

*Durbin Crossing Community
Development District*

MAY 22, 2023

AGENDA

Durbin Crossing Community Development District

475 West Town Place, Suite 114
St. Augustine, Florida 32092
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May 15, 2023

Board of Supervisors
Durbin Crossing Community Development District
Staff Call In #: 1-877-304-9269; Code 5818716

Dear Board Members:

The Durbin Crossing Community Development District Board of Supervisors Meeting is scheduled for **Monday, May 22, 2023 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the revised 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 April 24, 2023 Meeting
 - B. Balance Sheet and Statement of Revenues & Expenses
 - C. Assessment Receipt Schedule
 - D. Check Register
- V. Consideration of Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption
- VI. Update on Claims Against Epic Pools
- VII. Consideration of Amenity Center Fencing Proposals
- VIII. Discussion of Creekside High School Swim Pool Usage
- IX. Staff Reports

- A. Landscape & Irrigation Maintenance Team - Report
- 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 – June 26, 2023 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, April 24, 2023 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 by telephone
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
William Clarke	Supervisor
Shalene B. Estes	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Matthew Davis	Special Counsel by telephone
George Katsaras	District Engineer by telephone
Dan Fagen	Vesta/Amenity Services Group
Margaret Alfano	Vesta/Amenity Services Group
Danelle DeMarco	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
William Dean	Yellowstone
Cheyne Solesbee	Yellowstone
Jon Temple	Tempool
Jon John	Pinch A Penny
Per Sorenson	Pinch A Penny

The following is a summary of the discussions and actions taken at the April 24, 2023 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order at 6:00 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 March 27, 2023 Meeting**
- B. Balance Sheet and Statement of Revenues and Expenses**
- C. Assessment Receipt Schedule**
- D. Check Register**

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the consent agenda items were approved.

The next item was taken out of order.

Pinch A Penny

Mr. Eckert stated we have been working through the agreement with Pinch A Penny and they have provided us some comments, we provided some comments back. My understanding is Mr. Davis has also provided some comments today that we will need to talk to Pinch A Penny about. Quite a few were clarifying comments, but there are a couple things that need to be addressed with them. From a big picture standpoint, it would be helpful if Zach can let you know what is being discussed and proposed and we can have a back and forth if the board or Pinch A Penny have questions.

Mr. Davidson stated we are proposing to re-marcite the pool both north and south. I reached out to Pinch A Penny and they were willing to come out here and attend the meeting for any questions we may have. They are willing to help us out with the hot patches, which are the areas we have concerns with. We are working on the agreement trying to get a schedule on paper of when we will be able to do this. My big concern is the zero entrance pool with a couple spots.

Mr. Harrah stated let's summarize where I think we left it last time. Total cost for the south is how much?

Mr. Eckert stated I think the timing may have changed since last time and that is something to talk about.

Ms. Alfano stated it is \$332,560 for south and \$146,380 for north.

Mr. Harrah stated that does not include improvements to lighting.

Mr. Davidson stated last meeting we wanted to add in the lighting and coping.

Mr. Harrah stated for accounting purposes we need to make sure we take out the extra elements.

Mr. Eckert stated for purposes of just having a record of that so that you can pinpoint which part is the resurfacing which part is the extras.

Ms. Alfano stated the coping at south is broken out separate and that would be an additional cost of \$26,850, that is not in the total I gave you.

Mr. Eckert stated because your contract is over \$200,000 you are going to have to do a payment and performance bond under Florida Statute, which usually is 2 ½% to 3% and that will have to be added on to it and that is in the draft contract.

Mr. Harrah stated the \$505,790 plus the payment and performance bond we don't have to break it out now but for Mike's purposes we have to have what the redo is and then what the extra is. The recommendation is to do south then north, duration of south is approximately 6 weeks, and the best time to do that is November 2023 to April 2024 then move to north.

Mr. Eckert stated we will be approving an amended agreement in substantial form. we increased the price because of the payment and performance bond and authorize the chair to execute it once staff is comfortable with it.

Ms. Hall asked what is the damage on the coping?

Mr. Davidson stated we don't have damage, you have a lot of hollow spots throughout. Last year we did a decent amount of repairs on our coping, now we have a lot more hollow spots I suggest we replace the whole coping while they are there.

Ms. Hall asked are you going to use the CLI Industries product?

Mr. John stated yes, that is all I use.

Ms. Hall asked can you review the limited lifetime warranty?

Mr. John stated on commercial pools we offer 15-year warranty. I can give you a list of pools that I have that are 30-years old commercial pools that are still perfect. Out of 50,000 pools I have not had one lawsuit or one upset customer.

Ms. Hall asked have you done commercial size pools?

Mr. John stated I have been involved 25 years, Jon and his guys will do most of the work I will be managing and overseeing.

Mr. Harrah asked Matt do you need anything kind of progress reports, photos during the renovation work to assist your efforts?

Mr. Davis stated I appreciate you bringing that up. Any time we are doing any work, especially if there is any repair work before the replacement gets started, if we can have photos, document where it is, provide a written narrative of what the problem was, the date, time, etc. and what was done to repair it and if possible if we can get with Zach or someone else from field ops and retain a sample of the liner that is removed because the thickness of that is going to be one of the prime issues in the litigation. Once we get to wholesale replacement we can get with our expert and talk about sampling from a statistically significant area of the pool when we are pulling it off and that is all stuff that Bret will be able to walk through. That way we can say for example, we pulled this and measured it in ten different places and in all areas of 7 of the 10 it was too thin and therefore we can extrapolate that across the entire pool, that would be helpful. In listening here it doesn't sound like we are getting started on the wholesale replacement until November but if we can document any interim repairs that would be great. We should provide notice of repairs to Epic at least a day or two in advance if we can.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the revised contract with Pinch A Penny entity, in the amount of \$505,790 plus the cost of payment and performance bond was approved in substantial form and the chair was authorized to execute the contract once staff is comfortable with it.

FIFTH ORDER OF BUSINESS

Consideration of Suspension of Amenity Privileges

Mr. Eckert stated the name of the suspendee is Mr. Dolan, the relevant dates are February 13th the date of the incident, March 24th the notice letter of suspension of amenity privileges was mailed and setting a hearing for today's date. The board has previously been provided with the incident report, copies of the letter of interim suspension as well as your suspension and termination of access policy. The incident in question generally involves operating a vehicle on our recreation fields causing damage to those fields, which fortunately for everybody has since

healed, but multiple CDD policies were violated, loss or destruction of property, being in the facilities after hours, bringing guests without going through the proper policies, violating basketball court policies because there was also driving on the basketball courts. Then the suspension and access rule that has been violated by failing to abide by rules, by damaging, destroying district property, and having a guest that participates in the commission of those issues. Basically, in general what occurred is beginning at 3:27 a.m. Mr. Dolan and his guest reportedly attempted to enter the north amenity center using an access card, and failed to gain entry due to it being outside permitted entry times, he and his guest ultimately jumped over the fence at the north exit side gate and entered the fitness center, sat on the patio, climbed on equipment in the playground area then exited via vehicle and then subsequently drove to the north recreation field and performed donuts causing damage to the turf and then drove onto the basketball court causing marks on the court. We do have proof of the facts I just read through the district's security system and the access card reader used show that it was assigned to his parents. At this point in time is there anything Margaret wants to add to my description of events and if so, that is fine but my understanding is that Margaret has talked to the resident's parents and they were not anticipating participating in tonight's hearing. This happened under our new policies, and we do have the ability to assess an administrative reimbursement, which is just the cost of our time in preparing the letter.

Ms. Alfano stated that is what transpired, and we are thankful the damage was not permanent.

Mr. Eckert asked do you have a recommendation for the board?

Ms. Alfano stated the family notified us that they could not be here this evening and they have been very cooperative through this whole process. We are recommending a six-month suspension for the individual because this is a second offense, he had something in March 2020 and was suspended for three months. This does not affect the parents or their access to the amenities.

On MOTION by Mr. Harrah seconded by Mr. Clarke with all in favor Cameron Dolan's suspension was extended for six-months from the date of the letter of suspension, March 24, 2023 plus administrative reimbursement of the actual costs incurred.

SIXTH ORDER OF BUSINESS**Update on Claims Against Epic Pools****A. Epic Pools' Response to Date**

Mr. Davis stated the only thing new is that Epic did respond and basically said they don't believe they are liable for any breach of contract, they don't agree that they did not install the marcite in accordance with the plans and specs. They have agreed to basically perform warranty work on seven discreet spots within the pool that they identified when they came out and visited. I don't recommend we do that. We are in a position where I'm recommending that we file the suit against them for breach of contract and I don't think it would be a good idea to have someone you are suing back on your property with access to the pool. I don't recommend that. They basically denied any liability leaving us with no choice if we want to recover from them, which is to file a lawsuit.

B. Authorization to Initiate Litigation Against Epic Pools

Mr. Clarke asked what risks do we have in terms of out of pocket aside from fees to file the case?

Mr. Eckert stated I don't feel comfortable going into that in an open meeting, but that is something that Matt can follow-up with you on after the meeting.

On MOTION by Mr. Clarke seconded by Ms. Estes with all in favor Mr. Davis was authorized to prepare and file litigation for the claims against Epic Pools.

Mr. Davis stated in the email denying liability Epic's attorney basically referenced that they have rabbit ears out looking for any kind of disparaging comments. Be careful, stick to the truth and say as little as possible. It is a matter that is or soon will be in litigation and you would refer all comments to your attorneys.

Mr. Davis left the telephone conference at this time.

SEVENTH ORDER OF BUSINESS**Consideration of Amenity Center Fencing Proposals**

Mr. Laughlin stated Margaret has updated numbers and we have renderings from George's office that I will put up on the screen.

Mr. Alfano pointed out on the renderings the location of the proposed new fencing, sidewalk, retaining wall/seating area, associated prices and position of lighting, and ADA compliant sidewalk at north.

Staff was directed to put the full cost of the fencing, etc. for both north and south into the proposed fiscal year 2024 budget.

The next item taken out of order.

NINTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

Mr. Dean gave an overview of the landscape update, a copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2024 Budget

Mr. Laughlin stated we had this on the agenda at the last meeting, we are still waiting on some numbers. We have the Vesta numbers, and they are included in the proposed budget. One of the bigger changes is we have \$100,000 budgeted this year for capital and this will likely change for the budget we presented in May. At this time, it is a proposed 6.87% assessment increase. I do have the Vesta numbers to do that north staffing and that would be about a 12% increase.

The board discussed the capital budget, increased staffing, \$100,000 capital reserve, \$140,000 staffing and \$210,000 for fencing, and litigation legal fees.

NINTH ORDER OF BUSINESS

Staff Reports (Continued)

B. District Counsel

Mr. Eckert stated with regard to the water meter at the park, the county sent a letter of termination of this agreement in April 2022 to us and in the letter, it said the effective date of termination is 180 days from now, April 2022, or when the County completes the project. Then they asked that a document be signed saying that we acknowledge that we received the letter, but it is a little unclear in terms of whether or not we are acknowledging that the agreement is terminated. I don't know the date the project was completed because it is not our project, it is the County's project. I have been asking them to tell us when the project is completed because I want

to make sure that we pin them down on that date, so we are not charged for water after that date. One of the county officials wanted Daniel to sign this document and I will send an email to the county tomorrow outlining everything saying we still need you to work with us on letting us use the address and transferring the capacity fees. I think they were upset because we didn't just sign the document and I was not comfortable signing a document that I thought could say we acknowledge the termination date is blank. We will track that down and keep working on that and updating the board.

C. District Engineer

There being none, the next item followed.

D. District Manager

Mr. Laughlin stated we just received this in the mail, the number of registered voters within Durbin is 4,664.

E. General Manager - Report

Ms. Alfano detailed the issues with the communication/sound system and outlined the benefits of a new system that was in the reserve study and in the budget.

Mr. Eckert stated we will build into our contract the assignment of the manufacturer warranties.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor staff was authorized to replace the communication/sound system in an amount not to exceed \$32,300.

F. Operations Manager - Report

Mr. Davidson gave an overview of the field operation manager's report and updated the board on the contract for the community park monument repairs after which the board took the following action.

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor staff was authorized to complete the community park monument repairs project with G&G Construction in the amount of \$2,600.

Mr. Eckert stated we will send a letter of termination of the agreement with Four Seasons.

G. Amenity Manager – Report

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

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Estes asked is it possible to put on the agenda the outlier property that we own and discuss that? I would be interested in finding all the slivers of property that we own as well as confirming a way to secure them indefinitely.

Mr. Eckert stated we have a real property due diligence chart that one of my former colleagues worked on that identifies all the parcels the district owns so we should be able to identify those tracts and slivers so you can see that. We don't get involved in comp plan amendments and things like that from the CDD perspective but certainly when we own property that might be impacted, that is something that is a concern to the board. I will try to find that chart and get that to you.

Mr. Harrah stated we need to see if we own the property where they put up that large sign.

Mr. Eckert stated I can look and see where it is located and the sign ordinance would be a county issue that they would have to enforce. If it is on our property we can tell them to get it off our property.

Mr. Kinsey stated the current construction on Veterans Parkway is commencing and will last four months. Does the board have a way to improve communication between the construction company and our community. We woke up this morning finding that we can only turn right and go south on Veterans parkway.

Mr. Clarke stated we don't have anything from the CDD standpoint but the commissioner put something in the St. Johns newspaper talking about how they have been fielding complaints from the construction company. They don't communicate with us.

Mr. Harrah stated let's start with George and have him reach out to the contractor and tell them they have to do their job of giving information of when they are making adjustments to Margaret and she can put it in the newsfeed of things that are happening. If it doesn't improve come back and let us know and we will write a letter to Commissioner Whitehurst.

Mr. Kinsey stated the sidewalks on the west side of Veterans Parkway, is that under our landscape or the county's landscaping? The brush and trees have overgrown the sidewalk and impedes the use of the sidewalk.

Mr. Davidson stated the county oversees all the sidewalks. All we maintain is the entrance, the wall and the Bermuda, monuments and beds.

Mr. Kinsey asked prior to the budget being looked at, is it possible to take care of the issues with downsizing the amount of fencing and invest the saved revenue into better video surveillance with automated lighting that will light up the area if there is someone trespassing?

Mr. Harrah stated the problem is there are residents by the north amenity center who may not like the lights.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Security Matters

This item tabled.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – May 22, 2023 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting will be held May 22, 2023 at 6:00 p.m.

