

**Durbin Crossing  
Community Development District**



**Adopted Budget  
Fiscal Year 2023**



**Durbin Crossing  
Community Development District**

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## Durbin Crossing Community Development District

### General Fund Budget FY 2022

	Adopted FY 2022 Budget	Actual YTD Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Adopted FY 2023 Budget
<b>Revenues</b>					
Assessments	\$ 2,099,514	\$ 2,090,806	\$ 8,708	\$ 2,099,514	\$ 2,261,999
Interest Income	\$ 30	\$ 29	\$ 7	\$ 36	\$ 100
Misc Income	\$ 20,000	\$ 39,230	\$ 7,770	\$ 47,000	\$ 47,000
<b>Total Revenues</b>	<b>\$ 2,119,544</b>	<b>\$ 2,130,066</b>	<b>\$ 16,485</b>	<b>\$ 2,146,550</b>	<b>\$ 2,309,099</b>
<b>Expenditures</b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 11,000	\$ 8,200	\$ 2,000	\$ 10,200	\$ 11,000
FICA Expense	\$ 842	\$ 627	\$ 153	\$ 780	\$ 842
Assessment Roll Administration (GMS)	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Engineering Fees (ETM)	\$ 13,000	\$ 9,747	\$ 1,949	\$ 11,696	\$ 13,000
Dissemination Fees (GMS and Disclosure Services )	\$ 7,200	\$ 5,763	\$ 1,350	\$ 7,113	\$ 7,200
Attorney Fees (Kutak Rock)	\$ 50,000	\$ 38,363	\$ 11,637	\$ 50,000	\$ 50,000
Annual Audit (Berger, Toombs, Elam)	\$ 4,200	\$ 3,610	\$ -	\$ 3,610	\$ 4,200
Trustee Fees (US Bank)	\$ 10,800	\$ 10,775	\$ -	\$ 10,775	\$ 10,800
Arbitrage (Grau)	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ 1,200
Impact Fee Administration (GMS)	\$ 15,000	\$ 12,500	\$ 2,500	\$ 15,000	\$ 15,000
Management Fees (GMS)	\$ 48,880	\$ 40,733	\$ 8,147	\$ 48,880	\$ 51,324
Information Technology	\$ 1,200	\$ 1,000	\$ 500	\$ 1,500	\$ 1,500
Website Maintenance	\$ 800	\$ 667	\$ 333	\$ 1,000	\$ 1,000
Telephone	\$ 600	\$ 618	\$ 182	\$ 800	\$ 800
Postage	\$ 1,800	\$ 2,192	\$ 150	\$ 2,342	\$ 2,500
Printing & Binding	\$ 1,500	\$ 1,900	\$ 250	\$ 2,150	\$ 2,150
Insurance (FIA)	\$ 8,354	\$ 7,860	\$ -	\$ 7,860	\$ 9,432
Legal Advertising	\$ 2,000	\$ 781	\$ 1,219	\$ 2,000	\$ 2,000
Other Current Charges	\$ 1,000	\$ 632	\$ 368	\$ 1,000	\$ 1,000
Office Supplies	\$ 150	\$ 27	\$ 23	\$ 50	\$ 150
Dues, Licenses & Subscriptions (DCA)	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Administrative Expenses</b>	<b>\$ 184,701</b>	<b>\$ 152,369</b>	<b>\$ 30,762</b>	<b>\$ 183,131</b>	<b>\$ 190,273</b>
<b><u>Amenity Center</u></b>					
Insurance (FIA)	\$ 31,077	\$ 29,235	\$ -	\$ 29,235	\$ 35,082
Repairs & Replacements	\$ 60,000	\$ 60,791	\$ 19,209	\$ 80,000	\$ 80,000
Recreational Passes	\$ 4,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Office Supplies	\$ 6,000	\$ 6,325	\$ 1,175	\$ 7,500	\$ 7,500
Permit Fees (Dept of Health/ASCAP/BMI/SEASAC)	\$ 3,000	\$ 3,032	\$ 450	\$ 3,482	\$ 3,700
<b><u>Utilities</u></b>					
Water & Sewer (JEA)	\$ 42,000	\$ 28,180	\$ 13,820	\$ 42,000	\$ 42,000
Electric (JEA)	\$ 36,000	\$ 28,240	\$ 7,760	\$ 36,000	\$ 36,000
Website	\$ 650	\$ 295	\$ 150	\$ 445	\$ -
Cable/Phone/Internet	\$ 19,380	\$ 15,436	\$ 6,087	\$ 21,524	\$ 22,000
Security System (Atlantic)	\$ 1,000	\$ 280	\$ 560	\$ 840	\$ 1,670
<b><u>Amenity Center Management Contracts</u></b>					
Managerial (VESTA)	\$ 221,090	\$ 184,243	\$ 36,848	\$ 221,091	\$ 241,582
Staffing (VESTA)	\$ 216,294	\$ 180,210	\$ 36,042	\$ 216,252	\$ 241,133
Lifeguards (VESTA)	\$ 74,861	\$ 53,728	\$ 26,272	\$ 80,000	\$ 82,771
Mobile App/Website (VESTA)	\$ 2,500	\$ 2,083	\$ 624	\$ 2,707	\$ 2,750
<b><u>Continued Amenity Center Management Contracts</u></b>					
Refuse Service (Waste Management)	\$ 4,800	\$ 5,553	\$ 1,100	\$ 6,653	\$ 7,000
Pool Chemicals (Poolsure)	\$ 23,003	\$ 20,308	\$ 4,070	\$ 24,378	\$ 29,000
Special Events	\$ 26,000	\$ 41,415	\$ 3,585	\$ 45,000	\$ 30,000

