reader - South Amenity Bldg	15,913
Misc Building Components	Finish, Carpet - Office, South Bldg	2,515
Misc Site Improvements	Irrigation System Allowance	20,328
Misc Site Improvements	Landscape Allowance	50,820
Misc Site Improvements	Signage Letters & Logo - Main Tower Monuments (5 Total)	66,391
Misc Site Improvements	Signage Letters & Logo - Monument Longleaf & SJPWY	21,247
Misc Site Improvements	Signage Letters & Logo - Typical Column Monuments (33 Total)	43,872
Misc Site Improvements	Signage Letters & Logo - Wing Wall Monuments (6 Total)	127,480

Category	Description	Cost
Misc Site Improvements	Signage Replacement Allowance - Event/Info Board	12,197
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	7,318
Misc Site Improvements	Pool Water Feature/Climber Allowance - North	66,391
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	7,318
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	24,394
Misc Site Improvements	Tennis Court Windscreen, 10' - South	13,307
Furniture, Fixtures & Equipment	Electronics, Sound System - North	20,596
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - North Bldg	10,164
Furniture, Fixtures & Equipment	Electronics, Sound System - South	38,621
<b>Year 25 Total</b>		<b>725,014</b>

**Year 26: 2046-47**

Paving	Asphalt Sealcoat & Restripe - North Amenity Parking Lot	9,755
Paving	Asphalt Sealcoat & Restripe - South Amenity Parking Lot	15,513
Mechanical & Electrical	Drinking Fountain, Outdoor - South Tennis	19,097
Misc Building Components	Access Control, Retinal Scanner - North Bldg	11,516
Misc Building Components	Access Control, Retinal Scanner - South Bldg	11,516
Misc Site Improvements	Irrigation System Allowance	20,938
Misc Site Improvements	Landscape Allowance	52,344
Misc Site Improvements	Park, Bench	14,049
Misc Site Improvements	Park, Pet Waste Station	10,992
Misc Site Improvements	Park, Picnic Table, Coated Steel	21,708
Misc Site Improvements	Site Wall, Brick, Def Maintenance Allowance - Property Line	63,203
Misc Site Improvements	Park, Fitness Equipment - North	33,082
Misc Site Improvements	Pool Equipment, Handicap Lift - North	15,534
Misc Site Improvements	Pool Equipment, Handicap Lift - South	15,534
Misc Site Improvements	Tennis Court Windscreen, 10' - North	8,654
Furniture, Fixtures & Equipment	Appliance Allowance - Kitchen, North Bldg	8,666
Furniture, Fixtures & Equipment	Computer Workstation - Office, North Bldg	8,153
Furniture, Fixtures & Equipment	Lifeguard Chair - North Pool	1,780
Furniture, Fixtures & Equipment	Appliance Allowance - Kitchen, South Bldg	11,440
Furniture, Fixtures & Equipment	Computer Workstation - Office, South Bldg	12,230
Furniture, Fixtures & Equipment	Lifeguard Chair - South Pool	5,339
<b>Year 26 Total</b>		<b>371,043</b>

**Year 27: 2047-48**

Paving	Concrete Sidewalk Repair Allowance - North	2,819
Paving	Concrete Sidewalk Repair Allowance - South	5,635
Mechanical & Electrical	Drinking Fountain, Indoor - South Amenity Bldg	3,181
Misc Site Improvements	Irrigation System Allowance	21,566
Misc Site Improvements	Landscape Allowance	53,915
Misc Site Improvements	Playground Structures - South	84,521
Misc Site Improvements	Pool Deck Finish, Acrylic Coating - North Zero Entry	5,288

Category	Description	Cost
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	7,764
Misc Site Improvements	Plumbing Fixture, Outdoor Shower - South Pool Deck	14,544
Misc Site Improvements	Pool Deck Finish, Acrylic Coating - South Zero Entry	5,288
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	7,764
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - Kiddie Pool South	10,794
Furniture, Fixtures & Equipment	Fitness, Weight Bench - North	1,863
<b>Year 27 Total</b>		<b>224,942</b>