On MOTION by Ms. Estes seconded by Ms. Hall with all in favor the meeting adjourned at 8:03 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing

Community Development District

Unaudited Financial Reporting

April 30, 2023

Durbin Crossing
Community Development District
Combined Balance Sheet
April 30, 2023

	Governmental Fund Types			Totals
	General Fund	Debt Service	Capital Reserve Fund	(Memorandum Only) FY 23
<u>Assets:</u>				
Cash	\$1,150,657	---	\$1,055,663	\$2,206,320
Investments:				
<u>Series 2017A1</u>				
Reserve	---	\$1,343,722	---	\$1,343,722
Revenue	---	\$3,038,741	---	\$3,038,741
Prepayment	---	\$558	---	\$558
Cost of Issuance	---	\$11,019	---	\$11,019
<u>Series 2017A2 Term Bond 1</u>				
Reserve	---	\$132,938	---	\$132,938
Prepayment	---	\$3,496	---	\$3,496
<u>Series 2017A2 Term Bond 2</u>				
Reserve	---	\$40,000	---	\$40,000
Prepayment	---	\$99,764	---	\$99,764
<u>Operations</u>				
Due from Other	\$1,116	---	---	\$1,116
Investment - US bank Custody	\$179,684	---	\$86,140	\$265,825
Investment - SBA	\$2,382	---	\$22,368	\$24,750
Investment - SBA Renewal and Replacement	---	---	\$159,900	\$159,900
Utility Deposits	\$200	---	---	\$200
Total Assets	\$1,334,039	\$4,670,237	\$1,324,071	\$7,328,347
<u>Liabilities:</u>				
Accounts Payable	---	---	\$8,800	\$8,800
Accrued Expenses	\$88,332	---	---	\$88,332
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$4,670,237	---	\$4,670,237
Assigned	---	---	\$1,315,271	\$1,315,271
Unassigned	\$1,245,707	---	---	\$1,245,707
Total Liabilities and Fund Equity	\$1,334,039	\$4,670,237	\$1,324,071	\$7,328,347

Durbin Crossing
Community Development District

General Fund

Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET 4/30/23	ACTUAL 4/30/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Tax Roll	\$2,242,411	\$2,242,411	\$2,200,918	(\$41,493)
Assessments - Direct	\$19,588	\$19,588	\$14,691	(\$4,897)
Interest Income	\$100	\$100	\$5,611	\$5,511
Misc Income	\$47,000	\$27,417	\$16,740	(\$10,676)
TOTAL REVENUES	\$2,309,099	\$2,289,516	\$2,237,961	(\$51,555)
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisor Fees	\$11,000	\$6,417	\$6,600	(\$183)
FICA Expense	\$842	\$491	\$505	(\$14)
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering Fees	\$13,000	\$7,583	\$5,210	\$2,373
Dissemination Fees	\$7,200	\$4,200	\$3,750	\$450
Attorney Fees	\$50,000	\$29,167	\$26,472	\$2,695
Annual Audit	\$4,200	\$2,450	\$0	\$2,450
Trustee Fees	\$10,800	\$5,000	\$5,000	\$0
Arbitrage	\$1,200	\$700	\$0	\$700
Impact Fee Administration	\$15,000	\$8,750	\$8,750	\$0
Management Fees	\$51,324	\$29,939	\$29,939	\$0
Information Technology	\$1,500	\$875	\$875	\$0
Website Maintenance	\$1,000	\$583	\$583	\$0
Telephone	\$800	\$467	\$263	\$203
Postage	\$2,500	\$1,458	\$722	\$737
Printing & Binding	\$2,150	\$1,254	\$296	\$958
Insurance	\$9,432	\$9,432	\$7,810	\$1,622
Legal Advertising	\$2,000	\$1,167	\$0	\$1,167
Other Current Charges	\$1,000	\$583	\$30	\$553
Office Supplies	\$150	\$88	\$22	\$66
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Administrative Expenditures	\$190,273	\$115,779	\$102,001	\$13,778
<u>Amenity Center</u>				
Insurance	\$35,082	\$35,082	\$27,829	\$7,253
Repairs & Replacements	\$80,000	\$46,667	\$72,374	(\$25,708)
Recreational Passes	\$2,000	\$1,167	\$1,095	\$72
Office Supplies	\$7,500	\$4,375	\$2,558	\$1,817
Permit Fees	\$3,700	\$2,158	\$2,281	(\$123)
<u>Utilities</u>				
Water & Sewer	\$42,000	\$24,500	\$18,725	\$5,775
Electric	\$36,000	\$21,000	\$21,460	(\$460)
Cable/Phone/Internet	\$22,000	\$12,833	\$11,523	\$1,310
Security System	\$1,670	\$974	\$0	\$974

Durbin Crossing
Community Development District

General Fund

Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET 4/30/23	ACTUAL 4/30/23	VARIANCE
<u>Amenity Center Management Contracts</u>				
Managerial	\$241,582	\$140,923	\$140,921	\$1
Staffing	\$241,133	\$140,661	\$140,654	\$7
Lifeguards	\$82,771	\$48,283	\$5,441	\$42,842
Mobile App	\$2,750	\$1,604	\$1,604	(\$0)
Refuse Service	\$7,000	\$4,083	\$4,348	(\$265)
Pool Chemicals	\$29,000	\$16,917	\$16,865	\$52
Special Events	\$30,000	\$17,500	\$18,952	(\$1,452)
Holiday Décor	\$15,000	\$18,047	\$18,047	\$0
Pest Control	\$8,000	\$4,667	\$3,697	\$969
Pressure Washing	\$8,500	\$4,958	\$6,423	(\$1,464)
Fitness Equipment Maintenance	\$8,500	\$4,958	\$3,348	\$1,610
Total Amenity Center Expenditures	\$904,188	\$551,357	\$518,146	\$33,211
<u>Grounds Maintenance</u>				
Electric	\$5,708	\$3,330	\$3,214	\$115
Water / Reuse	\$355,000	\$207,083	\$128,092	\$78,991
Streetlighting	\$71,000	\$41,417	\$46,675	(\$5,259)
Lake Maintenance	\$60,500	\$35,292	\$30,100	\$5,192
Landscape Maintenance	\$529,992	\$309,162	\$309,162	\$0
Landscape Contingency	\$60,000	\$60,000	\$89,805	(\$29,805)
Mulch	\$60,000	\$60,000	\$63,888	(\$3,888)
Fuel	\$1,100	\$642	\$637	\$5
Irrigation Repairs	\$15,000	\$15,000	\$25,906	(\$10,906)
Capital Reserve	\$54,638	\$0	\$0	\$0
Water Quality Monitoring	\$1,700	\$1,700	\$2,000	(\$300)
Total Grounds Maintenance Expenditures	\$1,214,638	\$733,625	\$699,479	\$34,146
TOTAL EXPENDITURES	\$2,309,099	\$1,400,761	\$1,319,626	\$81,135
EXCESS REVENUES/(EXPENDITURES)	\$0	\$888,755	\$918,334	\$29,580
Fund Balance - Beginning	\$0		\$327,373	
Fund Balance - Ending	\$0		<u>\$1,245,707</u>	

**Durbin Crossing
COMMUNITY DEVELOPMENT DISTRICT**

**General Fund
Statement of Revenues & Expenditures
Fiscal Year 2023**

REVENUES:

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Assessments - Tax Roll	\$0	\$171,607	\$457,663	\$1,451,428	\$108,760	\$9,738	\$1,721	\$0	\$0	\$0	\$0	\$0	\$2,200,918
Assessments - Direct	\$0	\$0	\$9,794	\$4,897	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,691
Interest Income	\$234	\$51	\$34	\$274	\$1,530	\$3,068	\$420	\$0	\$0	\$0	\$0	\$0	\$5,611
Miscellaneous	\$8,982	\$1,164	\$0	\$765	\$2,270	\$1,480	\$2,080	\$0	\$0	\$0	\$0	\$0	\$16,740

TOTAL REVENUES

	\$9,216	\$172,822	\$467,491	\$1,457,364	\$112,560	\$14,285	\$4,221	\$0	\$0	\$0	\$0	\$0	\$2,237,961
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EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$1,000	\$1,000	\$800	\$1,000	\$0	\$1,800	\$1,000	\$0	\$0	\$0	\$0	\$0	\$6,600
FICA Expense	\$77	\$77	\$61	\$77	\$0	\$138	\$77	\$0	\$0	\$0	\$0	\$0	\$505
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Engineering Fees	\$1,285	\$0	\$3,000	\$388	\$108	\$430	\$0	\$0	\$0	\$0	\$0	\$0	\$5,210
Dissemination Fees	\$500	\$500	\$500	\$500	\$500	\$500	\$750	\$0	\$0	\$0	\$0	\$0	\$3,750
Attorney Fees	\$5,634	\$3,138	\$5,299	\$5,403	\$2,441	\$4,558	\$0	\$0	\$0	\$0	\$0	\$0	\$26,472
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Impact Fee Administration	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$8,750
Management Fees	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$0	\$0	\$0	\$0	\$0	\$29,939
Computer Time	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$0	\$0	\$875
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$583
Telephone	\$47	\$51	\$37	\$40	\$17	\$39	\$32	\$0	\$0	\$0	\$0	\$0	\$263
Postage	\$54	\$55	\$516	\$30	\$11	\$37	\$19	\$0	\$0	\$0	\$0	\$0	\$722
Printing & Binding	\$35	\$33	\$54	\$57	\$55	\$24	\$37	\$0	\$0	\$0	\$0	\$0	\$296
Insurance	\$7,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,810
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$30	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30
Office Supplies	\$6	\$6	\$1	\$1	\$7	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$22
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

Total Administrative Expenditures

	\$32,358	\$10,594	\$16,032	\$13,231	\$8,873	\$13,262	\$7,651	\$0	\$0	\$0	\$0	\$0	\$102,001
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Insurance	\$27,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,829
Repairs & Replacements	\$9,637	\$3,919	\$28,688	\$7,734	\$19,172	\$772	\$2,452	\$0	\$0	\$0	\$0	\$0	\$72,374
Recreational Passes	\$0	\$730	\$0	\$0	\$365	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,095
Office Supplies	\$282	\$1,333	\$70	\$140	\$690	\$0	\$43	\$0	\$0	\$0	\$0	\$0	\$2,558
Permit Fees	\$0	\$409	\$0	\$1,872	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,281

Utilities

Water & Sewer	\$1,708	\$2,542	\$3,407	\$1,950	\$3,005	\$3,142	\$2,970	\$0	\$0	\$0	\$0	\$0	\$18,725
Electric	\$4,580	\$3,470	\$2,478	\$2,472	\$2,989	\$2,618	\$2,853	\$0	\$0	\$0	\$0	\$0	\$21,460
Cable/Phone/Internet	\$1,564	\$1,564	\$1,564	\$1,754	\$1,658	\$1,689	\$1,729	\$0	\$0	\$0	\$0	\$0	\$11,523
Security System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Management Contracts

Managerial	\$20,132	\$20,132	\$20,132	\$20,132	\$20,132	\$20,132	\$20,132	\$0	\$0	\$0	\$0	\$0	\$140,921
Staffing	\$20,093	\$20,093	\$20,093	\$20,093	\$20,093	\$20,093	\$20,093	\$0	\$0	\$0	\$0	\$0	\$140,654
Lifeguards	\$0	\$0	\$0	\$0	\$0	\$5,441	\$0	\$0	\$0	\$0	\$0	\$0	\$5,441
Mobile App	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$0	\$0	\$0	\$0	\$0	\$1,604

Durbin Crossing
Community Development District
Debt Service Fund 2017 A1 & A2
Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

	ADOPTED	PRORATED	ACTUAL	
	BUDGET	BUDGET	4/30/23	VARIANCE
		4/30/23	4/30/23	

Revenues:

Assessments - Tax Roll	\$3,042,590	\$3,042,590	\$2,984,257	(\$58,333)
Assessments - Direct	\$29,572	\$29,572	\$22,179	(\$7,393)
Interest Income	\$200	\$200	\$38,434	\$38,234
Total Revenues	\$3,072,362	\$3,072,362	\$3,044,870	(\$27,493)

Expenditures

Series 2017 A-1

Interest 11/1	\$555,756	\$555,756	\$555,756	\$0
Interest 5/1	\$555,756	\$0	\$0	\$0
Principal 5/1	\$1,555,000	\$0	\$0	\$0

Series 2017 A-2

Interest 11/1	\$99,881	\$99,881	\$95,913	\$3,969
Interest 5/1	\$99,881	\$0	\$0	\$0
Principal 5/1	\$155,000	\$0	\$0	\$0

Total Expenditures	\$3,021,275	\$655,638	\$651,669	\$3,969
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Excess Revenues (Expenditures)	\$51,087	\$2,393,201
---------------------------------------	-----------------	--------------------

Fund Balance - Beginning	\$740,408	\$2,277,036
---------------------------------	------------------	--------------------

Fund Balance - Ending	\$791,495	\$4,670,237
------------------------------	------------------	--------------------

Reserve	\$1,516,659
Revenue	\$3,038,741
Prepayment	\$103,818
Cost of Issuance	\$11,019
Total	\$4,670,237

Durbin Crossing
Community Development District
Capital Reserve Funds
Statement of Revenues & Expenditures
For The Period Ending April 30, 2023

	ADOPTED BUDGET	PRORATED 4/30/2023	BUDGET	ACTUAL 4/30/2023	VARIANCE
<u>Revenues:</u>					
Capital Reserve Funding - Transfer In	\$54,638		\$0	\$0	\$0
Miscellaneous Revenue/Interest	\$10,000		\$10,000	\$26,172	\$16,172
Impact Fees	\$0		\$0	\$8,467	\$8,467
Total Revenues	\$64,638		\$10,000	\$34,640	\$24,640
<u>Expenditures</u>					
Capital Outlay	\$150,000		\$150,000	\$189,614	(\$39,614)
Repair/Replacements	\$100,000		\$58,333	\$61,511	(\$3,178)
Total Expenditures	\$250,000		\$208,333	\$251,125	(\$42,792)
Excess Revenues (Expenditures)	(\$185,362)		(\$198,333)	(\$216,486)	(\$18,152)
Fund Balance - Beginning	\$1,399,322			\$1,531,757	
Fund Balance - Ending	\$1,213,960			\$1,315,271	

Durbin Crossing
Community Development District
Long Term Debt Report

Series 2017A-1 Special Assessment Refunding Bonds	
Interest Rate:	Various
Maturity Date:	5/1/2037
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$1,343,722
Reserve Fund:	\$1,343,722
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)
Less: May 1, 2022	(\$1,515,000)
Current Bonds Outstanding	\$30,010,000

Series 2017A-2 Special Assessment Refunding Bonds	
Interest Rate:	5.00% -6.25%
Maturity Date:	5/1/2037
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$172,938
Reserve Fund:	\$172,938
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)
Less: May 1, 2022	(\$150,000)
Less: May 1, 2022 (Prepayment)	(\$95,000)
Current Bonds Outstanding	\$3,440,000

C.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT
FY 2023 Summary of Series 2017A1-2 & O&M Assessments Receipts

ASSESSED TO	ASSESSED				RECEIVED				
	# UNITS ASSESSED	SERIES 2017A1-2 DEBT NET	O&M NET	TOTAL NET ASMTS	SERIES 2017A1- 2 DEBT PAID	O&M PAID	TOTAL ASMNTS PAID	BALANCE DUE	DATE O&M PAID THROUGH
DURBIN CROSSING PROPERTIES, LLC VILLAGE CTR T COM	44,561	\$ 29,572.19	\$ 19,588.37	\$ 49,160.56	\$ 22,179.14	\$ 14,691.28	\$ 36,870.42	\$ 12,290.14	
NET ASSESSMENTS DIRECT BILL	44,561	\$ 29,572.19	\$ 19,588.37	\$ 49,160.56	\$ 22,179.14	\$ 14,691.28	\$ 36,870.42	\$ 12,290.14	
NET ASSESSMENTS TAX ROLL	101,916	\$ 3,025,303.86	\$ 2,231,190.29	\$ 5,256,494.15					
TOTAL DISTRICT	146,477	\$ 3,054,876.05	\$ 2,250,778.66	\$ 5,305,654.71					

DIRECT BILL % COLLECTED		75%	75%	75%
TAX ROLL % COLLECTED		99%	99%	99%
TOTAL % COLLECTED		98%	98%	98%

(1) Bulk land owners are on payment plan. 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	11/2/2022	\$ 15,773.00	\$ 9,077.94	\$ 6,695.06
2	11/17/2022	\$ 175,865.65	\$ 101,217.09	\$ 74,648.56
3	11/28/2022	\$ 212,653.89	\$ 122,390.06	\$ 90,263.83
4	12/12/2022	\$ 482,011.26	\$ 277,415.04	\$ 204,596.22
5	12/15/2022	\$ 596,203.72	\$ 343,136.96	\$ 253,066.76
6	1/20/2023	\$ 3,419,441.62	\$ 1,968,013.21	\$ 1,451,428.41
INTEREST	2/1/2023	\$ 7,034.30	\$ 4,048.50	\$ 2,985.80
7	2/21/2023	\$ 249,196.12	\$ 143,421.44	\$ 105,774.68
8	3/30/2023	\$ 22,941.24	\$ 13,203.52	\$ 9,737.72
9	4/6/2023	\$ 4,053.74	\$ 2,333.08	\$ 1,720.66
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
TOTAL TAX ROLL RECEIPTS		\$ 5,185,174.54	\$ 2,984,256.83	\$ 2,200,917.71

D.