## Durbin Crossing Community Development District

### General Fund Budget FY 2022

	Adopted FY 2022 Budget	Actual YTD Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Adopted FY 2023 Budget
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Pest Control (Turner Pest Control)	\$ 5,208	\$ 5,973	\$ 1,792	\$ 7,765	\$ 8,000
Pressure Washing	\$ 17,000	\$ 6,661	\$ 1,839	\$ 8,500	\$ 8,500
Fitness Equip Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 8,500
<b>Amenity Center Expenses</b>	<b>\$ 793,863</b>	<b>\$ 671,989</b>	<b>\$ 164,883</b>	<b>\$ 836,872</b>	<b>\$ 904,188</b>
<b><u>Grounds Maintenance</u></b>					
Electric (JEA)	\$ 5,200	\$ 3,999	\$ 1,701	\$ 5,700	\$ 5,708
Water & ReUse (JEA)	\$ 355,000	\$ 245,923	\$ 109,077	\$ 355,000	\$ 355,000
Streetlighting (JEA)	\$ 71,000	\$ 60,205	\$ 10,795	\$ 71,000	\$ 71,000
Lake Maintenance (Solitude Lake Management)	\$ 55,500	\$ 47,672	\$ 12,828	\$ 60,500	\$ 60,500
Landscape Maintenance (Yellowstone)	\$ 450,480	\$ 351,610	\$ 75,080	\$ 426,690	\$ 529,992
Landscape Contingency	\$ 60,000	\$ 64,407	\$ 10,593	\$ 75,000	\$ 60,000
Mulch	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Miscellaneous	\$ 46,000	\$ 30,319	\$ 6,064	\$ 36,382	\$ -
Fuel	\$ 1,100	\$ 570	\$ 150	\$ 720	\$ 1,100
Irrigation Repairs	\$ 15,000	\$ 2,104	\$ 700	\$ 2,804	\$ 15,000
Capital Reserve - Transfer Out	\$ 80,000	\$ 81,800	\$ -	\$ 81,800	\$ 54,638
Water Quality Monitoring (ESI)	\$ 1,700	\$ 1,700	\$ -	\$ 1,700	\$ 1,700
<b>Grounds Maintenance Expenses</b>	<b>\$ 1,140,980</b>	<b>\$ 890,310</b>	<b>\$ 226,987</b>	<b>\$ 1,117,297</b>	<b>\$ 1,214,638</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,119,544</b>	<b>\$ 1,714,668</b>	<b>\$ 422,632</b>	<b>\$ 2,137,300</b>	<b>\$ 2,309,099</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 415,398</b>	<b>\$ (406,148)</b>	<b>\$ 9,250</b>	<b>\$ -</b>

**Durbin Crossing**  
**Community Development District**  
GENERAL FUND BUDGET  
FY 2023

**REVENUES:**

Assessments

The District will levy a non ad-valorem maintenance assessment on all assessable property within the District to fund all Operations & Maintenance Expenditures for the fiscal year.

Interest Income

Maintenance Assessment income of the District will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

Miscellaneous Income

Revenue received from access cards, rental fees, miscellaneous deposits from UPS, insurance claims, and the recreation programs revenue.

**EXPENDITURES:**

**Administrative:**

Supervisor Fees

Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount budgeted for the fiscal year is based upon 5 supervisors attending eleven meetings.