**Year 28: 2048-49**

Painting & Waterproofing	Paint Exterior - Mailboxes	5,920
Painting & Waterproofing	Paint Exterior - Main Tower Monuments (x5)	28,999
Painting & Waterproofing	Paint Exterior - Typical Column Monuments (x33)	7,812
Painting & Waterproofing	Paint Exterior - Wing Wall Monuments (x6)	4,025
Painting & Waterproofing	Paint Exterior and Waterproof - North Amenity Bldg	30,749
Painting & Waterproofing	Paint Interior - North Amenity Bldg	6,237
Painting & Waterproofing	Paint Exterior and Waterproof - South Amenity Bldg	37,902
Painting & Waterproofing	Paint Interior - South Amenity Bldg	18,748
Misc Site Improvements	Basketball Court Resurfacing - North	11,218
Misc Site Improvements	Basketball Court Resurfacing - South	15,180
Misc Site Improvements	Irrigation System Allowance	22,213
Misc Site Improvements	Landscape Allowance	55,532
Misc Site Improvements	Light Fixture, Sign Uplight - Monument Palisades (2 Total)	17,024
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - North	178,543
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim - South	347,965
Misc Site Improvements	Pool Slide Refurbishment Allowance - Waterslide South	145,094
Misc Site Improvements	Pool Slide Resurface Allowance - Waterslide South	26,655
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - North	26,935
Misc Site Improvements	Tennis Court Resurfacing, Asphalt - South	53,871
Furniture, Fixtures & Equipment	Fitness, Cardio, Ellipticals - North	26,655
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - North	6,371
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill - North	9,445
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Amenity Patio	14,147
Furniture, Fixtures & Equipment	Furniture, Outdoor - North Pool Deck	42,149
Furniture, Fixtures & Equipment	Furniture, Outdoor - South Amenity Patio	6,724
Furniture, Fixtures & Equipment	Furniture, Outdoor - South Pool Deck	89,429
<b>Year 28 Total</b>		<b>1,235,542</b>

**Year 29: 2049-50**

Mechanical & Electrical	Drinking Fountain, Outdoor - North Amenity Bldg	6,749
Misc Site Improvements	Light Fixture, Landscape Uplight - South	14,496
Misc Site Improvements	Irrigation System Allowance	22,879
Misc Site Improvements	Landscape Allowance	57,198
Misc Site Improvements	Pavilion, Metal Roof Panel w/Frame - North	25,671

Category	Description	Cost
Misc Site Improvements	Pavilion, Metal Roof Panel w/Frame - South (x2)	51,339
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - North	8,237
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance - South	8,237
Misc Site Improvements	Tennis Court Windscreen, 10' - South	14,977
Misc Site Improvements	Gate, Alum Steel Picket, 5' x 6' - Trash Enclosure South	6,900
Misc Site Improvements	Site Wall, CBS - Trash Enclosure South	16,956
<b>Year 29 Total</b>		<b>233,639</b>

**Year 30: 2050-51**

Paving	Asphalt Sealcoat & Restripe - North Amenity Parking Lot	10,979
Paving	Asphalt Sealcoat & Restripe - South Amenity Parking Lot	17,460
Mechanical & Electrical	Drinking Fountain, Outdoor - North Amenity Bldg	6,952
Mechanical & Electrical	Drinking Fountain, Outdoor - South Amenity Bldg	6,952
Misc Site Improvements	Basketball Court Rims - North	8,795
Misc Site Improvements	Basketball Court Rims - South	8,795
Misc Site Improvements	Irrigation System Allowance	23,566
Misc Site Improvements	Landscape Allowance	58,914
Misc Site Improvements	Tennis Court Windscreen, 10' - North	9,740
Furniture, Fixtures & Equipment	Computer Workstation - Office, North Bldg	9,176
Furniture, Fixtures & Equipment	Computer Workstation - Office, South Bldg	13,765
<b>Year 30 Total</b>		<b>175,094</b>

## Section 5

# Photographs

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This section of the report includes various photographs of the property and were taken during the initial field inspection.