Durbin Crossing
Community Development District

Check Run Summary
4/1/2023 thru 4/30/2023

Fund	Date	Check No.	Amount
General Fund			
Payroll	4/26/23	50786-50790	\$923.50
			<u>Sub-Total \$ 923.50</u>
Accounts Payable			
	4/13/23	6502-6512	\$87,467.84
	4/19/23	6513-6516	\$45,441.69
			<u>Sub-Total \$132,909.53</u>
Capital Reserve Fund			
	4/13/23	224	\$7,697.00
			<u>Sub-Total \$7,697.00</u>
Vesta Wells Fargo Credit Card*			
	4/28/02	March Purchases	\$7,042.53
			<u>Sub-Total \$ 7,042.53</u>
Total			\$ 148,572.56

*Wells Fargo Credit Card Invoices available upon request

ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: April 24, 2023

	Supervisor	In Attendance	Fees
1.	William Clarke <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
2.	Peter Pollicino <i>Chairman</i>	Phone <input checked="" type="checkbox"/>	\$200
3.	Sarah Gabel Hall <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
4.	Shalene B. Estes <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
5.	Jason Harrah <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	\$200

District Manager:

Dil

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 #
4/13/23	00371	3/13/23 3213409	202303 320-53800-45513		*	81.00	
			APR PEST CONTROL				
				TRUTECH LLC			81.00 006509
4/13/23	00066	3/09/23 61704979	202303 320-53800-45513		*	78.83	
			MAR PEST CONTROL NORTH				
		3/09/23 61704980	202303 320-53800-45513		*	97.02	
			MAR PEST CONTROL SOUTH				
		3/09/23 61705074	202303 320-53800-45513		*	115.21	
			MAR MOSQUITO SOUTH				
		3/09/23 61705075	202303 320-53800-45513		*	151.59	
			MAR MOSQUITO NORTH				
		4/05/23 61715995	202304 320-53800-45513		*	97.02	
			APR PEST CONTROL SOUTH				
		4/05/23 61716079	202304 320-53800-45513		*	115.21	
			APR MOSQUITO SOUTH				
		4/05/23 61720973	202304 320-53800-45513		*	330.00	
			COMM WRTY-RTRT 10YR-SOUTH				
		4/05/23 61720974	202304 320-53800-45513		*	330.00	
			COMM WRTY-RTRT 10YR-NORTH				
				TURNER PEST CONTROL			1,314.88 006510
4/13/23	00252	3/31/23 408980	202303 320-53800-45511		*	583.80	
			EASTER EVENT/STAFFING				
		3/31/23 409170	202303 320-53800-45501		*	5,441.02	
			APR LIFEGUARD HOURS				
		3/31/23 409222	202303 320-53800-44200		*	608.88	
			POOL SUPPLIES				
		3/31/23 409222	202303 320-53800-45511		*	66.68	
			PIZZA HUT				
		4/01/23 408610	202304 320-53800-45502		*	8,820.56	
			GENERAL MANAGER				
		4/01/23 408610	202304 320-53800-45517		*	5,292.33	
			FACIL MNGR/SPCL EVNT COOR				
		4/01/23 408610	202304 320-53800-46000		*	6,018.73	
			FIELD OPERATIONS MANAGER				
		4/01/23 408610	202304 320-53800-45507		*	1,937.07	
			JANITORIAL SERVICES				
		4/01/23 408610	202304 320-53800-45505		*	2,783.14	
			COMMERCIAL POOL MAINT				
		4/01/23 408610	202304 320-53800-45515		*	5,222.19	
			FACILITY MONITOR				
		4/01/23 408610	202304 320-53800-45503		*	6,382.67	
			FACILITY ATTENDENT				
		4/01/23 408610	202304 320-53800-45210		*	229.17	
			MOBILE APP				

DURB DURBIN CROSS OKUZMUK

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK.....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										132,909.53	

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
4/10/2023	14

Bill To
Durbin Crossings CDD C/O GMS

RECEIVED
APR 11 2023
BY: _____

Terms	Due Date
Net 30	5/10/2023

Description	Amount
Amortization Schedule Series 2017A-2 #2 5-1-23 Prepay \$95,000	250.00
1,310,573.313	

Total	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

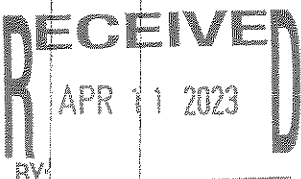
First Place Fitness Equipment, Inc.
10290 Philips Hwy #1
Jacksonville, FL 32256
904-998-0738
www.1PFE.com

Invoice

Date	Invoice #
2/15/2023	WO-38124

Bill To	Ship To
Durbin Crossing North 887 N Durbin Pkwy, St Johns, FL 32259	887 N Durbin Pkwy, St Johns, FL 32259
904-230-2011	ddemarco@vestapropertyservices...

P.O. No.	Terms	Rep	ML
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Item	Description	Qty	Rate	Class	Site	Amount
\$149.96	Pm and test all equipment everything is in good working order SERVICE:\$149.96 Preventative Maintenance - Flat Rated	1	149.96	Commercial Jax		149.96
<div style="text-align: center;">  <p><i>Fitness Equip. Maintenance</i> <i>1.320.53800.45516</i></p> </div>						
Customer's Signature _____						

INVOICE TERMS AND CONDITIONS - READ CAREFULLY

****All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.****

- All sales and quotations made by Seller are subject to each of the within terms and conditions.
- All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof.
- This agreement shall be deemed for all purposes to be made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder.
- Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations.
- All special order are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc.
- Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received.
- Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed cumulative and may be exercised from time to time. Any waiver of Buyer's default hereunder must be in writing and shall not operate as a waiver of any other default or of the same default thereafter.

Subtotal	\$149.96
Sales Tax (7.5%)	\$0.00
Total	\$149.96
Payments/Credits	\$0.00
Balance Due	\$149.96

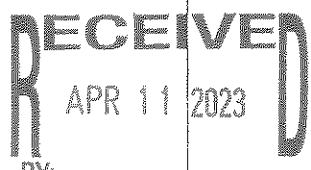
First Place Fitness Equipment, Inc.
10290 Philips Hwy #1
Jacksonville, FL 32256
904-998-0738
www.1PFE.com

Invoice

Date	Invoice #
3/2/2023	35934

Bill To	Ship To
Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259	Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259
904-230-2011	MAIfano@vestapropertyservices....

P.O. No.	Terms	Rep	Admin
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Item	Description	Qty	Rate	Class	Site	Amount
Reupholster F...	Seat and Back	2	150.00	Commercial Jax		300.00
<div style="text-align: center;">  <p>BY: _____</p> <p><i>Fitness Equip. Maintenance</i></p> <p><i>1.320.53800.45516</i></p> </div>						
Customer's Signature _____						

INVOICE TERMS AND CONDITIONS - READ CAREFULLY

****All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.****

1. All sales and quotations made by Seller are subject to each of the within terms and conditions.
2. All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof.
3. This agreement shall be deemed for all purposes to have been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder.
4. Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations.
5. All special order are final and are non-refundable and non-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc.
6. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received.
7. Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed cumulative and may be exercised from time to time. Any waiver of Buyer's default hereunder must be in writing and shall not operate as a waiver of any other default or of the same default thereafter.

Subtotal	\$300.00
Sales Tax (7.5%)	\$0.00
Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00


First Place Fitness Equipment, Inc.
10290 Philips Hwy #1
Jacksonville, FL 32256
904-998-0738
www.1PFE.com

Invoice

Date	Invoice #
4/5/2023	36344

Bill To	Ship To
Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259	Durbin Crossing 145 S Durbin Pkwy St Johns, FL 32259
904-230-2011	MAlfano@vestapropertyservices...

P.O. No.	Terms	Rep	Admin
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Item	Description	Qty	Rate	Class	Site	Amount
Reupholster F...		2	150.00	Commercial Jax		300.00
<div style="text-align: center;">  <p>BY: _____</p> <p><i>Fitness Equip. Maintenance</i></p> <p><i>1-320-53800-45516</i></p> </div>						
Customer's Signature _____						

INVOICE TERMS AND CONDITIONS - READ CAREFULLY

****All orders that are canceled will be subject to a canceled order /restocking fee of 50% of the value of the order.****

- All sales and quotations made by Seller are subject to each of the within terms and conditions.
- All unpaid items will be subject to a late payment fee computed at the rate of one and one-half percent (1-1/2%) per month (an effective rate of eighteen percent (18%) per annum) on the declining balance unpaid for more than thirty (30) days after the date of this invoice. Buyer shall pay Seller all costs of collection on past due accounts, including, but not limited to, reasonable attorney's fees, whether or not litigation is commenced in aid thereof.
- This agreement shall be deemed for all purposes to been made in Duval County, Florida and shall be governed by and construed in accordance with the laws of Florida. Any cause of action arising from this contract shall be brought only in Florida court, which shall have sole jurisdiction over all controversies arising hereunder.
- Shipping dates are approximate and are not guaranteed. Seller shall not be liable for failure to deliver or perform or for delays in delivery or performance occasioned by causes beyond its control, including, without limitation, strikes, lockouts, fires, accidents, interruptions in the supply of materials, breakdowns, delays in carriers or suppliers and governmental action and regulations.
- All special order are final and are non-refundable and no-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written permission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discretion of First Place Fitness Equipment, Inc.
- Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer of its obligation to pay for all installments received.
- Seller's failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a waiver of Seller's right to strictly enforce such term or condition or exercise such right thereafter. Each right or remedy granted to Seller hereunder shall be deemed cumulative and may be exercised from time to time. Any waiver of Buyer's default hereunder must be in writing and shall not operate as a waiver of any other default or of the same default thereafter.

Subtotal	\$300.00
Sales Tax (7.5%)	\$0.00
Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

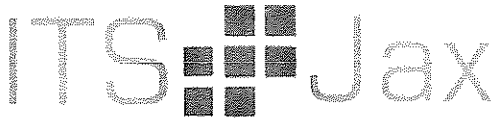
Invoice**Invoice #:** 507**Invoice Date:** 4/1/23**Due Date:** 4/1/23**Case:****P.O. Number:****Bill To:**

Durbin Crossing ,LLC
39 Riverwalk Blvd
St. Johns, FL 32259

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023	1,310.513	4,277.00	4,277.00
Website Administration - April 2023	550	83.33	83.33
Information Technology - April 2023	351	125.00	125.00
Impact Fee Collection Administration - April 2023	325	1,250.00	1,250.00
Dissemination Agent Services - April 2023	313	500.00	500.00
Office Supplies	510	0.96	0.96
Postage	420	19.44	19.44
Copies	425	37.20	37.20
Telephone	410	31.61	31.61

RECEIVED
APR 05 2023
BY: _____

Total \$6,324.54**Payments/Credits** \$0.00**Balance Due** \$6,324.54



INVOICE

IT Systems of Jacksonville LLC
2942 Dawn Rd
Jacksonville, Florida 32207
United States

(904) 626-5743

ATTN: TO

DURBIN CROSSING

Danelle DeMarco
145 S Durbin Pkwy
St. Johns, Florida 32259
United States

(904) 230-2011

Ddemarco@vestapropertyservices.com



Invoice Number: 1409

Invoice Date: February 8, 2023

Payment Due: February 28, 2023

Amount Due (USD): \$365.00

Pay Securely Online

Items	Quantity	Price	Amount
ACCESS CARDS ACCESS CONTROL ACCESS CARDS 100 PER CASE	100	\$3.65	\$365.00

Total: \$365.00

Amount Due (USD):

\$365.00

*Access Cards /
Recreational Passes
1. 320.53800. 44300*

[Pay Securely Online](#)

VISA



DISCOVER



link.waveapps.com/e3dxqm-zncqm4

Notes / Terms

*** A deposit of 50% is required to start. Balance must be paid in full upon completion. ***

Thank you for your business.