FICA Expense

FICA expense represents the Employer's (District's) share of Social Security and Medicare taxes withheld from the fee paid to the Board of Supervisors.

Assessment Roll Administration

Charge to the District for the services of Governmental Management Services, LLC to manage the assessment roll and Lien Books relating to the Series 2017A-1/A-2 bonds.

Engineering Fees

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

**Durbin Crossing**  
**Community Development District**  
GENERAL FUND BUDGET  
FY 2023

Dissemination Fees

The Annual Disclosure Report prepared by Governmental Management Services, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
Governmental Management Services	\$ 500	\$ 6,000
Disclosure Services		\$ 1,200
	\$ 500	\$ 7,200

Attorney Fees

General legal services provided by the law firm of Kutak Rock LLP, who provide general legal services to the District, including attendance and preparation for monthly CDD meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Berger, Toombs, Elam to conduct their annual audit.

Trustee Fees

The District's Series 2017A-1/A-2 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2017A-1/A-2 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

Impact Fee Administration

Charges to the District for the services of Governmental Management Services, LLC to collect St. Johns County Impact Fees on behalf of the District, manage the Series 2006-1 Impact Fee Bonds, and maintain the Series 2006-1 Lien Books.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

**Durbin Crossing**  
**Community Development District**  
GENERAL FUND BUDGET  
FY 2023

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine charges incurred as an administrative cost.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

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

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the St. Augustine Record.

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

**Amenity Center:**

Insurance

The District's Property Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

**Durbin Crossing**  
**Community Development District**  
 GENERAL FUND BUDGET  
 FY 2023

Repair & Replacements

Represents monies budgeted for repairs and replacements for the District.

Recreation Passes

Represents the estimated cost for access cards to the District's Amenity Center.

Office Supplies

Represents any supplies needed for the operation of the Amenity Center.

Permit Fees

Represents permit fees paid to the Department of Health for the swimming pool and fees associated with music licenses at the Amenity Center.

Water & Sewer

JEA provides water and sewer services for the District. The cost of water/sewer associated with the Recreation Facilities:

<b>Account Number</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
68155430/86131620	145 S Durbin Pkwy Sewer	\$ 210	\$ 2,520
79200641	145 S Durbin Pkwy Reclaim	\$ 1,201	\$ 14,410
86131620	145 S Durbin Pkwy Water	\$ 120	\$ 1,440
67579848	145 S Durbin Pkwy Water	\$ 220	\$ 2,640
83113743	730 Durbin PY N Sewer	\$ 200	\$ 2,400
68090736	730 Durbin PY N Reclaim	\$ 548	\$ 6,575
85083672	730 Durbin PY N Water	\$ 200	\$ 2,400
83113743	730 Durbin PY N Water	\$ 120	\$ 1,440
	Contingency	\$ 681	\$ 8,175
	<b>Total Amenity Sewer/Water/Reclaim</b>	<b>\$ 3,500</b>	<b>\$ 42,000</b>

Electric

JEA provides for electric services for the District. The cost of electric associated with the Recreation Facilities:

<b>Account Number</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
22357510	730 Durbin PY N	\$ 865	\$ 10,380
20335949	145 S Durbin Pkwy	\$ 2,100	\$ 25,200
	Contingency	\$ 35	\$ 420
	<b>Total Amenity Electric</b>	<b>\$ 3,000</b>	<b>\$ 36,000</b>

Website

The fees incurred for maintaining updates for the Durbinliving.com website contracted with Unicorn.

**Durbin Crossing**  
**Community Development District**  
 GENERAL FUND BUDGET  
 FY 2023

Cable/Internet/Phone

The District will provide cable television services for the Amenity Centers through Comcast.

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
8495 74 140 1015619	Durbin Crossing South Amenity	\$ 465	\$ 5,580
8495 74 140 0420497	Durbin Crossing South Amenity	\$ 235	\$ 2,820
8495 74 140 1246669	Durbin Crossing North Amenity	\$ 535	\$ 6,420
8496 74 140 1022920	Durbin Crossing North Amenity	\$ 475	\$ 5,700
	Contingency	\$ 123	\$ 1,480
	<b>Total Amenity Cable/internet/Phone</b>	<b>\$ 1,833</b>	<b>\$ 22,000</b>

Security System

Maintenance costs of the security alarms/cameras provided by Atlantic Companies.

General Manager

The District is under contract with Vesta Property Services Inc for Management and Administration Services for the Amenity Centers with additional part-time maintenance technician.