South Amenity Bldg



South Amenity Bldg



Covered Patio - South



Social Room - South



Gym - South



Audio Tower - South



A/C - South



Backflow Preventer - South



Pool Deck - South



Swimming Pool - South



Kiddie Pool - South



Shelter - South Pool



Waterslide - South



Slide Equipment - South



Lift - South Pool



Pool Deck - South



Fence - South Pool



Lighting - South Pool



Lighting - South Pool



Pool Equipment - South



Pool Equipment - South



Pool Equipment - South



Playground - South



Fence - South Playground



Tennis Court - South



Tennis Lighting - South



Tennis Lighting - South



Shelter - South Tennis



Bench - Typical



Tennis Fence - South



Basketball Court - South



Shed - Storage



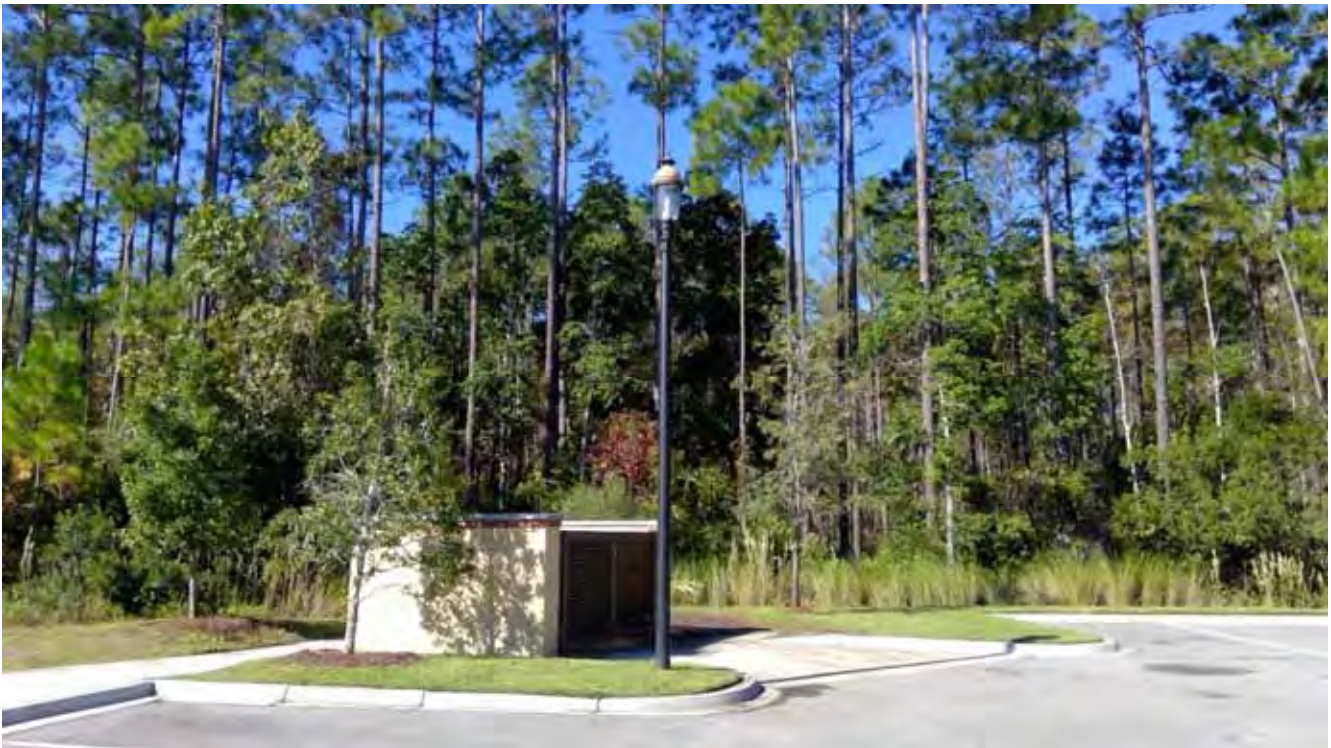
Shed - Maintenance



Trash Enclosure - South



Pavilion - South



Lighting - South (Original)



Lighting - South (Expansion)



Lighting - South



Sidewalk



Drainage



Parking Lot - South



Parking Lot - South



Bike Rack



Pavers - South



Retention Pond



Drainage



North Amenity Bldg



North Amenity Bldg



Covered Patio - North



Gym - North



Audio Tower - North



Pavers - North



Lighting - North (Original)



Lighting - North (Expansion)