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

Invoice

Date 4/1/2023

Invoice # 131295613548

Terms	Net 20
Due Date	4/21/2023
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-FLAT	Water Management Flat Billing Rate 1,320.538.4551 RECEIVED MAR 24 2023 BY: _____ RECEIVED MAR 23 2023 BY: _____	1	ea	954.25

Subtotal 954.25
Shipping Cost (FEDEX GROUND) 0.00
Total 954.25
Amount Due \$954.25

Remittance Slip

Customer
13DUR100
Invoice #
131295613548

Amount Due \$954.25

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295613548



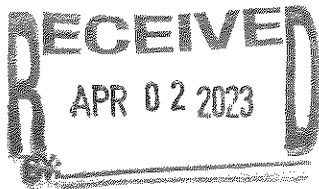
INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI-64088
Invoice Date: 4/1/2023



Bill
To: Durbin Crossing CDD
Governmental Mgmt Services
475 West Town Place #114
Saint Augustine, FL 32092

Ship
To: Durbin Crossing CDD
Governmental Mgmt Services
475 West Town Place #114
St Augustine, FL 32092
United States

1.320.538.468

Ship Via
Ship Date 4/1/2023
Due Date 5/1/2023
Terms Net 30

Customer ID 5459
P.O. Number
P.O. Date 4/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,300.00	4,300.00
April Billing					
4/1/2023 - 4/30/2023					
Durbin Crossing Cdd-Lake-ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 4,300.00

Subtotal: 4,300.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 4,300.00



TREE TECH TREE SERVICE, INC
 260 Old Hard Road
 Fleming Island, FL 32003
 O- 904-269-4069 F- 904-529-8914
 EMAIL Office@treotech-treeservice.com

Invoice

Durbin Crossing
 145 South Durbin Parkway
 Jacksonville FL 32259

RECEIVED
 APR 11 2023
 BY: _____

DATE	INVOICE #
2/27/2023	10562

Due	Terms
2/27/2023	0 Days

Job Name	Job Site	Phone	Salesperson	Total Due
Durbin Crossing 230210-1	145 South Durbin South	904-230-2011	AJ Aldridge	\$2,000.00

#	Item	Service Description	Completed	Tax	Qty	Price
1	Tree(s)	Tree & Debris Removal	2/25/2023	0.00 %	0.00	\$2,000.00

We have some preserve trees that we would like to get on the schedule to have addressed.

Preserve trees to be dropped:

- 162 Glen Laurel (3)
- 133 Woodfield Ln. (2)
- 222 Thornloe Drive (2)

Landscape Contingency
 1.320.53800.46210

Removal with debris hauled away:

- Palm tree in the median on longleaf close to Patriot Oaks (1)

Thank you,
 AJ Aldridge

Subtotal:	\$2,000.00
Discount:	\$0.00
Tax:	\$0.00
Total:	\$2,000.00
Credit:	\$0.00
Balance:	\$2,000.00

Customer
Durbin Crossing 145 South Durbin Parkway Jacksonville FL 32259

Invoice Remit Payment

DATE	INVOICE #
2/27/2023	10562
Total Amount Due:	\$2,000.00

Trutech, LLC
PO Box 6849
Marietta, GA 30065
800.842.7296

TRUTECH

WILDLIFE SERVICE

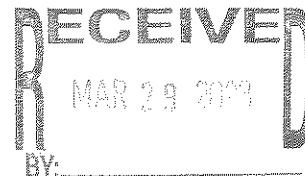
Account / Invoice
Purchase Order

943400 3213409



*****AUTO**MIXED AADC 300 Tray 4 : Piece 386
386 1 MB 0.531
Durbin Crossing Cdd
475 W Town Pl Ste 114
St Augustine FL 32092-3649

Trutech, LLC
PO Box 6849
Marietta, GA 30065



0000000943400600100000022465680000000810095

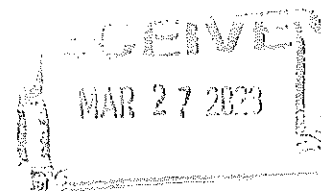
Please Return this portion with your payment

1,320.538.45513

Invoice 3213409

Date	Description	Quantity	Amount	Tax	Total
Service Address: 1901 Dumfries Ct Saint Johns, FL 32259-7280					
3/13/2023	Monthly Service		\$81.00	\$0.00	\$81.00

Hello. Today we sprayed a armadillo deterrent throughout the entire perimeter property going heavy in the shrub beds and mulch areas. Thank you and have a wonderful day, AJ and gray.



Some customers may see a slight rate increase beginning February 2023

Adjustment \$0.00

Account# 943400

Lic#:

Total: \$81.00

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





PAYMENT ADDRESS:
Turner Pest Control LLC - P.O. Box 952503 - Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 617049799
DATE: 3/9/2023
ORDER: 617049799

[176599]
Durbin Crossing ODD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location [176599] 904-230-2011
Durbin Crossing CDD
730 N Durbin Pkwy
Saint Johns, FL 32259-8217

RECEIVED
APR 11 2023
BY: _____

Work Date	Time	Target Pest	Technician	Time In
3/9/2023	12:46 PM			12:46 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/3/2023		01:54 PM

Service	Description	Price
---------	-------------	-------

CPCM Commercial Pest Control - Monthly Service

\$78.83

SUBTOTAL	\$78.83
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$78.83

Pest Control

1.320.53800.45513

AMOUNT DUE

\$78.83

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Bookings are subject to a 30-day cancellation notice. Late payment of service may be subject to a late fee of 1.5% per month of the previous bill or the maximum allowed by law. Customer agrees to pay any and all taxes and fees as they are collected.

This invoice is valid for 30 days from the date of service. If the service is not performed within this time frame, the invoice will be void. The customer agrees to pay any and all taxes and fees as they are collected.



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-275-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 617049800
DATE: 3/9/2023
ORDER: 617049800

Bill To: [176599]

Durbin Crossing CDD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

Work Location: [176602]

904-230-2011

Durbin Crossing CCD
145 S Durbin Pkwy
Saint Johns, FL 32259-7224



Work Date	Time	Target Pest	Technician	Time In
3/9/2023	01:59 PM			01:59 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/5/2023		03:09 PM

Service	Description	Price
---------	-------------	-------

CPCM

Commercial Pest Control - Monthly Service

\$97.02

SUBTOTAL	\$97.02
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$97.02

Pest Control

1-320-538000-45513

AMOUNT DUE

\$97.02

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Any amount outstanding over 30 days from the date of service may be subject to a late fee of the sum of 1.5% per month (18% per year) or the nonpayment amount, whichever is greater. Payment is due upon receipt of invoice and service is not to be collected.

This invoice is not valid unless it is signed by a Turner Pest Control representative. If you have any questions, please call 904-355-5300.



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 617050749
DATE: 3/9/2023
ORDER: 617050749

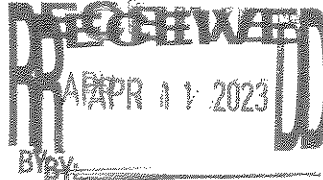
Job # [137801]

Durbin Crossing South Amenty Cntr
C/O Vesta Properties
200 Business Park Cir
Saint Augustine, FL 32095-8822

Work
Location

[137801] 904-230-2011

Durbin Crossing South
Amenty Center
145 S Durbin Pkwy
Saint Johns, FL 32259-7224



Work Date	Time	Target Pest	Technician	Time In
3/9/2023	02:00 PM	MOSQUITO		02:00 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/9/2023		03:08 PM

Service	Description	Price
---------	-------------	-------

CPCMOSULV

Commercial Mosquito Service

\$115.21

SUBTOTAL	\$115.21
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$115.21

PRIOR BAL	\$230.42
AMOUNT DUE	\$345.63

Pest Control

1-320-53800-45513

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balance outstanding over 90 days from the date of service may be subject to late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. For further details, please contact your account manager or the company office.

This invoice is not valid unless it is signed by the technician who performed the service. It is the responsibility of the customer to ensure that the invoice is properly filed and maintained.



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-355-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 617050750
DATE: 3/9/2023
ORDER: 617050750

Call to [137299]

Durbin Crossing CDD
C/O Vesta Properties
200 Business Park Cir
Saint Augustine, FL 32095-8822

With
Location

[137299] 904-230-2011

Durbin Crossing North
Amenity Center
730 N Durbin Pkwy
Jacksonville, FL 32259-8217

RECEIVED
APR 11 2023
BY: _____

Work Date	Time	Target Pest	Technician	Time In
3/9/2023	12:46 PM	MOSQUITO		12:46 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/5/2023		01:59 PM

Service	Description	Price
---------	-------------	-------

CPCMOSULV

Commercial Mosquito Service

\$151.59

SUBTOTAL \$151.59
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$151.59

AMOUNT DUE

\$151.59

Pest Control

1.320.53800.45513

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Be aware that ending over 30 days from the date of service may be subject to a fee of \$1.00 per month (12 per year) or the amount allowed by law. Please contact us to avoid this expense or the start of collection.

Turner Pest Control LLC is an Equal Opportunity Employer. We do not discriminate on the basis of race, color, sex, age, religion, or national origin.



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 617159954
DATE: 4/5/2023
ORDER: 617159954

[176599]
Durbin Crossing CDD
475 W Town Pl Ste 114
Saint Augustine, FL 32092-3649

RECEIVED
APR 11 2023
BY: _____

[176602] 904-230-2011
Durbin Crossing CCD
145 S Durbin Pkwy
Saint Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician	Time In
4/5/2023	12:55 PM			12:55 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/5/2023		01:50 PM

Service	Description	Price
---------	-------------	-------

CPCM Commercial Pest Control - Monthly Service \$97.02

SUBTOTAL	\$97.02
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$97.02

Pest Control

1.320.53800.45513

AMOUNT DUE

\$97.02

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Turner Pest Control LLC reserves the right to modify the terms of service and the price of the service at any time without notice. The price of the service is subject to change without notice. The price of the service is subject to change without notice. The price of the service is subject to change without notice.

Turner Pest Control LLC reserves the right to modify the terms of service and the price of the service at any time without notice. The price of the service is subject to change without notice. The price of the service is subject to change without notice. The price of the service is subject to change without notice.



**Turner
Pest
Control**

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-325-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 617160793
DATE: 4/5/2023
ORDER: 617160793

Bill To: [137801]
Durbin Crossing South Amenity Cntr
C/O Vesta Properties
200 Business Park Cir
Saint Augustine, FL 32095-8822

RECEIVED
APR 11 2023
BY: _____

[137801] 904-230-2011
Durbin Crossing South
Amenity Center
145 S Durbin Pkwy
Saint Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician	Time In
4/5/2023	12:54 PM	MOSQUITO		12:54 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/5/2023		01:52 PM

Service	Description	Price
---------	-------------	-------

CPCMOSULV

Commercial Mosquito Service

\$115.21

SUBTOTAL	\$115.21
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$115.21

AMOUNT DUE

\$115.21

Pest Control
1.320.53800.45513

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1439 • Toll Free: 800-325-5305 • turnerpest.com

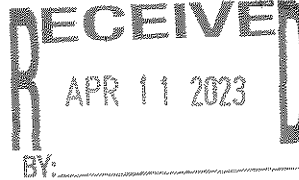
Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 617209739
DATE: 4/5/2023
ORDER: 617209739

Bill To: [137801]

Durbin Crossing South Amenity Cntr
C/O Vesta Properties
200 Business Park Cir
Saint Augustine, FL 32095-8822



Work Order: [137801] 904-230-2011

Durbin Crossing South
Amenity Center
145 S Durbin Pkwy
Saint Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician	Time In
4/5/2023	09:59 AM			09:59 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/5/2023		11:00 AM

Service	Description	Price
---------	-------------	-------

WC-RETREAT 10

COMMERCIAL WARRANTY - RETREAT 10 YEARS

\$330.00

SUBTOTAL	\$330.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$330.00

AMOUNT DUE

\$330.00

Pest Control

1.320.53800.45513

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Follow our standard over 10 years from the date of service. This fee is subject to a fee of 1% of the total of 1% per month for each year of the agreement. This fee is subject to a fee of 1% per month for each year of the agreement. This fee is subject to a fee of 1% per month for each year of the agreement.

Follow our standard over 10 years from the date of service. This fee is subject to a fee of 1% of the total of 1% per month for each year of the agreement. This fee is subject to a fee of 1% per month for each year of the agreement. This fee is subject to a fee of 1% per month for each year of the agreement.



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
P.O. Box 952503
Atlanta, GA 31192-2503
904-355-5300

Service Slip/Invoice

INVOICE: 617209740
DATE: 4/5/2023
ORDER: 617209740

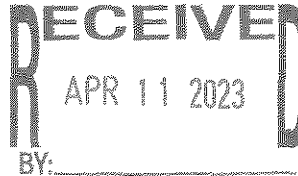
Bill To: [137299]

Durbin Crossing CDD
C/O Vesta Properties
200 Business Park Cir
Saint Augustine, FL 32095-8822

Work Location

[137299] 904-230-2011

Durbin Crossing North
Amenity Center
730 N Durbin Pkwy
Jacksonville, FL 32259-8217



BY: _____

Work Date	Time	Target Pest	Technician	Time In
4/5/2023	11:13 AM			11:13 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/5/2023		11:58 AM

Service	Description	Price
---------	-------------	-------

WC-RETREAT 10

COMMERCIAL WARRANTY - RETREAT 10 YEARS

\$330.00

SUBTOTAL	\$330.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$330.00

AMOUNT DUE

\$330.00

Pest Control

1.320.53800.45513

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balance owed including over or under the date of service may be subject to a late fee of the lesser of 1.5% per month or 10% per year on the amount allowed by law. Customer agrees to pay all such expenses in the event of collection.

Turner Pest Control LLC is an Equal Opportunity Employer. We do not discriminate on the basis of race, gender, age, religion, or national origin.

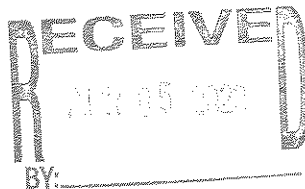


Invoice

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

Invoice # 408610
Date 4/1/2023

Terms Net 30
Due Date 4/26/2023
Memo Monthly Fees

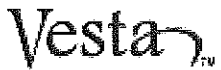
**Bill To**

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

Description	Quantity	Rate	Amount
General Manager 1-320-53800-45502	1	8,820.56	8,820.56
Facility Manager/ Special Event Coordinator 1-320-5380-45517	1	5,292.33	5,292.33
Field Operations Manager 1-320-53800-46000	1	6,018.73	6,018.73
Janitorial Services 1-320-53800-45507	1	1,937.07	1,937.07
Commercial Pool Maintenance 1-320-53800-455-05	1	2,783.14	2,783.14
Facility Monitor 1-320-53800-45515	1	5,222.19	5,222.19
Facility Attendant 1-320-53800-45503	1	6,382.67	6,382.67
Mobile App 1-320-53800-42510- 45210	1	229.17	229.17
Maintenance Techs 1-320-53800-45518	1	3,768.33	3,768.33

Thank you for your business.

Total \$40,454.19



Invoice

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

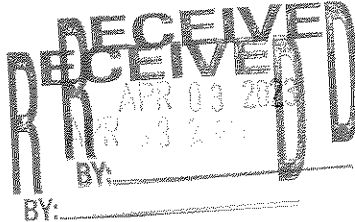
Invoice # 408980
Date 3/31/2023

Terms
Due Date 3/31/2023

Memo

Bill To

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



1.320.538.45511

Description	Quantity	Rate	Amount
Easter event / staffing	28	20.85	583.80

Total \$583.80



Vested in your community.

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

Billable Services Invoice

Invoice #: 2023-3-1

Date: 4-1-2023

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

DESCRIPTION	HOURS	RATE	AMOUNT
Hop & Shop Easter Event / Staffing	28.00	20.85	\$583.80
TOTAL			\$583.80



Vested in your community.

Thank you for your business!