<b><u>Contractor</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
Vesta	\$ 20,132	\$ 241,582

Staffing

The District is under contract with Vesta Property Services Inc. This covers the cost of staffing for Facility Attendants, Pool Maintenance, Janitorial Services, Special Events planning, and Facility monitoring.

Lifeguards

The District is under contract with Amenity Services Group and this is the cost to provide pool attendants (lifeguards) during the operating season for the pool.

<b><u>Contractor</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
Vesta	\$ 6,898	\$ 82,771

Refuse Service

Garbage disposal services for the Amenity Centers provided by GFL Environmental.

**Durbin Crossing**  
**Community Development District**  
GENERAL FUND BUDGET  
FY 2023

Pool Chemicals

The District, through Poolsure, is provided chemicals necessary for the maintenance of the Amenity Center swimming pool.

<b><u>Contractor</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
Poolsure	\$ 2,272	\$ 27,260
Contingency	\$ 145	\$ 1,740
	<b>\$ 2,417</b>	<b>\$ 29,000</b>

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decoration

Represents estimated costs for the District to decorate the Amenity center for the holidays.

Pest Control

The District is contracted with Turner Pest Control to provide for pest control services.

<b><u>Contractor</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
Monthly Service	\$ 567	\$ 6,800
Annual Termite Treatment		\$ 1,200
	<b>\$ 567</b>	<b>\$ 8,000</b>

Pressure Washing

The cost of pressure washing District facilities (Amenity Center, entryway features, etc.)

Fitness Equipment Maintenance

The cost of maintenance routine and inceptions of District fitness equipment.

**Durbin Crossing**  
**Community Development District**  
 GENERAL FUND BUDGET  
 FY 2023

**Grounds Maintenance:**

Electric

The cost of electricity provided by JEA for signage lighting and entry feature lighting for the District.

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
22840516	101 Castlegate Ln	\$ 10	\$ 120
79442225	104 Durbin PY N	\$ 32	\$ 384
93385371	1049 Longleaf Pine Parkway	\$ 71	\$ 852
99911097	107 Tollerton Ave	\$ 23	\$ 276
89863663	1513 Longleaf Pine Parkway	\$ 21	\$ 252
26895017	16 Cloisterbane Dr Apt LL01	\$ 8	\$ 96
22580514	20 Orchid Way Apt IR01	\$ 10	\$ 120
99911094	2401 St Johns PY APT SG01	\$ 17	\$ 204
13727885	28 Heron Landing Rd Apt SG01	\$ 11	\$ 126
89866912	291 Durbin PY N	\$ 12	\$ 144
99911053	399 Longleaf Pine PY	\$ 13	\$ 156
89863016	501 Saddlestone Dr	\$ 18	\$ 216
22969723	590 N Durbin Pkwy	\$ 18	\$ 216
89863705	694 N Durbin Pkwy	\$ 18	\$ 216
79442208	857 Durbin Py N Apt SG01	\$ 15	\$ 180
89315721	861 Durbin PPY N Apt SG01	\$ 11	\$ 132
14892379	910 Durbin PY N Apt SG01	\$ 14	\$ 168
79447186	94 Staplehurst Dr Apt IR01	\$ 15	\$ 180
79447185	95 Woodcross Dr Apt IR01	\$ 12	\$ 144
22840515	96 Cresthaven Pl	\$ 15	\$ 180
99912413	987 Durbin PY N	\$ 12	\$ 144
89865800	997 Lauriston Dr	\$ 15	\$ 180
	Contingency	\$ 85	\$ 1,022
	<b>Total Common Area Electric</b>	<b>\$ 476</b>	<b>\$ 5,708</b>

**Durbin Crossing**  
**Community Development District**  
GENERAL FUND BUDGET  
FY 2023

Water & Re-Use

Water and re-use water needed for irrigation and maintenance of the common grounds provided by JEA.