Lighting - North



Drainage



Parking Lot - North



Parking Lot - North



Sidewalk



Trash Enclosure - North



Backflow Preventer - North



Pool Deck - North



Swimming Pool - North



Water Feature - North



Pool Equipment - North



Pool Equipment - North



Pool Equipment - North



Pool Deck - North



Fence - North Pool



Shelter - North Pool



Pool Enclosure - North



Lift - North Pool



Lifeguard Chair



Pavilion - North



Playground - North



Sail Shade - North Playground



Outdoor Fitness - North



Basketball Court - North



Tennis Court - North



Shelter - North Tennis



Tennis Lighting - North



Tennis Lighting - North



Tennis Fence - North



Drainage



Retention Pond



Entry Tower - Main



Lighting



Irrigation



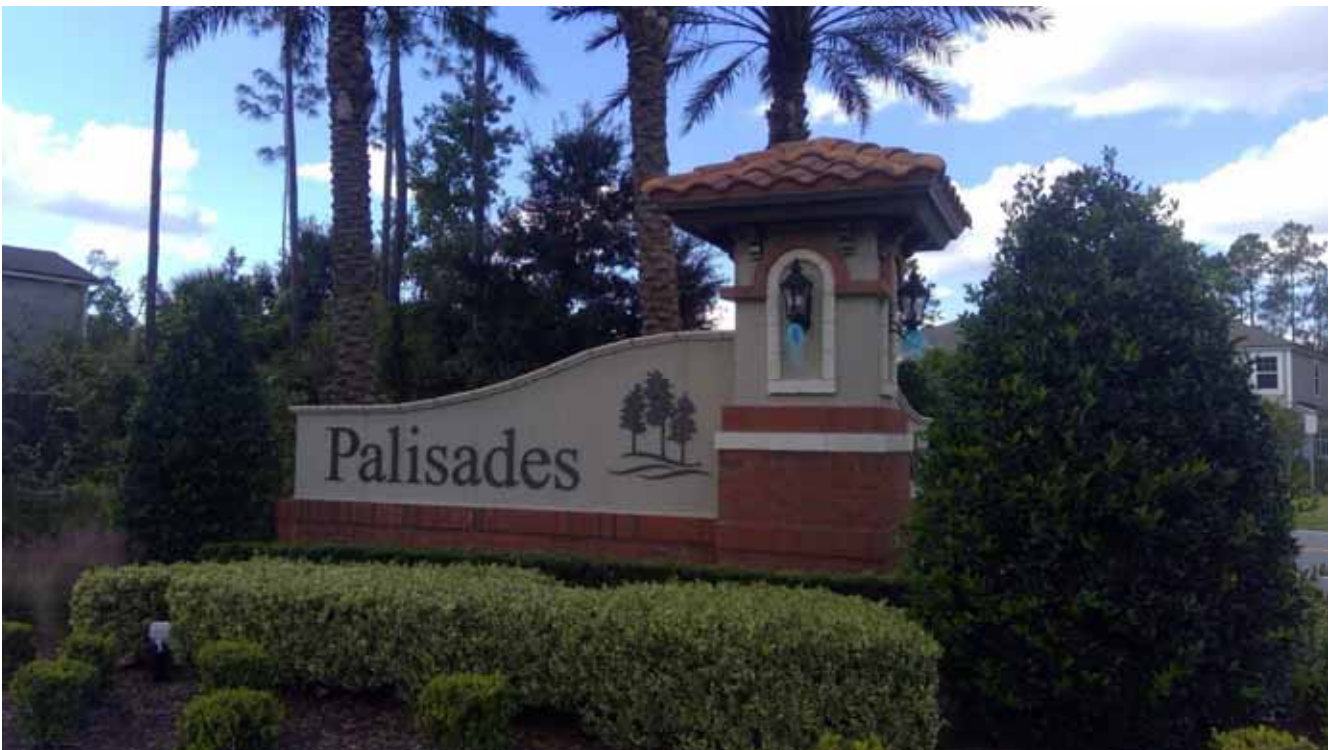
Site Wall - Property Line



Entry Column - Typical



Lighting



Palisades Monument



Irrigation



Entry Wall Feature



Entry Column Wing Wall - Typical



Mail Cluster Box Unit



Shelter - Mail Kiosk



Fence - Decorative PVC

## *NINTH ORDER OF BUSINESS*

*E.*

# DURBIN CROSSING

## General Manager's Report

*Date of report: 2-28-2022*

*Submitted by: Margaret Alfano*

### **DURBIN CROSSING WEBSITE and APP / No Board action required:**

Our site is live, the app is in final production and our marketing plans are just moments away. We are currently working out any bugs in the system and it is our goal to hit the ground running with the BEST products available for our residents. We are very proud of our current communication statistics. We currently reach over 3,700 email address with our weekly blasts and e-newsletters. We are even more proud of the fact that our open rates are consistently between 43%-57%. We will not leave a stone unturned when it comes to reaching, informing, or communicating with our residents.



### **GYM UPDATE / South equipment evaluation:**

As reported last month, the North gym equipment has arrived, has fully functioning televisions, and is up and running. The feedback from the residents has been very positive.

However, with that good news we have a bit of a sad shadow over the South gym. We currently have one treadmill down and are awaiting a loaner while we evaluate our options. This is the time when we evaluate if the repair costs or replacement are in the Districts best interest. We are currently working with three vendors on pricing of the repairs and of new equipment. We want to make sure we take a moment to evaluate all options as our South equipment is aging. We hope to have more details at our meeting. Thank you.