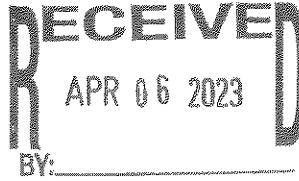
Invoice

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

Invoice # 409170
Date 3/31/2023

Terms Net 30
Due Date 4/30/2023
Memo Lifeguard Hours

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



Description	Quantity	Rate	Amount
Lifeguard hours	260.96	20.85	5,441.02

Total \$5,441.02

1,320,538.45501



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

Billable Services Invoice

Invoice #: 2023-3-1
Date: 4-1-2023

To:

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

For:

Non-contractual Billable Services
Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
March 1 - March 31, 2023	\$260.96	\$20.85	\$5,441.02
TOTAL			\$5,441.02



Thank you for your business!

Vesta

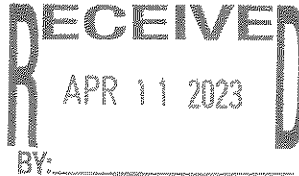
Invoice

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

Invoice # 409222
Date 3/31/2023

Terms
Due Date 4/30/2023
Memo

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



1 - Billable Expenses		
Pool Supplies		608.88
2 - D.DEMARCO - Pizza Hut - event		66.68
Total Billable Expenses		675.56
Total		\$675.56

1 = Repair / Replace / 1.320.53800.44200 / 608.88
2 = Special Events / 1.320.53800.45511 / 66.68
\$ 675.56



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

Invoice	266458
Document	042540
Date	03/20/23
Print Time	8:14PM

Sold To:	340900 VESTA PROPERTY SVCS 245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202	PHONE: 904-355-1831	Ship To:	SAME VESTA PROPERTY SVCS 245 RIVERSIDE AVE STE 300 JACKSONVILLE, FL 32202				
Customer PO Number	Order Taken By	Time	Terms	Order Pulled By:				
DURBIN CROSSING	JSC	8:15AM	1% 10TH/N 20TH NET 20 TH	Order Checked Out By:				
Order Date	Carrier	Ship Date	Order Picked Up By:	Order Delivered By:				
03/17/23	TRUCK	03/20/23		Route: 222				
QTY ORD	QTY B.O	QTY SHIP'D	Part Number	UM	Description	Bin location	Unit	Total
24		24	LO-202-1	EA	LO-CHLOR MULTI-STAIN REMOVER 2LB BOTTLE		23.60	566.40
<div>RECEIVED</div> <div>APR 11 2023</div> <div>BY: _____</div>								

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	566.40
Discount/Fa	
Taxable Subtotal	566.40
Tax	42.48
Freight	.00
Total	608.88



Thank You
For Eating at Pizza Hut

Have a Nice Day

Ticket: 16 /I Register: 1
Server:
Unit # 004288 03/23/2023
(904)230-3911 15:24

(724)331-7695
Danielle Demarco

CSC# 0	Reorders: 0
1 Cheese Sticks	7.19
1 \$1 Literacy Project	1.00
1 Lrg Pan	16.09
Pepperoni	1.60
Bacon Pieces	1.60
{S} Classic	0.00
1 Lrg Pan	16.09
Cheese Only	0.00
{S} Classic	0.00
1 Lrg Htt	19.99
BuffaloChkn	
{S} Buffalo	0.00
1 Med Pan	13.39
Cheese Only	0.00
{S} Classic	0.00

NOW HIRING - Make some dough with the HUT
Up to \$20 per hour depending on
role and location. Text "pizza" to 52345

Online/CMF Adjustment	-14.28
Sub Total	62.67
Tax/Other	4.01
CARRY OUT Total	66.68
AMERICAN EXPRESS	66.68
Account: YXXXXXXXXX1695	
Auth Code: 235198	

EMPHASIS SIZE
WITH HOT REWARDS
ANY WAY YOU ORDER
Restrictions Apply

Join Hut Rewards for free at
PizzaHut.com/HutRewards

HOW DID WE DO?

CODE: 6n6a1hr147e

We're always improving our pizza game!
Enter the code above to tell us about

AM ME OVER)

PARTY ON THE BACK (TURN ME OVER)

PARTY ON THE BACK (TURN ME OVER)

PARTY ON THE BACK



YELLOWSTONE LANDSCAPE

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
145 South Durbin Parkway
St. Johns, FL 32259

Property Name: Durbin Crossing CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 501245	2/28/2023
TERMS	PO NUMBER
Net 30	

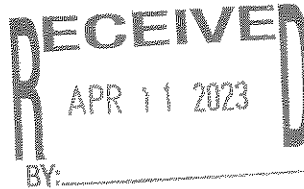
Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 30, 2023

Invoice Amount: \$7,983.64

Description	Current Amount
Plant Install at Grass Bed on North Durbin	
Plant Installation	\$7,983.64



Invoice Total

\$7,983.64

Landscape Contingency
1.320.53800.46210

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

INVOICE #	INVOICE DATE
JAX 501246	2/28/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
145 South Durbin Parkway
St. Johns, FL 32259

Property Name: Durbin Crossing CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 30, 2023

Invoice Amount: \$15,798.00

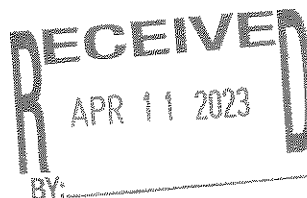
Description	Current Amount
Irrigation Installation at Ball Field	
Irrigation Repairs	\$15,798.00

Irrigation Repairs

1.320.53800.46400

Invoice Total

\$15,798.00



Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



INVOICE

INVOICE #	INVOICE DATE
JAX 501247	2/28/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
145 South Durbin Parkway
St. Johns, FL 32259

Property Name: Durbin Crossing CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 30, 2023

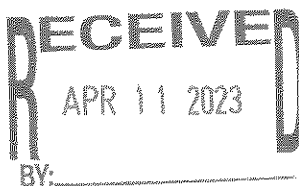
Invoice Amount: \$192.00

Description	Current Amount
Cap Irrigation for Sidewalk Construction	
Irrigation Repairs	\$192.00

Irrigation Repairs
1.320.53800.46400

Invoice Total

\$192.00



Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



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

April 07, 2023
Project No: 02106.34000
Invoice No: 0207669

1.310.513.311

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

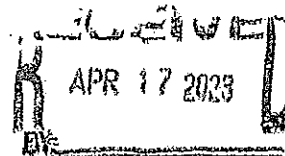
Professional Services rendered through April 1, 2023

Task 01 Professional Services
Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Katsaras, George	3/4/2023	1.00	215.00	215.00
Katsaras, George	3/18/2023	1.00	215.00	215.00
Totals		2.00		430.00
Total Labor				430.00
Total this Task				\$430.00

Task XP Expenses
Total this Task 0.00

Invoice Total this Period \$430.00



England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
16715 Old St. Augustine Road • Jacksonville, Florida 32218 • Tel 904 642 8990 • Fax 904 649 9145
CA 00002941 LC 00000116

KUTAK ROCK LLP

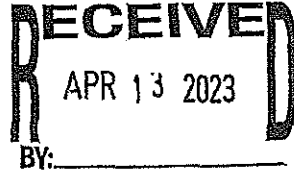
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 12, 2023



Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3208045

Client Matter No. 6123-1

Notification Email: eftgroup@kutakrock.com

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

1,310,513.315

Invoice No. 3208045

6123-1

Re: Durbin Crossing CDD - General

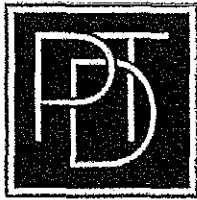
For Professional Legal Services Rendered

03/02/23	M. Eckert	0.10	35.00	Confer with Davis regarding Epic Pools
03/02/23	K. Haber	0.70	168.00	Prepare asphalt services agreement
03/04/23	W. Haber	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/06/23	M. Eckert	0.20	70.00	Prepare paying contract
03/06/23	K. Haber	0.30	72.00	Revise asphalt services agreement; confer with Laughlin regarding same
03/15/23	M. Eckert	0.80	280.00	Prepare for and attend agenda call; review history of property damage to north field; draft safety zone resolution
03/16/23	K. Haber	1.10	264.00	Prepare interim suspension letter; correspond with Laughlin and Davidson regarding same
03/17/23	K. Haber	0.10	24.00	Correspondence with Laughlin regarding interim suspension letter

KUTAK ROCK LLP

Durbin Crossing CDD
April 12, 2023
Client Matter No. 6123-1
Invoice No. 3208045
Page 2

03/20/23	M. Eckert	0.20	70.00	Review agenda package
03/20/23	K. Haber	0.90	216.00	Prepare amenity privileges suspension letter for Dolan
03/21/23	M. Eckert	0.30	105.00	Prepare suspension letter for Dolan
03/21/23	K. Haber	0.40	96.00	Confer with Alfano regarding interim suspension letter; confer with Demarco regarding interim suspension
03/22/23	K. Haber	0.50	120.00	Prepare board meeting agenda memorandum
03/23/23	K. Haber	0.80	192.00	Correspondence with Alfano and Demarco regarding interim suspension letter; confer with Demarco regarding same; revise interim suspension letter (0.4 Dolan); correspondence with Laughlin; revise board meeting agenda memorandum
03/24/23	M. Eckert	0.10	35.00	Prepare for board meeting
03/27/23	M. Eckert	1.80	630.00	Prepare for and attend board meeting
03/28/23	M. Eckert	0.10	35.00	Prepare addendum for monument removal proposal
03/28/23	D. Wilbourn	0.70	105.00	Prepare short form addendum for monument removal services
TOTAL HOURS		9.40		
TOTAL FOR SERVICES RENDERED				\$2,632.50
TOTAL CURRENT AMOUNT DUE				<u>\$2,632.50</u>



Paskert ²⁰
Divers
Thompson
ATTORNEYS AT LAW

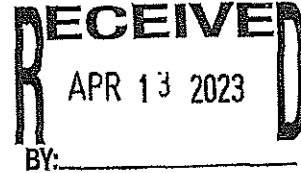
100 North Tampa Street
Suite 3700
Tampa, Florida 33602

Telephone: 813-229-3500
Facsimile: 813-229-3502
www.pdtlegal.com

April 13, 2023

Via E-mail only

Durbin Crossing Community Development District
c/o Margaret Alfano
475 West Town Place, Suite 114
St. Augustine, FL 32092
malfano@vestapropertyservices.com



Re: Invoice - Services rendered through March 31, 2023

Dear Margaret,

Attached is an invoice for services rendered and costs incurred through March 31, 2023 for the following matter:

1.310.513.315

Matter Name	Durbin Crossing CDD
Matter No.	122411
PDT Invoice No. (Reference this number on your payment.)	77455
This Month's Charges	\$1,925.00

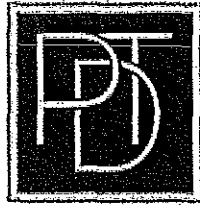
I trust that you will find the invoice in order and would appreciate your making arrangements to pay the invoice at your earliest convenience. If you have any questions, please do not hesitate to call me.

Best regards,

PASKERT DIVERS THOMPSON

Matthew G. Davis

MGD/jd
Attachment
cc: Todd Polvere



Paskert
Divers
Thompson
ATTORNEYS AT LAW

Phone: (813) 229-3500

100 North Tampa Street, Suite 3700
Tampa, FL 33602
www.pdtlegal.com

Fax: (813) 229-3502

Durbin Crossing Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092
Attention: c/o Margaret Alfano

April 13, 2023
Client: 002389
Matter: 122411
Invoice #: 77455
Resp. Atty: MGD

RE: Durbin Crossing CDD – Pool Resurfacing

COVER SHEET

For Professional Services Rendered Through March 31, 2023

Federal Tax I.D. No.: 74-3029197

Total Services	\$1,925.00
TOTAL THIS INVOICE	\$1,925.00
Previous Balance	\$470.00
Less Payments	(\$470.00)
Total Due To Date	\$1,925.00

Remittance Advice

Payment is due within 30 days of the invoice date.

Check Payable To:

Paskert Divers Thompson
Attn.: Accounts Receivable
100 North Tampa Street
Suite 3700
Tampa, FL 33602

ACH & Wire Transfers:

We accept ACH & Wire Transfers. Please contact our Accounts Receivable Department for details.

Please return this remittance page with your payment. Thank you.



Paskert
Divers
Thompson
ATTORNEYS AT LAW

Phone: (813) 229-3500

100 North Tampa Street, Suite 3700
Tampa, FL 33602
www.pdtlegal.com

Fax: (813) 229-3502

Durbin Crossing Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092
Attention: c/o Margaret Alfano

April 13, 2023
Client: 002389
Matter: 122411
Invoice #: 77455
Resp. Atty: MGD
Page: 1

RE: Durbin Crossing CDD – Pool Resurfacing

For Professional Services Rendered Through March 31, 2023

Federal Tax I.D. No.: 74-3029197

SERVICES

Date	Person	Description of Services	Hours	Amount
03/02/2023	MGD	Phone call with Mr. Eckert regarding repair proposals and settlement options with epic.	0.20	\$70.00
03/06/2023	MGD	Receipt, review and response to Ms. Alfano's email regarding repair work.	0.10	\$35.00
03/06/2023	MGD	Receipt, review and response to Pinch-A-Penny proposal.	0.20	\$70.00
03/06/2023	MGD	Prepare lengthy email to Epic's insurer regarding failure to respond to 558 and statutory insurance request.	0.50	\$175.00
03/07/2023	MGD	Correspond with Ms. Alfano and Epic's carrier regarding repair work and Board approval of same.	0.20	\$70.00
03/13/2023	MGD	Receipt, review and response to Epic's counsel's email regarding inspection.	0.20	\$70.00
03/13/2023	MGD	Prepare and send email to Ms. Alfano regarding repairs and document preservation.	0.10	\$35.00
03/15/2023	MGD	Receipt, review and response to District Manager's email regarding repair work.	0.10	\$35.00
03/20/2023	MGD	Correspond with Ms Alfano and Mr Malin regarding Epic site inspection.	0.20	\$70.00
03/20/2023	MGD	Conference call with property manager and district manager regarding Epic site visit and repairs.	0.40	\$140.00
03/20/2023	MGD	Review contract and product specs to prepare for call with property manager and district manager.	0.30	\$105.00
03/22/2023	MGD	Prepare and send email to Epic's counsel regarding repairs and documents requested in the 558 notice.	0.10	\$35.00
03/23/2023	MGD	Phone call with Mr Pollicino regarding prep for Monday's board meeting.	0.20	\$70.00
03/24/2023	MGD	Phone calls with Board members to prepare them for Monday's meeting re epic.	0.30	\$105.00
03/24/2023	MGD	Review Tuesday's inspection report and correspond with property manager and district manager regarding Monday's meeting.	0.30	\$105.00