<b><u>Account Number</u></b>	<b><u>Description</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
64240479	102 Durbin PY N	\$ 2,622	\$ 31,458
70115360	102 Merkland Ct	\$ 62	\$ 744
72360080	1021 Lauriston Dr	\$ 290	\$ 3,480
69877485	104 Harbury Dr	\$ 135	\$ 1,620
66534516	105 S Durbin Pkwy	\$ 1,169	\$ 14,028
70115339	106 Charmed Pl	\$ 68	\$ 816
67386400	109 Islesbrook Pkwy	\$ 825	\$ 9,900
68090726	1090 Durbin PY N	\$ 3,500	\$ 42,000
74704275	116 Averley Wy Apt IR01	\$ 55	\$ 660
74704274	118 Pineta Wy Apt IR01	\$ 35	\$ 420
70115336	124 Weathered Oak Ct	\$ 30	\$ 360
71890295	1244 Leith Hall Dr	\$ 230	\$ 2,760
74704249	126 Cantley Wy Apt IR01	\$ 100	\$ 1,200
73697024	128 Willow Winds Parkway	\$ 57	\$ 684
71890305	1305 Fryston St	\$ 25	\$ 300
71890313	138 Tollerto Ave	\$ 80	\$ 960
71890303	1386 Fryston St	\$ 250	\$ 3,000
68682298	1503 Cullaig Ct.	\$ 86	\$ 1,032
74704273	155 Telford Dr Apt IR01	\$ 36	\$ 432
71890297	158 Castlegate LA	\$ 35	\$ 420
75457834	16 Cloisterbane Dr Aprt LL01	\$ 235	\$ 2,820
71890296	1620 Fenton Av	\$ 125	\$ 1,500
83716990	185 Islesbrook Pkwy	\$ 255	\$ 3,060
85563431	2050 Longleaf Pine Py	\$ 1,900	\$ 22,800
68682232	240 Tollerton Ave	\$ 500	\$ 6,000
81948581	241 Islesbrook Pkwy	\$ 100	\$ 1,200
67862610	265 Willow Winds Pkwy	\$ 140	\$ 1,680
69214857	293 Willow Winds Pkwy	\$ 40	\$ 480
82196245	310 N Glen Laurel Dr	\$ 40	\$ 480
	<b>Total Reuse Water Continued</b>	<b>\$ 13,025</b>	<b>\$ 156,294</b>

**Durbin Crossing**  
**Community Development District**  
 GENERAL FUND BUDGET  
 FY 2023

<b>Account Number</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
	<b>Balance Brought Forward</b>	\$ 13,025	\$ 156,294
69877486	358 Willow Winds PKWY	\$ 285	\$ 3,420
72360078	585 Saddlestone Dr	\$ 125	\$ 1,500
80532666	594 Saddlestone Dr	\$ 140	\$ 1,680
64240486	606 Longleaf PY	\$ 4,000	\$ 48,000
64240480	810 Durbin PY N	\$ 3,000	\$ 36,000
74704276	867 Durbin PY N Apt IR01	\$ 120	\$ 1,440
74704251	868 Durbin PY N Apt IR01	\$ 100	\$ 1,200
67386405	89 Heron Landing Rd Apt IR01	\$ 700	\$ 8,400
68081639	90 Woodcross Dr	\$ 500	\$ 6,000
68081637	91 Staplehurst Dr	\$ 300	\$ 3,600
74704265	912 Durbin PY N Apt IR01	\$ 85	\$ 1,020
64240168	96 Crestheaven Place	\$ 130	\$ 1,560
	Contingency	\$ 7,074	\$ 84,886
	<b>Total Reuse Water</b>	<b>\$ 29,584</b>	<b>\$ 355,000</b>

Street Lighting

The District street lighting cost for the community - the amount is based upon the current tariff in effect with JEA.

<b>Account Number</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
70 watt	104 Durbin PY N(70 Watts)	\$ 1,912	\$ 22,942
200 watt	104 Durbin PY N (200 Watts)	\$ 43	\$ 512
70 watts	128 Willow Winds Pkwy	\$ 497	\$ 5,961
28763969	104 Durbin Py N Apt 2	\$ 11	\$ 130
200 watt	145 S Durbin Pkwy	\$ 597	\$ 7,168
70 watt	145 S Durbin Pkwy	\$ 1,280	\$ 15,355
70 watts	145 S Durbin Pkwy	\$ 677	\$ 8,129
70 watts	16 Cloisterbane Dr	\$ 188	\$ 2,258
70 watts	16 Cloisterbane Dr	\$ 241	\$ 2,890
70 watts	89 Heron Landing Rd Apt IR01	\$ 331	\$ 3,974
	Contingency/Additions	\$ 140	\$ 1,680
	<b>Total Streetlighting</b>	<b>\$ 5,917</b>	<b>\$ 71,000</b>

**Durbin Crossing**  
**Community Development District**  
GENERAL FUND BUDGET  
FY 2023

Lake Maintenance

The District is under contract with Solitude Lake Management LLC for the maintenance of the lakes at Durbin Crossing Community Development District.

<b><u>Contractor</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
Solitude Lake Management LLC	\$ 5,042	\$ 60,500

Landscape Maintenance

The District is under contract with a landscape maintenance vendor for maintenance of the common areas in the District.