### **BREAKFAST WITH THE BUNNY / NO Board action required:**

We are still basking in the glow from bringing the North Pole to Durbin for this past Christmas. Well, we are at it again and have a pinch more of holiday magic up our sleeves for Easter. This year we are proud to announce that we will be offering Breakfast with the Bunny in the Bunny Hop Café (aka South Social Hall). We will be offering four separate seatings as well as a few special moments with the Bunny himself. Bunny shaped pancakes, breakfast sandwiches and more. Stay tuned for all the eggcellent ideas!

### **PATRIOT OAKS TENNIS TEAM / Board action required to authorize us of the Durbin Crossing South Tennis Courts and authorize District Counsel to prepare the required agreements:**

We have been sharing our courts with the POA Tennis Team for the last six years. They have come forward once again to present their schedule and desire to continue this partnership. Currently, we are asking the Board to consider their request to host the eight dates below for their home matches. They are requesting the use of four courts for each match, historically we have only granted permission for three courts, leaving the fourth for resident open play. The

Board and staff are very aware of the delicate balance between team and open play, regardless of the venue. If approved, we would also need to authorize District Counsel to prepare the necessary agreement. We will also publish and post this schedule for resident awareness.

**Patriot Oaks Middle School Tennis  
2022 Match Schedule**

<b>Match Date (THURS)</b>	<b>Home</b>	<b>Away</b>	<b>Location</b>	<b>Match Time</b>
02/17/22	Fruit Cove - Varsity	Patriot Oaks	Julington Creek Plantation	3:30 PM
02/24/22	Liberty Pines Varsity - Blue	Patriot Oaks	Mills Field	5:00 PM
03/03/22	Patriot Oaks	Liberty Pines Varsity - Green	Durbin Crossing	4:00 PM
03/10/22	Landrum Varsity - Sawgrass	Patriot Oaks	Sawgrass	3:30 PM
03/24/22	Patriot Oaks	Landrum Varsity - Marsh Landing	Durbin Crossing	4:00 PM
03/31/22	Patriot Oaks	Landrum Varsity - The Plantation	Durbin Crossing	4:00 PM
04/07/22	Patriot Oaks	Gamble Rogers	Durbin Crossing	4:00 PM
04/14/22	Patriot Oaks	Palm Valley - Varsity	Durbin Crossing	4:00 PM
04/21/22	Patriot Oaks	Academy Acers - Varsity	Durbin Crossing	4:00 PM
04/28/22	BYE Week - No Match			
05/05/22	Patriot Oaks	Sebastian	Durbin Crossing	4:00 PM
05/12/22	Patriot Oaks	Pacetti Bay Varsity - Palencia	Durbin Crossing	4:00 PM
05/19/22	Swiss Point - Varsity	Patriot Oaks	Mills Field	5:00 PM

*Should you have any comments or questions feel free to contact us directly.*



*F.*

  
**DURBIN CROSSING**  
Field Operations Report

*Date of report: 2-28-2022*

*Submitted by: Zach Davidson*

**TOLLERTON / ICI TURN LANE / Project completed:**

Baker and ICI have completed this project. We will continue to monitor plant materials as they become more established.

**STORM INLET SOUTH DURBIN PARKING LOT / Project in progress:**

Our vendor for this project has been non-responsive to our calls, texts, and emails. We were hopeful their schedule was just overwhelming, but the time has come for us to research and find a new vendor for this project. We are currently working with the District Engineer on other vendors, also with District Counsel to edit the previously prepared agreement. Stay tuned and we will keep the Board informed, of course.

**PRESSURE WASHING / No Board action required:**

We have started to pressure wash both Amenity Centers. We have completed the North Amenity Center inside pool deck and all sidewalks, curbing, and signage. The remaining portions of the South Amenity Center will be completed the first week of March. We are also working with our vendor to get all main entrance monuments and any other areas that need addressed.

**GYM MIRRORS / No Board action required:**

The glass vendor has replaced 2 out of the 3 mirrors in the South Gym. The vendor made an error in measurements on one of the pieces of glass, it will be recut and installed at no additional charge. The residents will be informed of the gym closure when the work is rescheduled for the final mirror.

**LANDSCAPING REPORT - UPDATE / No Board action required:**

We are currently working with Jaime and Supervisor Harrah on the full planning for the North Bermuda to St. Augustine conversion. At the March meeting, and in time for budget season, we will have the road map for the upcoming years. Thank you to the District Engineer for quickly producing the maps required for staff to utilize during this process.