Paskert
Divers
Thompson
ATTORNEYS AT LAW

April 13, 2023
Client: 002389
Matter: 122411
Invoice #: 77455
Resp. Atty: MGD
Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
03/27/2023	MGD	Attend March Board meeting (telephonically).	0.60	\$210.00
03/27/2023	MGD	Prepare for March board meeting by reviewing repair proposals, 558 notice, and notes from prior calls with Mr. Newkirk and Durbin management, and prepare outline.	0.80	\$280.00
03/30/2023	MGD	Review field ops review of Epic's 3/29 site inspection and prepare and send email to Epic's counsel with renewed demand for repair offer and documents.	0.30	\$105.00
03/31/2023	MGD	Prepare updated demand to Amerisure for statutory insurance disclosures.	0.10	\$35.00
03/31/2023	MGD	Receipt, review and response to lengthy email from Epic's counsel regarding settlement offer, documents requested, and insurance disclosures.	0.30	\$105.00
Total Professional Services			5.50	\$1,925.00

PERSON RECAP

Person	Level	Hours	Rate	Amount
MGD Matthew G. Davis	Partners	5.50	\$350.00	\$1,925.00
Total Services				\$1,925.00

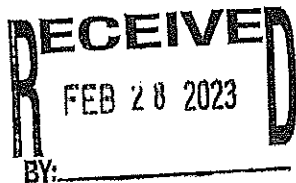
TOTAL THIS INVOICE

\$1,925.00



Invoice

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



Invoice # 407677
Date 3/1/2023
Terms Net 30
Due Date 3/31/2023
Memo Monthly Fees

Bill To

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

Description	Quantity	Rate	Amount
General Manager 1-320-53800-45502	1	8,820.56	8,820.56
Facility Manager/ Special Event Coordinator 1-320-5380-45517	1	5,292.33	5,292.33
Field Operations Manager 1-320-53800-46000	1	6,018.73	6,018.73
Janitorial Services 1-320-53800-45507	1	1,937.07	1,937.07
Commercial Pool Maintenance 1-320-53800-45505	1	2,783.14	2,783.14
Facility Monitor 1-320-53800-45515	1	5,222.19	5,222.19
Facility Attendant 1-320-53800-45503	1	6,382.67	6,382.67
Mobile App 1-320-53800-42510	1	229.17	229.17
Maintenance Techs 1-320-53800-45518	1	3,768.33	3,768.33

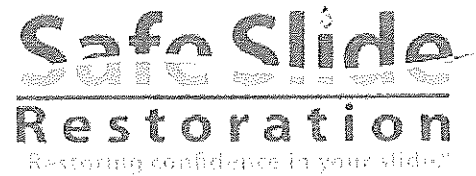
Thank you for your business.

Total \$40,454.19

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/13/23	00066	1/26/23 2811	202301 600-53800-61000		*	897.00	
		SAFETY - MAINTENANCE PLAN					
		1/26/23 2811	202301 600-53800-61000		*	3,400.00	
		PAINT					
		2/14/23 2828	202302 600-53800-61000		*	3,400.00	
		PAINT					
----- DALE COOPER DBA -----						7,697.00	000224
						TOTAL FOR BANK B	7,697.00
						TOTAL FOR REGISTER	7,697.00

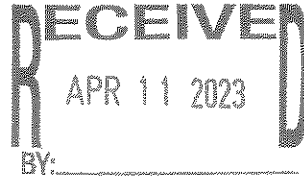
DURB DURBIN CROSS OKUZMUK

DALE COOPER LLC
PO Box 102
Farmington, MO 63640
855-867-6274
jess@safeslides.com
https://www.safeslides.com



INVOICE

BILL TO
Durbin Crossing
145 S Durbin Pkwy
St. Johns, FL 32259



INVOICE # 2811
DATE 01/26/2023

STATE
FL

ACTIVITY	QTY	RATE	AMOUNT
Safety - Maintenance Plan contract \$897	1	897.00	897.00
Paint Contract \$6,800	1	3,400.00	3,400.00

deposit

BALANCE DUE

\$4,297.00

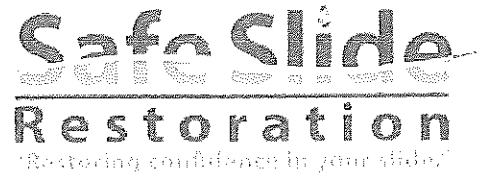
Repair/Replace → 36.600.538.610
~~+ 320.53800.44200~~

Possibly Capital + Daniel?

* Possible duplicate
↳ It's Not

Please make checks out to: Dale Cooper LLC
Remit payment to:
PO Box 102 Farmington, MO 63640

DALE COOPER LLC
PO Box 102
Farmington, MO 63640
855-867-6274
jess@safeslides.com
https://www.safeslides.com



INVOICE

BILL TO
Durbin Crossing
145 S Durbin Pkwy
St. Johns, FL 32259



INVOICE # 2838
DATE 02/14/2023

STATE
FL

ACTIVITY	QTY	RATE	AMOUNT
Paint	1	3,400.00	3,400.00
Contract \$6,800			

complete

BALANCE DUE

\$3,400.00

36.600.538.610

Repair / Replace

~~+ 320.53800.44200~~

Possibly Capital - Daniel?

Please make sure not a
duplicate.
↳ It's Not

Please make checks out to: Dale Cooper LLC
Remit payment to:
PO Box 102 Farmington, MO 63640

FIFTH ORDER OF BUSINESS

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Durbin Crossing Community Development District ("**District**") prior to June 15, 2023, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2023

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

ATTEST:

**DURBIN CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Proposed Budget

**Durbin Crossing
Community Development District**



**Proposed Budget
Fiscal Year 2024**



**Durbin Crossing
Community Development District**

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Durbin Crossing Community Development District

General Fund Budget FY 2024

	Adopted FY 2023 Budget	Actual YTD Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY 2024 Budget
Revenues					
Assessments	\$ 2,261,999	\$ 2,215,609	\$ 46,390	\$ 2,261,999	\$ 2,959,261
Interest Income	\$ 100	\$ 5,611	\$ 5,500	\$ 11,111	\$ 5,000
Misc Income	\$ 47,000	\$ 16,740	\$ 12,000	\$ 28,740	\$ 30,000
Total Revenues	\$ 2,309,099	\$ 2,237,961	\$ 63,890	\$ 2,301,850	\$ 2,994,261
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$ 11,000	\$ 6,600	\$ 5,000	\$ 11,600	\$ 11,000
FICA Expense	\$ 842	\$ 505	\$ 383	\$ 887	\$ 842
Assessment Roll Administration (GMS)	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,300
Engineering Fees (ETM)	\$ 13,000	\$ 5,210	\$ 7,790	\$ 13,000	\$ 13,000
Dissemination Fees (GMS and Disclosure Services)	\$ 7,200	\$ 3,750	\$ 2,700	\$ 6,450	\$ 7,632
Attorney Fees (Kutak Rock)	\$ 50,000	\$ 26,472	\$ 23,528	\$ 50,000	\$ 50,000
Annual Audit (Berger, Toombs, Elam)	\$ 4,200	\$ -	\$ 4,200	\$ 4,200	\$ 4,200
Trustee Fees (US Bank)	\$ 10,800	\$ 5,000	\$ 5,800	\$ 10,800	\$ 10,800
Arbitrage (Grau)	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200
Impact Fee Administration (GMS)	\$ 15,000	\$ 8,750	\$ 6,250	\$ 15,000	\$ 15,900
Management Fees (GMS)	\$ 51,324	\$ 29,939	\$ 21,385	\$ 51,324	\$ 54,403
Information Technology	\$ 1,500	\$ 875	\$ 625	\$ 1,500	\$ 1,590
Website Maintenance	\$ 1,000	\$ 583	\$ 417	\$ 1,000	\$ 1,060
Telephone	\$ 800	\$ 263	\$ 537	\$ 800	\$ 800
Postage	\$ 2,500	\$ 722	\$ 1,778	\$ 2,500	\$ 2,500
Printing & Binding	\$ 2,150	\$ 296	\$ 1,854	\$ 2,150	\$ 2,150
Insurance (FIA)	\$ 9,432	\$ 7,810	\$ -	\$ 7,810	\$ 8,982
Legal Advertising	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ 2,000
Other Current Charges	\$ 1,000	\$ 30	\$ 970	\$ 1,000	\$ 1,000
Office Supplies	\$ 150	\$ 22	\$ 128	\$ 150	\$ 150
Dues, Licenses & Subscriptions (DCA)	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Administrative Expenses	\$ 190,273	\$ 102,001	\$ 86,545	\$ 188,546	\$ 194,684
<u>Amenity Center</u>					
Insurance (FIA)	\$ 35,082	\$ 27,829	\$ -	\$ 27,829	\$ 41,744
Repairs & Replacements	\$ 80,000	\$ 72,374	\$ 7,626	\$ 80,000	\$ 100,000
Recreational Passes	\$ 2,000	\$ 1,095	\$ 905	\$ 2,000	\$ 2,000
Office Supplies	\$ 7,500	\$ 2,558	\$ 1,500	\$ 4,058	\$ 7,500
Permit Fees (Dept of Health/ASCAP/BMI/SEASAC)	\$ 3,700	\$ 2,281	\$ 1,419	\$ 3,700	\$ 3,700
<u>Utilities</u>					
Water & Sewer (JEA)	\$ 42,000	\$ 18,725	\$ 19,275	\$ 38,000	\$ 42,000
Electric (JEA)	\$ 36,000	\$ 21,460	\$ 14,540	\$ 36,000	\$ 40,000
Cable/Phone/Internet	\$ 22,000	\$ 11,523	\$ 9,477	\$ 21,000	\$ 21,000
Security System (Atlantic)	\$ 1,670	\$ -	\$ 1,670	\$ 1,670	\$ 1,670
<u>Amenity Center Management Contracts</u>					
Managerial (VESTA)	\$ 241,582	\$ 140,921	\$ 100,660	\$ 241,582	\$ 253,658
Staffing (VESTA)	\$ 241,133	\$ 140,654	\$ 100,479	\$ 241,133	\$ 393,652
Lifeguards (VESTA)	\$ 82,771	\$ 5,441	\$ 77,330	\$ 82,771	\$ 89,442
Mobile App/Website (VESTA)	\$ 2,750	\$ 1,604	\$ 1,146	\$ 2,750	\$ 3,500
<u>Continued Amenity Center Management Contracts</u>					
Refuse Service (Waste Management)	\$ 7,000	\$ 4,348	\$ 2,652	\$ 7,000	\$ 7,400
Pool Chemicals (Poolsure)	\$ 29,000	\$ 16,865	\$ 13,140	\$ 30,005	\$ 34,000
Special Events	\$ 30,000	\$ 18,952	\$ 11,048	\$ 30,000	\$ 30,000
Holiday Décor	\$ 15,000	\$ 18,047	\$ -	\$ 18,047	\$ 16,540
Pest Control (Turner Pest Control)	\$ 8,000	\$ 3,697	\$ 4,303	\$ 8,000	\$ 8,000

Durbin Crossing Community Development District

General Fund Budget FY 2024

	Adopted FY 2023 Budget	Actual YTD Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY 2024 Budget
Pressure Washing	\$ 8,500	\$ 6,423	\$ 2,077	\$ 8,500	\$ 8,500
Fitness Equip Maintenance	\$ 8,500	\$ 3,348	\$ 5,152	\$ 8,500	\$ 8,500
Amenity Center Expenses	\$ 904,188	\$ 518,146	\$ 374,399	\$ 892,545	\$ 1,112,806
<u>Grounds Maintenance</u>					
Electric (JEA)	\$ 5,708	\$ 3,214	\$ 2,494	\$ 5,708	\$ 5,708
Water & ReUse (JEA)	\$ 355,000	\$ 128,092	\$ 176,494	\$ 304,586	\$ 355,000
Streetlighting (JEA)	\$ 71,000	\$ 46,675	\$ 33,897	\$ 80,572	\$ 80,572
Lake Maintenance (Solitude Lake Management)	\$ 60,500	\$ 30,100	\$ 23,900	\$ 54,000	\$ 54,000
Landscape Maintenance (Yellowstone)	\$ 529,992	\$ 309,162	\$ 220,830	\$ 529,992	\$ 545,891
Landscape Contingency	\$ 60,000	\$ 89,805	\$ -	\$ 89,805	\$ 72,500
Mulch	\$ 60,000	\$ 63,888	\$ -	\$ 63,888	\$ 65,000
Sod Replacement	\$ -	\$ -	\$ -	\$ -	\$ 180,000
Fuel	\$ 1,100	\$ 637	\$ 463	\$ 1,100	\$ 1,100
Irrigation Repairs	\$ 15,000	\$ 25,906	\$ -	\$ 25,906	\$ 15,000
Capital Reserve - Transfer Out	\$ 54,638	\$ -	\$ 54,638	\$ 54,638	\$ 310,000
Water Quality Monitoring (ESI)	\$ 1,700	\$ 2,000	\$ -	\$ 2,000	\$ 2,000
Grounds Maintenance Expenses	\$ 1,214,638	\$ 699,479	\$ 512,716	\$ 1,212,195	\$ 1,686,771
TOTAL EXPENDITURES	\$ 2,309,099	\$ 1,319,626	\$ 973,660	\$ 2,293,286	\$ 2,994,261
EXCESS REVENUES / (EXPENDITURES)	\$ -	\$ 918,334	\$ (909,770)	\$ 8,564	\$ -

Durbin Crossing Community Development District

Assessment Allocation Chart

Land Use	#Units	ERU Factor	Total ERUs	Net O&M	Net O&M Per Unit	FY 2023	FY 2024	FY 2024	Increase Percentage	FY 2024 Gross Assessments
						Gross Annual Asmnt Per Unit	Gross Annual Asmnt Per Unit	Gross Annual Per Unit Increase		
80'	339	1.53	519.63	\$600,629	\$1,771.77	\$1,434.53	\$1,876.72	\$442.19	30.83%	\$638,949
70'	319	1.35	431.13	\$498,336	\$1,562.18	\$1,264.84	\$1,654.73	\$389.89	30.83%	\$530,130
63'	482	1.19	572.94	\$662,254	\$1,373.97	\$1,112.45	\$1,455.36	\$342.91	30.83%	\$704,505
53'	468	1.00	468.00	\$540,952	\$1,155.88	\$935.87	\$1,224.35	\$288.48	30.83%	\$575,464
43'	206	0.85	175.10	\$202,395	\$982.50	\$795.49	\$1,040.70	\$245.21	30.83%	\$215,307
Town Homes	510	0.63	321.30	\$371,384	\$728.20	\$589.60	\$771.35	\$181.75	30.83%	\$395,078
Total Residential Units	2,324									
Retail/ Commercial	99,281	1.00	49.64	\$57,378	\$514.21	\$0.44	\$0.47	\$0.03	5.68%	\$61,039
Office	44,872	1.00	22.44	\$25,933	\$514.21	\$0.44	\$0.47	\$0.03	6.82%	\$27,588
Total Commercial Square Footage	144,153									
TOTALS	146,477		2,560.18	\$2,959,261						
Total - Gross Assessment										\$3,148,062
Less: Discounts and Collections (6%)										<u>(\$188,801)</u>
Total Net Assessment										<u>\$2,959,261</u>

Durbin Crossing
Community Development District
GENERAL FUND BUDGET
FY 2024

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 2024

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	\$ 530	\$ 6,360
Disclosure Services		\$ 1,272
	\$ 530	\$ 7,632

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 2024

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.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

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.