<b><u>Contractor</u></b>	<b><u>Monthly</u></b>	<b><u>Annual</u></b>
Yellowstone	\$ 44,166	\$ 529,992

Landscape Contingency

A provision for additional landscape features or for repair of existing landscaping.

Mulch

Represents estimated costs for mulch applications around common areas in the District.

Fuel

Fuel purchases for maintenance equipment.

Irrigation Repairs

The cost of miscellaneous irrigation repairs and maintenance incurred.

Capital Reserve – Transfer Out

The District funds a capital reserve to fund the renewal and replacement of District's capital related facilities that gets transferred to the Capital Reserve Fund.

Water Quality Monitoring

The District will contract with ESI to have conducted water quality monitoring in compliance with Section 18 of the Development Order using guidelines established by the FDEP.

## Durbin Crossing Community Development District

### Assessment Allocation Chart

Land Use	#Units	ERU Factor	Total ERUs	Net O&M	Net O&M Per Unit	FY 2022	FY 2023	FY 2023	Increase Percentage	FY 2023 Gross Assessments
						Gross Annual Asmnt Per Unit	Gross Annual Asmnt Per Unit	Gross Annual Per Unit Increase		
80'	339	1.53	519.63	\$456,843	\$1,347.62	\$1,330.62	\$1,434.53	\$103.91	7.81%	\$485,990
70'	319	1.35	431.13	\$379,038	\$1,188.21	\$1,173.22	\$1,264.84	\$91.62	7.81%	\$403,221
63'	482	1.19	572.94	\$503,715	\$1,045.05	\$1,031.87	\$1,112.45	\$80.58	7.81%	\$535,852
53'	468	1.00	468.00	\$411,452	\$879.17	\$868.08	\$935.87	\$67.79	7.81%	\$437,703
43'	206	0.85	175.10	\$153,943	\$747.30	\$737.87	\$795.49	\$57.62	7.81%	\$163,764
Town Homes	510	0.63	321.30	\$282,478	\$553.88	\$546.89	\$589.60	\$42.71	7.81%	\$300,500
Total Residential Units	2,324									
Retail/ Commercial	99,281	1.00	49.64	\$43,642	\$514.21	\$0.44	\$0.47	\$0.03	5.68%	\$46,427
Office	70,265	1.00	35.13	\$30,887	\$514.21	\$0.44	\$0.47	\$0.03	6.82%	\$32,858
Total Commercial Square Footage	169,546									
<b>TOTALS</b>	<b>171,870</b>		<b>2,572.88</b>	<b>\$2,261,999</b>						
<b>Total - Gross Assessment</b>										\$2,406,314
<b>Less: Discounts and Collections (6%)</b>										<u>(\$144,316)</u>
<b>Total Net Assessment</b>										<u><b>\$2,261,999</b></u>

# Durbin Crossing

Community Development District

## Debt Service Fund Series 2017 A-1/A-2 Bonds

	Adopted	Actual YTD	Projected	Projected	Adopted
Description	FY 2022 Budget	Thru 7/31/22	Next 2 Months	Thru 9/30/22	FY 2023 Budget
<b>Revenues</b>					
Carry Forward Surplus <sup>(1)</sup>	\$ 772,752	\$ 1,000,457	\$ -	\$ 1,000,457	\$ 740,408
Assessments	\$ 3,072,162	\$ 3,037,341	\$ 34,822	\$ 3,072,162	\$ 3,072,162
Interest	\$ 150	\$ 127	\$ 55	\$ 182	\$ 200
<b>Total Revenues</b>	<b>\$ 3,845,064</b>	<b>\$ 4,037,925</b>	<b>\$ 34,877</b>	<b>\$ 4,072,801</b>	<b>\$ 3,812,770</b>
<b>Expenditures</b>					
<b>Series 2017A-1</b>					
Interest 11/1	\$ 577,491	\$ 577,391	\$ -	\$ 577,391	\$ 555,756
Principal 11/1 (Prepayment )	\$ -	\$ 195,000	\$ -	\$ 195,000	\$ -
Interest 5/1	\$ 577,491	\$ 573,747	\$ -	\$ 573,747	\$ 555,756
Principal 5/1	\$ 1,530,000	\$ 1,515,000	\$ -	\$ 1,515,000	\$ 1,555,000
<b>Series 2017A-2</b>					
Interest 11/1	\$ 103,406	\$ 103,406	\$ -	\$ 103,406	\$ 99,881
Principal 11/1 (Prepayment)	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Interest 5/1	\$ 103,406	\$ 102,850	\$ -	\$ 102,850	\$ 99,881
Principal 5/1	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 155,000
Principal 5/1 (Prepayment)	\$ -	\$ 95,000	\$ -	\$ 95,000	\$ -
<b>Total Expenditures</b>	<b>\$ 3,041,794</b>	<b>\$ 3,332,394</b>	<b>\$ -</b>	<b>\$ 3,332,394</b>	<b>\$ 3,021,275</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$ 803,270</b>	<b>\$ 705,531</b>	<b>\$ 34,877</b>	<b>\$ 740,408</b>	<b>\$ 791,495</b>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement

Interest - 11-1-23 (2017A-1)	\$535,347
Interest - 11-1-23 (2017A-2)	\$91,819
Total	\$627,166

# Durbin Crossing

Community Development District

## Amortization Schedule

Series 2017A-1, Special Assessment Refunding Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 30,010,000	\$ -	\$ 555,756.25	\$ 2,644,503.13
05/01/23	\$ 30,010,000	\$ 1,555,000.00	\$ 555,756.25	
11/01/23	\$ 28,455,000	\$ -	\$ 535,346.88	\$ 2,646,103.13
05/01/24	\$ 28,455,000	\$ 1,595,000.00	\$ 535,346.88	
11/01/24	\$ 26,860,000	\$ -	\$ 513,415.63	\$ 2,643,762.50
05/01/25	\$ 26,860,000	\$ 1,645,000.00	\$ 513,415.63	
11/01/25	\$ 25,215,000	\$ -	\$ 488,740.63	\$ 2,647,156.25
05/01/26	\$ 25,215,000	\$ 1,695,000.00	\$ 488,740.63	
11/01/26	\$ 23,520,000	\$ -	\$ 462,256.25	\$ 2,645,996.88
05/01/27	\$ 23,520,000	\$ 1,750,000.00	\$ 462,256.25	
11/01/27	\$ 21,770,000	\$ -	\$ 433,818.75	\$ 2,646,075.00
05/01/28	\$ 21,770,000	\$ 1,810,000.00	\$ 433,818.75	
11/01/28	\$ 19,960,000	\$ -	\$ 403,275.00	\$ 2,647,093.75
05/01/29	\$ 19,960,000	\$ 1,870,000.00	\$ 403,275.00	
11/01/29	\$ 18,090,000	\$ -	\$ 371,718.75	\$ 2,644,993.75
05/01/30	\$ 18,090,000	\$ 1,935,000.00	\$ 371,718.75	
11/01/30	\$ 16,155,000	\$ -	\$ 337,856.25	\$ 2,644,575.00
05/01/31	\$ 16,155,000	\$ 1,995,000.00	\$ 337,856.25	
11/01/31	\$ 14,160,000	\$ -	\$ 287,981.25	\$ 2,620,837.50
05/01/32	\$ 14,160,000	\$ 2,095,000.00	\$ 287,981.25	
11/01/32	\$ 12,065,000	\$ -	\$ 235,606.25	\$ 2,618,587.50
05/01/33	\$ 12,065,000	\$ 2,235,000.00	\$ 235,606.25	
11/01/33	\$ 9,830,000	\$ -	\$ 193,700.00	\$ 2,664,306.25
05/01/34	\$ 9,830,000	\$ 2,320,000.00	\$ 193,700.00	
11/01/34	\$ 7,510,000	\$ -	\$ 150,200.00	\$ 2,663,900.00
05/01/35	\$ 7,510,000	\$ 2,405,000.00	\$ 150,200.00	
11/01/35	\$ 5,105,000	\$ -	\$ 102,100.00	\$ 2,657,300.00
05/01/36	\$ 5,105,000	\$ 2,500,000.00	\$ 102,100.00	
11/01/36	\$ 2,605,000	\$ -	\$ 52,100.00	\$ 2,654,200.00
05/01/37	\$ 2,605,000	\$ 2,605,000.00	\$ 52,100.00	\$ 2,657,100.00
11/01/37				
<b>Total</b>		\$ 31,720,000.00	\$ 11,984,868.75	\$ 45,199,868.75