**SOUTH SLIDE & NORTH WATER PLAY FEATURE / No Board action required:**

The slide vendor has completed this work, they sanded buffed all scratches out, fixed leaking seam, repainted area, polished and waxed the entire slide. Slide is now ready for the summer!



North play feature has been completed. The feature was pressure washed and sanded down to check for any rust concerns, none were found. Then the feature was painted by vendor. They have left us paint for the North slide to touch up as needed over this season and beyond. We will be paint top of the steps and platform in house to **save the CDD approximately \$8,500.00.**

**PLAY FEATURE MOTOR AT NORTH AMENITY / No Board action required:**

Work has been completed, Motor was removed and taken to vendors shop and rebuild, all gaskets were replaced. While motor was gone, in house we sanded the pump stand down to inspected for any rust concerns. Once done we sealed it to help prolong life of the stand.

**BEFORE:**

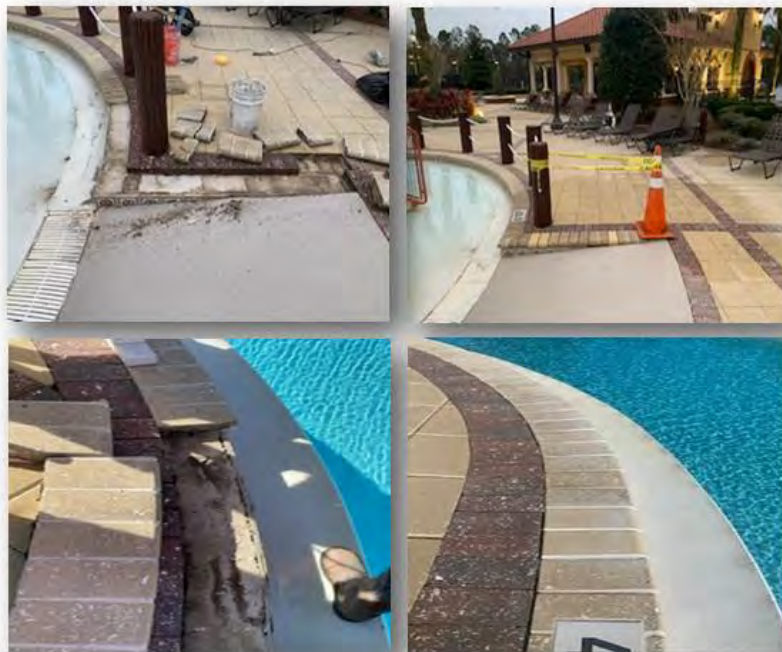


**AFTER:**



**POOL COPING REPAIRS NORTH AND SOUTH / No board action required:**

Pool coping was inspected at both locations, and we discovered areas of coping that were separating or had hollow sections that needed to be addressed. All repairs have been made.



**HEALTH DEPARTMENT POOL INSPECTION / No Board action required:**

Health Department was out on property 2/1. All three bodies of water were inspected, no violations were found. Pools are compliant with all state regulations.

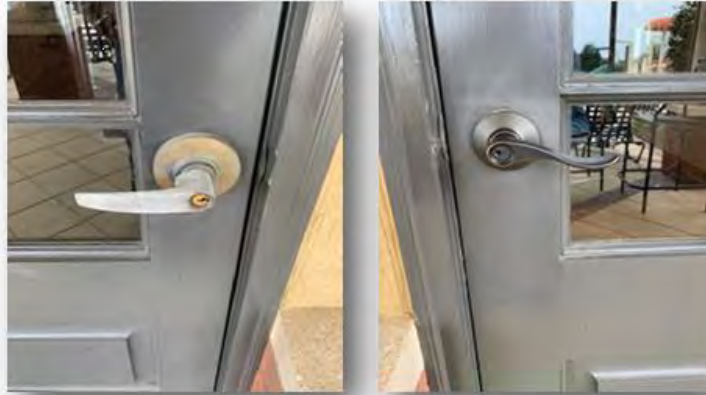
**SOLITUDE LAKE MAINTENANCE / No Board action required:**

Solitude was out this month and treated all ponds. They are fulfilling their visits and responsive to any issues that arise. Please see attached report for month of January visits.

**FIELD OPERATIONS UPDATES / No Board action required:**

- Sump pumps were inspected on 2/04, they are in 100% working condition.