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.

Durbin Crossing
Community Development District
 GENERAL FUND BUDGET
 FY 2024

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.

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:

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
68155430/86131620	145 S Durbin Pkwy Sewer	\$ 231	\$ 2,772
79200641	145 S Durbin Pkwy Reclaim	\$ 1,320	\$ 15,840
86131620	145 S Durbin Pkwy Water	\$ 132	\$ 1,584
67579848	145 S Durbin Pkwy Water	\$ 242	\$ 2,904
83113743	730 Durbin PY N Sewer	\$ 230	\$ 2,760
68090736	730 Durbin PY N Reclaim	\$ 630	\$ 7,562
85083672	730 Durbin PY N Water	\$ 230	\$ 2,760
83113743	730 Durbin PY N Water	\$ 138	\$ 1,656
	Contingency	\$ 347	\$ 4,162
	Total Amenity Sewer/Water/Reclaim	\$ 3,500	\$ 42,000

Durbin Crossing
Community Development District
 GENERAL FUND BUDGET
 FY 2024

Electric

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
20335949	145 S Durbin Pkwy	\$ 2,526	\$ 30,312
22357510	730 Durbin PY N	\$ 715	\$ 8,580
	Contingency	\$ 92	\$ 1,108
	Total Amenity Electric	\$ 3,333	\$ 40,000

Website

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

Cable/Internet/Phone

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
8495 74 140 1015619	Durbin Crossing South Amenity	\$ 435	\$ 5,220
8495 74 140 0420497	Durbin Crossing South Amenity	\$ 200	\$ 2,400
8495 74 140 1246669	Durbin Crossing North Amenity	\$ 570	\$ 6,840
8496 74 140 1022920	Durbin Crossing North Amenity	\$ 450	\$ 5,400
	Contingency	\$ 95	\$ 1,140
	Total Amenity Cable/internet/Phone	\$ 1,750	\$ 21,000

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.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 21,138	\$ 253,658

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.

Durbin Crossing

Community Development District

GENERAL FUND BUDGET
FY 2024

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.

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 7,454	\$ 89,442

Mobile Application and Amenities Website

Alternative mobile communication of information related to Amenity Facilities for residents and patrons included but not limited to hours of operations, resident programs, special events, and other services for the District. Contracted with Vesta to manage website and maintain services for \$292 per month.

Refuse Service

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

Pool Chemicals

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	\$ 2,771	\$ 33,256
Contingency	\$ 62	\$ 744
	\$ 2,833	\$ 34,000

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.

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

Durbin Crossing
Community Development District
 GENERAL FUND BUDGET
 FY 2024

Pressure Washing

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

Fitness Equipment Maintenance

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

Grounds Maintenance:

Electric

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
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
	Total Common Area Electric	\$ 476	\$ 5,708

Durbin Crossing
Community Development District
GENERAL FUND BUDGET
FY 2024

Water & Re-Use

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
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 Apt 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
	Total Reuse Water Continued	\$ 13,025	\$ 156,294

Durbin Crossing
Community Development District
GENERAL FUND BUDGET
FY 2024

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
	Balance Brought Forward	\$ 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
	Total Reuse Water	\$ 29,584	\$ 355,000

Street Lighting

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

<u>Account Number</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
70 watt	104 Durbin PY N(70 Watts)	\$ 2,159	\$ 25,909
200 watt	104 Durbin PY N (200 Watts)	\$ 55	\$ 663
70 watts	128 Willow Winds Pkwy	\$ 566	\$ 6,788
28763969	104 Durbin Py N Apt 2	\$ 12	\$ 141
200 watt	145 S Durbin Pkwy	\$ 773	\$ 9,282
70 watt	145 S Durbin Pkwy	\$ 1,457	\$ 17,484
70 watts	145 S Durbin Pkwy	\$ 771	\$ 9,256
70 watts	16 Cloisterbane Dr	\$ 214	\$ 2,571
70 watts	16 Cloisterbane Dr	\$ 274	\$ 3,291
70 watts	89 Heron Landing Rd Apt IR01	\$ 377	\$ 4,525
	Contingency/Additions	\$ 55	\$ 660
	Total Streetlighting	\$ 6,714	\$ 80,572

Durbin Crossing
Community Development District
GENERAL FUND BUDGET
FY 2024

Lake Maintenance

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Solitude Lake Management LLC	\$ 4,500	\$ 54,000

Landscape Maintenance

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone	\$ 45,491	\$ 545,891

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.

Sod Replacement

Represents estimated costs for sod replacement 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

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

	Adopted	Actual YTD	Projected	Projected	Proposed
Description	FY 2023 Budget	Thru 4/30/23	Next 5 Months	Thru 9/30/23	FY 2024 Budget
Revenues					
Carry Forward Surplus ⁽¹⁾	\$ 740,408	\$ 760,376	\$ -	\$ 760,376	\$ 756,380
Assessments	\$ 3,072,162	\$ 3,006,436	\$ 48,440	\$ 3,054,876	\$ 3,054,876
Interest	\$ 200	\$ 38,434	\$ 15,000	\$ 53,434	\$ 10,000
Total Revenues	\$ 3,812,770	\$ 3,805,246	\$ 63,440	\$ 3,868,686	\$ 3,821,256
Expenditures					
Series 2017A-1					
Interest 11/1	\$ 555,756	\$ 555,756	\$ -	\$ 555,756	\$ 535,347
Interest 5/1	\$ 555,756	\$ -	\$ 555,756	\$ 555,756	\$ 535,347
Principal 5/1	\$ 1,555,000	\$ -	\$ 1,555,000	\$ 1,555,000	\$ 1,595,000
Series 2017A-2					
Interest 11/1	\$ 99,881	\$ 95,913	\$ -	\$ 95,913	\$ 88,850
Interest 5/1	\$ 99,881	\$ -	\$ 99,881	\$ 99,881	\$ 88,850
Principal 5/1	\$ 155,000	\$ -	\$ 155,000	\$ 155,000	\$ 155,000
Principal 5/1 (Prepayment)	\$ -	\$ -	\$ 95,000	\$ 95,000	\$ -
Total Expenditures	\$ 3,021,275	\$ 651,669	\$ 2,460,638	\$ 3,112,306	\$ 2,998,394
EXCESS REVENUES / (EXPENDITURES)	\$ 791,495	\$ 3,153,577	\$ (2,397,197)	\$ 756,380	\$ 822,862

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Interest - 11-1-24 (2017A-1)	\$513,416
Interest - 11-1-24 (2017A-2)	\$84,788
Total	<u>\$598,203</u>

Durbin Crossing

Community Development District

Amortization Schedule

Series 2017A-1, Special Assessment Refunding Bonds

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 28,455,000	\$ -	\$ 535,346.88	\$ 535,346.88
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				
Total		\$ 28,455,000.00	\$ 9,136,231.25	\$ 37,591,231.25

Durbin Crossing

Community Development District

Amortization Schedule

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 3,190,000	\$ -	\$ 88,850.00	\$ 434,762.50
05/01/24	\$ 3,190,000	\$ 155,000.00	\$ 88,850.00	\$ -
11/01/24	\$ 3,035,000	\$ -	\$ 84,787.50	\$ 328,637.50
05/01/25	\$ 3,035,000	\$ 165,000.00	\$ 84,787.50	\$ -
11/01/25	\$ 2,870,000	\$ -	\$ 80,443.75	\$ 330,231.25
05/01/26	\$ 2,870,000	\$ 175,000.00	\$ 80,443.75	\$ -
11/01/26	\$ 2,695,000	\$ -	\$ 75,850.00	\$ 331,293.75
05/01/27	\$ 2,695,000	\$ 180,000.00	\$ 75,850.00	\$ -
11/01/27	\$ 2,515,000	\$ -	\$ 71,131.25	\$ 326,981.25
05/01/28	\$ 2,515,000	\$ 195,000.00	\$ 71,131.25	\$ -
11/01/28	\$ 2,320,000	\$ -	\$ 65,618.75	\$ 331,750.00
05/01/29	\$ 2,320,000	\$ 205,000.00	\$ 65,618.75	\$ -
11/01/29	\$ 2,115,000	\$ -	\$ 59,831.25	\$ 330,450.00
05/01/30	\$ 2,115,000	\$ 215,000.00	\$ 59,831.25	\$ -
11/01/30	\$ 1,900,000	\$ -	\$ 53,750.00	\$ 328,581.25
05/01/31	\$ 1,900,000	\$ 225,000.00	\$ 53,750.00	\$ -
11/01/31	\$ 1,675,000	\$ -	\$ 47,393.75	\$ 326,143.75
05/01/32	\$ 1,675,000	\$ 240,000.00	\$ 47,393.75	\$ -
11/01/32	\$ 1,435,000	\$ -	\$ 40,606.25	\$ 328,000.00
05/01/33	\$ 1,435,000	\$ 255,000.00	\$ 40,606.25	\$ -
11/01/33	\$ 1,180,000	\$ -	\$ 33,387.50	\$ 328,993.75
05/01/34	\$ 1,180,000	\$ 270,000.00	\$ 33,387.50	\$ -
11/01/34	\$ 910,000	\$ -	\$ 25,756.25	\$ 329,143.75
05/01/35	\$ 910,000	\$ 285,000.00	\$ 25,756.25	\$ -
11/01/35	\$ 625,000	\$ -	\$ 17,693.75	\$ 328,450.00
05/01/36	\$ 625,000	\$ 305,000.00	\$ 17,693.75	\$ -
11/01/36	\$ 320,000	\$ -	\$ 9,062.50	\$ 331,756.25
05/01/37	\$ 320,000	\$ 320,000.00	\$ 9,062.50	\$ 329,062.50
Total		\$ 3,190,000.00	\$ 1,508,325.00	\$ 5,044,237.50

Durbin Crossing

Community Development District

Capital Reserve Fund

Description	Adopted FY 2023 Budget	Actual YTD Thru 4/30/23	Projected Next 5 Months	Projected Thru 9/30/23	Proposed FY 2024 Budget
Revenues					
Capital Reserve Transfer In	\$ 54,638	\$ -	\$ 54,638	\$ 54,638	\$ 310,000
Miscellaneous Revenue/Interest Income	\$ 10,000	\$ 26,172	\$ 10,000	\$ 36,172	\$ 10,000
Impact Fees	\$ -	\$ 8,467	\$ -	\$ 8,467	\$ -
Carry Forward Surplus	\$ 1,399,322	\$ 1,531,757	\$ -	\$ 1,531,757	\$ 1,356,035
Total Revenues	\$ 1,463,960	\$ 1,566,397	\$ 64,638	\$ 1,631,035	\$ 1,676,035
Expenditures					
Capital Outlay	\$ 150,000	\$ 189,614	\$ 10,386	\$ 200,000	\$ 300,000
Repair and Replacement	\$ 100,000	\$ 61,511	\$ 13,489	\$ 75,000	\$ 100,000
Total Expenditures	\$ 250,000	\$ 251,125	\$ 23,875	\$ 275,000	\$ 400,000
EXCESS REVENUES / (EXPENDITURES)	\$ 1,213,960	\$ 1,315,271	\$ 40,763	\$ 1,356,035	\$ 1,276,035

Reserve Study* Update 2023 through 2051

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$ 1,531,757	\$ 1,369,909	\$ 1,289,909	\$ 1,423,795	\$ 1,642,172
Contributions	\$ 54,638	\$ 310,000	\$ 283,434	\$ 291,937	\$ 300,695
Interest Income	\$ 26,172	\$ 10,000	\$ 24,333	\$ 32,075	\$ 37,356
Impact Fees	\$ 8,467	\$ -	\$ -	\$ -	\$ -
Expenditures	\$ (251,125)	\$ (400,000)	\$ (173,881)	\$ (105,635)	\$ (297,799)
Ending Balance	\$ 1,369,909	\$ 1,289,909	\$ 1,423,795	\$ 1,642,172	\$ 1,682,424
Projected Per Budget	\$ 1,356,035	\$ 1,276,035	N/A	N/A	N/A
Variance	\$ (13,874)	\$ (13,874)	N/A	N/A	N/A

* Refer to Durbin Crossing CDD Reserve Study Re #7776 Page 4-1 of PDF

SEVENTH ORDER OF BUSINESS

North Durbin Fencing

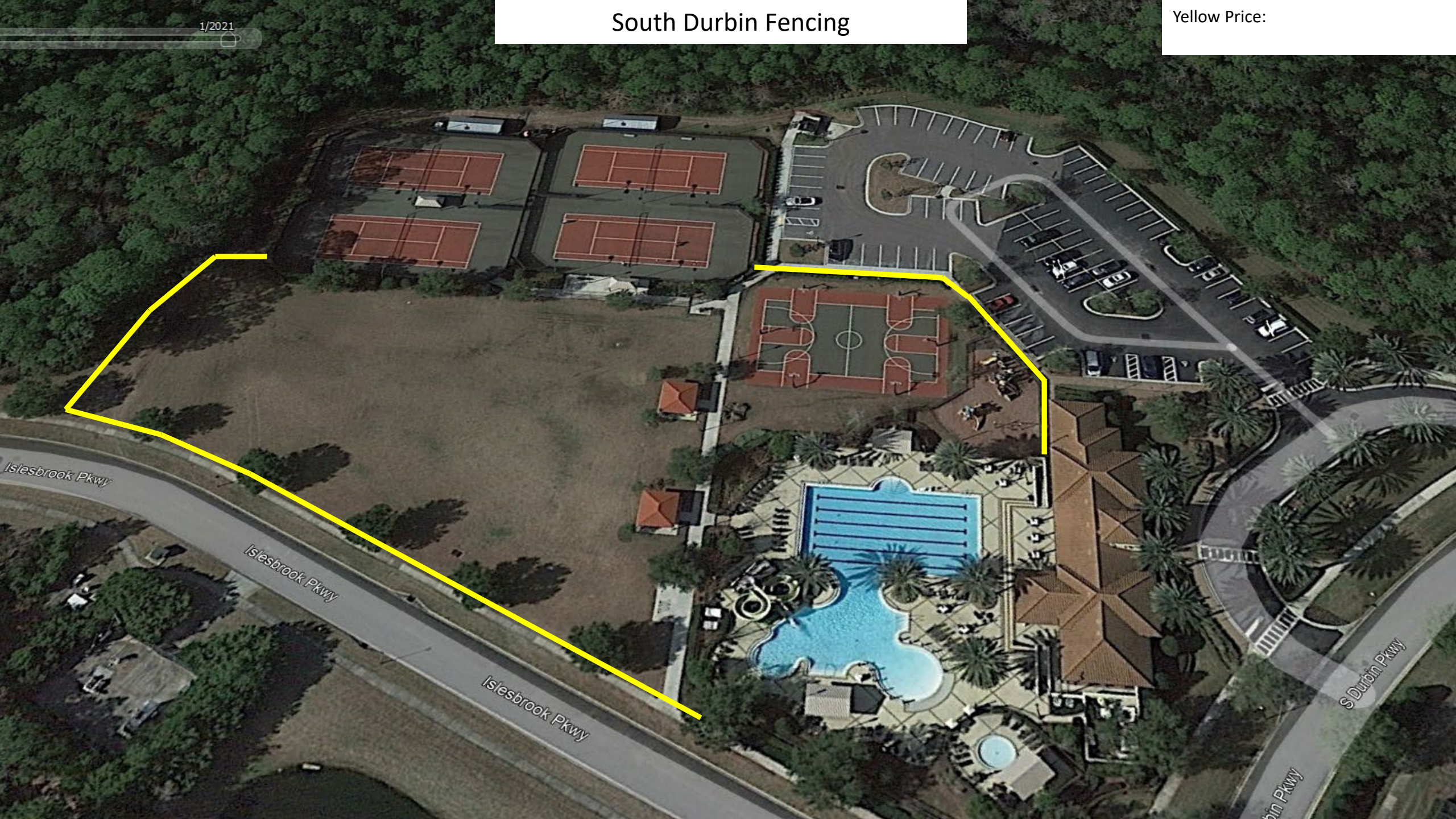
Yellow Price:
Red Optional Price:
Green Optional Price:
Total Cost:



1/2021

South Durbin Fencing

Yellow Price:



NINTH ORDER OF BUSINESS

A.