# Durbin Crossing

Community Development District

## Amortization Schedule

Series 2017A-2, Special Assessment Refunding Bonds (Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 3,535,000	\$ 95,000.00	\$ 95,912.50	\$ 440,793.75
05/01/23	\$ 3,440,000	\$ 155,000.00	\$ 95,912.50	\$ -
11/01/23	\$ 3,285,000	\$ -	\$ 91,818.75	\$ 342,731.25
05/01/24	\$ 3,285,000	\$ 160,000.00	\$ 91,818.75	\$ -
11/01/24	\$ 3,125,000	\$ -	\$ 87,600.00	\$ 339,418.75
05/01/25	\$ 3,125,000	\$ 165,000.00	\$ 87,600.00	\$ -
11/01/25	\$ 2,960,000	\$ -	\$ 83,256.25	\$ 335,856.25
05/01/26	\$ 2,960,000	\$ 180,000.00	\$ 83,256.25	\$ -
11/01/26	\$ 2,780,000	\$ -	\$ 78,506.25	\$ 341,762.50
05/01/27	\$ 2,780,000	\$ 185,000.00	\$ 78,506.25	\$ -
11/01/27	\$ 2,595,000	\$ -	\$ 73,631.25	\$ 337,137.50
05/01/28	\$ 2,595,000	\$ 200,000.00	\$ 73,631.25	\$ -
11/01/28	\$ 2,395,000	\$ -	\$ 67,962.50	\$ 341,593.75
05/01/29	\$ 2,395,000	\$ 215,000.00	\$ 67,962.50	\$ -
11/01/29	\$ 2,180,000	\$ -	\$ 61,862.50	\$ 344,825.00
05/01/30	\$ 2,180,000	\$ 220,000.00	\$ 61,862.50	\$ -
11/01/30	\$ 1,960,000	\$ -	\$ 55,625.00	\$ 337,487.50
05/01/31	\$ 1,960,000	\$ 235,000.00	\$ 55,625.00	\$ -
11/01/31	\$ 1,725,000	\$ -	\$ 48,956.25	\$ 339,581.25
05/01/32	\$ 1,725,000	\$ 245,000.00	\$ 48,956.25	\$ -
11/01/32	\$ 1,480,000	\$ -	\$ 42,012.50	\$ 335,968.75
05/01/33	\$ 1,480,000	\$ 260,000.00	\$ 42,012.50	\$ -
11/01/33	\$ 1,220,000	\$ -	\$ 34,637.50	\$ 336,650.00
05/01/34	\$ 1,220,000	\$ 280,000.00	\$ 34,637.50	\$ -
11/01/34	\$ 940,000	\$ -	\$ 26,693.75	\$ 341,331.25
05/01/35	\$ 940,000	\$ 295,000.00	\$ 26,693.75	\$ -
11/01/35	\$ 645,000	\$ -	\$ 18,318.75	\$ 340,012.50
05/01/36	\$ 645,000	\$ 315,000.00	\$ 18,318.75	\$ -
11/01/36	\$ 330,000	\$ -	\$ 9,375.00	\$ 342,693.75
05/01/37	\$ 330,000	\$ 330,000.00	\$ 9,375.00	\$ 339,375.00
<b>Total</b>		<b>\$ 3,685,000.00</b>	<b>\$ 2,162,050.00</b>	<b>\$ 5,952,293.75</b>

# Durbin Crossing

Community Development District

## Capital Reserve Fund

Description	Adopted FY 2022 Budget	Actual YTD Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Adopted FY 2023 Budget
<b>Revenues</b>					
Capital Reserve Transfer In	\$ 80,000	\$ 81,800	\$ -	\$ 81,800	\$ 54,638
Miscellaneous Revenue/Interest Income	\$ 2,000	\$ 5,526	\$ 2,500	\$ 8,026	\$ 10,000
Impact Fees	\$ -	\$ 46,128	\$ -	\$ 46,128	\$ -
Carry Forward Surplus	\$ 1,388,289	\$ 1,464,010	\$ -	\$ 1,464,010	\$ 1,399,322
<b>Total Revenues</b>	<b>\$ 1,470,289</b>	<b>\$ 1,597,464</b>	<b>\$ 2,500</b>	<b>\$ 1,599,964</b>	<b>\$ 1,463,960</b>
<b>Expenditures</b>					
Capital Outlay	\$ 200,000	\$ 44,322	\$ 75,000	\$ 119,322	\$ 150,000
Repair and Replacement	\$ 50,000	\$ 46,321	\$ 35,000	\$ 81,321	\$ 100,000
<b>Total Expenditures</b>	<b>\$ 250,000</b>	<b>\$ 90,642</b>	<b>\$ 110,000</b>	<b>\$ 200,642</b>	<b>\$ 250,000</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>\$ 1,220,289</b>	<b>\$ 1,506,822</b>	<b>\$ (107,500)</b>	<b>\$ 1,399,322</b>	<b>\$ 1,213,960</b>