- Damaged reclaimed water signs and posts have been repaired and paint throughout the community.
- Slide tower was pressure washed and missing gripe tape on stairs have been replaced.
- Pool tiles at North and South Amenity were cleaned week of 1-31. We will address them again before spring break.
- All zero-entrance post at North and South Amenity have been repainted and ropes have been bleached and pressure washed. Also, all shower and life hook posts have been repainted.
- All raised sidewalks have been tagged with marker paint along Longleaf, North and South Durbin and reported to the county on 2-16-22. We will continue to monitor and report to county as needed.
- JEA easement behind baseball field is still being monitored weekly,” No trespassing “signs are being straightened and replaced and trash is being removed as needed.
- Door handles on the back of the North Amenity Center have been changed out.



*Should you have any comments or questions feel free to contact us directly.*





## Service History Report

February 11, 2022  
50097

### Durbin Crossing CDD

Date Range: 01/01/22..01/31/22

Toll Free: (888) 480-5253  
Fax: (888) 358-0088  
www.solitudelakemanagement.com

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<b>Service Date</b>	<b>1/8/2022</b>	<b>5459</b>
<b>No.</b>	PI-A00734112	
<b>Order No.</b>	SMOR-550467	
<b>Contract No.</b>	SVR49641	
<b>Technician Name and State License #s</b>		
Vincent McClure		

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Service Item #	Description	Lake No.	Lake Name
<b>5459-LAKE-ALL</b>	<b>Durbin Crossing Cdd-Lake-ALL</b>	58	Durbin Crossing Cdd-Lake-ALL

Technician's Comments: Today I treated ponds 4 and 8 for algae. I also inspected ponds 1, 2, 3, 5, 6, and 7 and no chemical treatment was needed at this time.

General Comments: Inspected Lake

Inspected for algae

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<b>Service Date</b>	<b>1/12/2022</b>	<b>5459</b>
<b>No.</b>	PI-A00742473	
<b>Order No.</b>	SMOR-554420	
<b>Contract No.</b>	SVR49641	
<b>Technician Name and State License #s</b>		
Vincent McClure		

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Service Item #	Description	Lake No.	Lake Name
<b>5459-LAKE-ALL</b>	<b>Durbin Crossing Cdd-Lake-ALL</b>	58	Durbin Crossing Cdd-Lake-ALL

Technician's Comments: Today I added pond dye to pond 23. I inspected ponds 11-13, and 15-21 and they were all looking great. No further chemical treatment was needed.

General Comments: Inspected Lake

Inspected for algae

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<b>Service Date</b>	<b>1/18/2022</b>	<b>5459</b>
<b>No.</b>	PI-A00744184	
<b>Order No.</b>	SMOR-554774	
<b>Contract No.</b>	SVR49641	
<b>Technician Name and State License #s</b>		
Vincent McClure		

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Service Item #	Description	Lake No.	Lake Name
<b>5459-LAKE-ALL</b>	<b>Durbin Crossing Cdd-Lake-ALL</b>	58	Durbin Crossing Cdd-Lake-ALL

Technician's Comments: Today I inspected ponds 30, 32, and 35-38. I added lake dye to ponds 33 and 34.

General Comments: Inspected Lake

Inspected for algae

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<b>Service Date</b>	<b>1/22/2022</b>	<b>5459</b>
<b>No.</b>	PI-A00745479	
<b>Order No.</b>	SMOR-555512	
<b>Contract No.</b>	SVR49641	
<b>Technician Name and State License #s</b>		
Vincent McClure		

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Service Item #	Description	Lake No.	Lake Name
<b>5459-LAKE-ALL</b>	<b>Durbin Crossing Cdd-Lake-ALL</b>	58	Durbin Crossing Cdd-Lake-ALL

Technician's Comments: Today I removed debris from ponds 43 and 47. I inspected ponds 40, 41, 42, 45 and 48 and no chemical treatment was needed at this time.

General Comments: Inspected Lake

Inspected for algae

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<b>Service Date</b>	<b>1/24/2022</b>	<b>5459</b>
<b>No.</b>	PI-A00745900	
<b>Order No.</b>	SMOR-555918	
<b>Contract No.</b>	SVR49641	
<b>Technician Name and State License #s</b>		
Vincent McClure		

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Service Item #	Description	Lake No.	Lake Name
<b>5459-LAKE-ALL</b>	<b>Durbin Crossing Cdd-Lake-ALL</b>	58	Durbin Crossing Cdd-Lake-ALL

Technician's Comments: Today I inspected ponds 50, 51, 21, 56 and 57 and no chemical treatment was needed. I added lake dye to ponds 53, 54, and 55 to help inhibit the growth of algae.

General Comments: Inspected Lake

Inspected for algae

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<b>Service Date</b>	<b>1/28/2022</b>	<b>5459</b>
<b>No.</b>	PI-A00747562	
<b>Order No.</b>	SMOR-556174	
<b>Contract No.</b>	SVR49641	
<b>Technician Name and State License #s</b>		
Vincent McClure		

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Service Item #	Description	Lake No.	Lake Name
<b>5459-LAKE-ALL</b>	<b>Durbin Crossing Cdd-Lake-ALL</b>	58	Durbin Crossing Cdd-Lake-ALL

Technician's Comments: Today I added pond dye to ponds 35 and 23. I also treated pond 3 for algae. I inspected ponds 9, 10, 12, 15, and 16 and no chemical treatment was needed at this time.

General Comments: Inspected Lake

Inspected for algae

*G.*

  
**DURBIN CROSSING**  
Amenity Manager's Report

*Date of report: 2-28-2022*

*Submitted by: Danelle DeMarco*

**VALENTINE'S DAY COUPLE'S TRIVIA NIGHT AND NOT-SO NEWLYWED GAME**

What happens in Durbin, stays in Durbin! We got to know our Durbin couples a little bit better than before. We got to hear where first kisses happened, who wears the pants in family, who has signature dance moves, and a few whoopie questions to keep it real. Over-all our couples knew each other pretty well, we'd say. Congratulations to our longest married couple of the evening, 55 years and still in love.

Trivia winners and The Not-So-Newlywed Game winners received a dinner and a movie basket to use on Valentine's Day. We gave each couple a plate to share with delicious staff made chocolate covered strawberries, cookies, cakes, and chocolates. Couples were able to go to the pink lemonade fountain with champagne glasses between rounds. Our staff had a great time sharing an adult evening on a Friday night and hope new friends were made.



**RAFFLE WINNERS**

Always something going on at the Amenity Centers, whether it's small or large, our goal is to make someone smile. We held two raffles in February. The first was a **Super Bowl Challenge**. Residents could pass by the box office window at the South Amenity Center and fill out a ticket stub to the Super Bowl and predict the winner by circling either the Rams or the Bengals. Those who picked The Rams were then entered into a drawing after the game to receive a basket full of Super Bowl paraphernalia.

The second was **"How Do We Love Our Residents, Let us Count The Ways" Valentine's Day Challenge**. It was so simple, and we love finding ways to remind residents to read their wonderful, information filled newsletter. All that was required to win a **Peterbrooke basket** filled with a large variety of chocolate goodies, was to count the hidden hearts with the Durbin Crossing logo throughout the newsletter and email their guess to us. All correct guesses were then entered into a drawing where one lucky winner was announced on Valentine's Day.



### **SPRING BREAK**

Yet another season is fast approaching, as we say goodbye to winter and gear up for spring. Spring break for Saint Johns County schools is Monday thru Friday, March 14-18. We will have our slide open starting the weekend before on Friday, March 11 till Sunday, March 20. The pool slide alone is cause for celebration and brings many eager families back to the pools, but we like to add a variety of activities to fill those weekdays and keep the kiddos happy and busy during their vacation. We are offering **a craft day, an ice-cream social, tennis camp, games, and much more.** As our finale to a fun-filled week, we will also have our first of the season, always a family favorite, **pool movie.** We would like to make a formal request popcorn and warmer weather, please!

### **LIFEGUARDS**

Calling all Lifeguards! Well, our bright young residents answered our call, and **we now have a complete staff,** eager to be trained and on the pool deck for spring break and the summer too. For some, it is their first job, for others it is an opportunity to save for college in the fall. Either way, we take pleasure in helping our residents reach their goals, give them the tools they can carry into the future, and provide a team atmosphere where the goal is hard work and fun!

### **COMMUNITY YARD SALE**

Out with the old and in with the new! The community has set their calendars for **Saturday, March 26, 7am-1pm** to turn their trash into cash. We have posted the ads and will be placing the signs outside and inside the community prior to the sale. The Fall Yard Sale is scheduled for October 15<sup>th</sup>.

### **TENNIS**

Congratulations to Durbin Crossings Mixed Doubles League **Champions!** It has been a long hard-fought season, with Friday night practices and rounds of play-offs, but they did it and we couldn't be prouder!

**Durbin Crossing Spring Break Tennis Camp** will be held on the South courts 9am-12pm, Monday thru Friday. The cost for the entire week of instruction and fun is only \$200 per camper.

*Should you have any comments or questions feel free to contact us directly.*