Durbin Crossing

Landscape Update for May 2023

- **General Maintenance**
 - The team has continued to conduct the maintenance per scope. This includes all mowing, and detailing.
 - Bed and crack weeds throughout the property are being sprayed on a weekly basis throughout the community.
 - Shrubs throughout the community are being pruned to neat and formed appearance.
 - The Spring cutbacks took place, and the new growth has pushed out.
 - The summer seasonal flowers are in full bloom. We had a few areas that were damaged due to vehicle damage, but the areas were replaced with new pentas.
- **Irrigation**
 - Monthly inspections & repairs are being completed per scope, and any reported breaks are being addressed.
 - The irrigation wiring on Longleaf has been completed. The connection between both ends is up and running. Additional repairs are needed to have complete coverage. There are irrigation parts that are no longer being made that will need to be switched out.
- **Chemical & Fertilizer Application**
 - The granular application was applied in April. Our team also spot treated for weeds during the application.
 - Our next application will take place in June. This application will be a liquid application which will be focused on chinch bug & insect control.
- **Projects**
 - The 11 pallet Bermuda fill-in project on North Durbin has been completed. There are 5 additional pallets needed to complete the repairs that is proposed at cost for the community.
 - We are working on an estimate for the phase II sod project. Our landscape designer is working on a landscape plan for under neath the live oak area, and our irrigation team will be looking into improving the irrigation coverage.

E.



DURBIN CROSSING

General Manager's Report

Date of report: 5-22-2023

Submitted by: Margaret Alfano

COMMUNICATION / SOUND SYSTEM / No Board action required:

The agreement has been prepared and is in the final stages of execution. Once completed, we will schedule the installation to begin asap. We will keep the Board and residents informed as needed.

AMENITY CENTER FENCING PLAN-A / Board discussion required: As the Board is still in the working process regarding the fencing project, we would like to propose a plan A for your consideration. If the Board should reach a favorable position to move forward with the fencing, we would like to get a jump start on the outlying enhancements. Vendor scheduling is in some cases months out and these items are the more affordable changes that would be easier and less expensive to complete prior to the fence installation.

Durbin Crossing Fencing Project Details			
PLAN A / PRE-FENCING NORTH AMENITY CENTER INFORMATION			
Project	Description	Vendor	Bid
New Sidewalks	Approximately 360 sq feet of new sidewalk to be poured from Amenity Center to the Tennis Courts and includes pavilion ext.	Jax C&P	\$3,900.00 including curved areas
Removal of Sidewalks	10-12 feet at current entrances/path will need to be removed	Jax C&P	\$750.00
Pavers	Removal and finished edge to existing	Jax C&P	\$1,250.00
Playground Sidewalk	40' wide ADA approved sidewalk connecting tennis area to the North pavillion. 245 sq feet	Bliss Products	\$6,000.00
Installation of Landscaping	As needed	Yellowstone	NTE \$1500.00
Irrigation costs	Relocation of sprinkler heads	Yellowstone	\$800-\$1,000
TOTAL COSTS			\$14,400.00 NTE \$15,000.00
PLAN A / PRE-FENCING SOUTH AMENITY CENTER INFORMATION			
Project	Description	Vendor	Bid
Relocating fencing	Relocating 84' existing playground fencing further into the playground mulch / area in accordance with ADA guidelines		Option of installing rubber sidewalk \$1,680.00
New Sidewalks	826 sq ft new install and small \$300.00 removal/squaring off at tennis courts - both included in this price	Jax C&P	\$7,500.00
Retaining wall / sitting bench at b-ball court	Retaining wall to support new pathway and also provide additional seating for basketball courts	Jax C&P	\$7,300.00 not recommended for Plan A
Pavers	Removal at courts	Jax C&P	\$400.00
Landscaping Changes	Removal of landscaping and installing podocarpus shrub line - (24) 7-gallon plants and irrigation adjustments	Yellowstone	Combined total is \$3,331.33
Relocate parking lot light poles	We need to relocate three parking lot lights at South	Essential Electric	\$2,200.00
TOTAL COSTS	The total costs shown does not include the retaining wall.		\$15,111.33 NTE \$16,000.00

AMENITY CENTER FENCING BIDS:

As requested, the Board asked us to contact the three fencing vendors regarding any possible increases in their bids should this project not commence until the fall. Zach has done an amazing job on all estimates and did contact the vendors. Two of the three vendors had a 20% increase in their bids, and the third did not have any increases and would honor their original bid come this fall. There is an updated chart below detailing these increases as well.

FACILITY	WARRANTY INFORMATION	VENDOR	ORIGINAL BIDS	TOTAL BIDS FOR FALL
North Fencing Project	North Amenity Phases: yellow, red, green, and total. Lead time 4-6 weeks / 1-year workmanship warranty	Bullard	yellow 88,435.00 / red 54,050.00 green 21,505.00 / Total 163,990.00	\$196,788.00
	6 to 8 week lead time / 3-year labor warranty / 30-year limited lifetime manufactures warranty on all material	Best Fence & Rail	yellow 65,140.00 / red 37,920.00 / green 14,880.00 / Total 117,940.00	No increase
	4 to 6 week lead time / 3-year warranty from date of install	Forward Construction	yellow 70,399.20 / red 45,161.00 / green 17,193.00 / Total 132,753.20	\$159,303.84
South Fencing Project	Complete South fencing proposals Lead time 4-6 weeks / 1-year workmanship warranty	Bullard	\$70,860.00 / Total N&S combined full proposal \$234,850.00	\$85,032 South \$281,820 TOTAL
	6 to 8 week lead time / 3-year labor warranty / 30-year limited lifetime manufactures warranty on all material	Best Fence & Rail	\$59,420.00 / Total N&S combined full proposal \$177,360.00	No increase
	4 to 6 week lead time / 3-year warranty from date of install	Forward Construction	\$63,907.40 / Total N&S combined full proposal \$196,660.60	\$76,688.88 South \$235,992.72 TOTAL

NORTH STAFFING / No Board action required:

We have broken down our proposed staffing for the North facility, and it is detailed below. We also do not want to lose sight of the fact that the South staffing could be affected by the fencing project as well. As stated, all of this is taking a bit of a potential sandwich and we will adapt and change as needed, and as always.

PLANS	NORTH STAFFING INFORMATION & DETAILS	TOTAL # HOURS	TOTAL COST
A	Minimum coverage to staff the facility with one staff member from 10am-9pm for 12 months, seven days a week	3,982	\$111,496.00
B	8-month / 4-month split - this plan has a reduced schedule of 12pm-6pm for the months of Nov., Dec., Jan., and Feb. and remaining months revert to one staff member 10am-9pm, seven days a week	8-months 2,651 4-months 726	8-months \$74,228.00 4-months \$20,328.00 Total \$94,556.00
C	Required additional staff member for last two weeks of May, June, July, and first two weeks of August from 12pm-6pm	702	\$19,656.00
	Proposed Totals for EITHER combination.	Plan A & C Plan B & C	\$131,152.00 \$114,212.00
	* No proposed changes at this time for the South Amenity Center. However, we would like to reach out if the level of service provided is compromised.	N/A	N/A

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



JBE / NG

F.



DURBIN CROSSING
Field Operations Report

Date of report: 5-22-2023

Submitted by: Zach Davidson

BASEBALL FIELD IRRIGATION UPDATE / No Board action required: Still working with District Staff and with the County to use the previous address for the water meter. We are currently working with Yellowstone to provide costs for a water truck to protect the turf in this area. We are not only reviewing costs, but the frequency required as well, this could be a very costly plan while waiting for this to be resolved.

SOLITUDE LAKE MAINTENANCE / No Board action required: Solitude was out this month and treated all ponds. They were very responsive to all issues that arose and continue to treat them within 24-48 hours.

COMMUNITY PARK MONUMENT REPAIRS / Project completed.

PARKING LOT SEAL COATING & STRIPING / Project completed.

Duval Asphalt did an excellent job with the sealcoating and striping, both parking lots look brand new. They are clean and fresh; we are very excited about the results. Also, a big shout out to our Maintenance Staff for having all parking lot curbing power washed prior to the paving. That made a huge difference.

SEMI-ANNUAL PALM TRIMMING / No Board action required: Tree Tech was out on April 28th and 29th for palm tree trimming throughout the neighborhood. They started on the pool decks and then went out into the neighborhood. After property and palm inspections, we observed that many palm trees were missed. After reaching back out to our vendor, they returned on May 11th and trimmed almost all the remaining trees. They will be back on Monday, May 25th, to address our list of preserve trees and the few remaining palms.

TENNIS COURT LIGHTING / No Board action required: We have three tennis court lights that are out at our North and South facilities. We have been having difficulty finding an electrician with the availability to come and inspect our situation. However, we are excited we have found an electrician to not only evaluate but at an affordable price. We are currently awaiting the scheduling for these repairs. We will report when this project has been completed.

STREETLIGHT CONVERSION / No Board action required: We have reached out to JEA regarding the conversion of our streetlights to LED lighting, for cost savings. They have forwarded our request over to their electrical services department for review. We will keep the Board posted on our findings.

MONUMENT INSPECTIONS & REPAIRS / No Board action required: We are currently working with a vendor to repair the detail moldings on several of our community monuments. We are also performing detailed inspections of all 36 monuments to note and make any necessary repairs. We will continue to keep the Board posted, as necessary.

FIELD OPERATIONS UPDATES / No Board action required:

- Our mailbox vendor was out on 5-10, He repaired 5 broken locks on parcel boxes on Sanctuary and Heron landing.
- Pressure washing parking lot curbs and sidewalks at North and South, has been completed.
- The auto fill valve on North pool was not shutting off causing water level to continue to rise, a new valve was put on and the auto fill is now properly working.
- Performed parking lot and building light inspection, replaced all out lights.
- Replaced GFI for irrigation clock on Averley, clock is back up and running.
- Replaced broken plastic floor cover in North Gym with a metal one.
- Replaced Water filters in drinking fountains week of 5-15.
- Removed and Replaced 2 non-working monument bar lights at the then North entrance at Veterans, light is now in working condition. **Cost savings \$1,000.00**



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



G.



Amenity Manager's Report

Date of report: 5-22-2023

Submitted by: Danelle DeMarco

MOTHER'S DAY TEA PARTY

We hope everyone had a very special Mother's Day, whether it was a beach day, brunch, breakfast in bed, or a handwritten card. We were lucky enough to spend an afternoon with some of Durbin's very special Moms at our Mother's Day Tea Party, on Sunday May 14th. Moms and their families dressed beautifully, with their floral dresses and hats. We placed a set of pearls next to their table settings for each mom and daughter to wear and also had a spare fascinator/hat so no one was left out. *Tea With Marie* served the traditional British afternoon tea with a variety of scones, pastries, and finger sandwiches. Before serving the tea, Ms. Marie gave a presentation, as she is from England, and taught us all the proper etiquette and the history and traditions of High Tea in England. As the tea flowed and Mom was celebrated, we had a few surprises to give to a lucky Mom who had a randomly selected teapot sticker on the back of their chair. One winner received two beautiful bone china teacups, donated by Ms. Marie. Another winner received a beautiful fascinator hat. Celebrating families is our favorite thing to do at Durbin Crossing and every day that we can show our appreciation for them is a good day! More Durbin memories in the making!



LAST DAY OF SCHOOL AT THE POOL

Speaking of celebrations, Thursday, May 25th is the last day of school for Saint Johns County. A year of hard work and getting up early has come to an end. But the party is just beginning at our Amenity Centers. To kick off another great summer, we are going to have a Summer Bucket List Challenge at the South Amenity Center from 2pm-3:30pm. We will be serving ice-cream treats, opening the slide, having a pool game or two, and passing out Durbin Crossing Summer Buckets. The Buckets will be filled with summer goodies, sunglasses generously donated by Julie Bentley and Slate Realty, yummy treats, and their bucket list to take home and start coming up with their fun ideas for summer. We are asking our kids to email us their list and help us bring some new activities to life. We thought it would be fun to hear from the kids themselves and have them know that we want the best possible summer for them, and they are a part of our decision making. We can't wait to read those bucket lists and present to you at the next meeting some of their fun ideas that we can bring to life... and even some of their outrageous ideas that we sadly, for them, cannot. Stay tuned!

CHAMPION SWIM LESSONS

We are in week three of our swim lessons and we are excited that so many families took advantage and embraced our new swim lesson program with Champion Swim. We started a month early this year, and we have full classes from 4-7pm, all through May. Our biggest challenge is space in the South pool, for Aqua Fitness, Dolphins Swim team, lessons, and most importantly, recreational swim, as we do each year. We take our responsibility to provide a welcoming and enjoyable experience for all residents very seriously, especially those who want to come to the pools and relax with a book or swim with their kids. We feel we have done that this year as we introduce this new swim lesson program. The need for a second instructor for June and July is apparent, as the number of registrations is increasing daily. That is great news for our families and for us. Water safety and swim lessons are a service to our community that we are proud to offer, and we are excited to see all our little fishes learning those valuable skills. Swim lessons in June and July will start at 11am and end at 7pm, Tuesday through Friday.

POOL MOVIES

Nothing says summer more than a pool movie! We have our first pool Movie scheduled for Friday, June 2nd. The movie will start at dusk, as the food trucks come to an end. We always like to add a theme to our movies for that little added touch and pop some fresh popcorn on the patio. We have more pool movies on the summer calendar, as they are always a favorite.

BABYSITTING AND CPR/AED CLASS

We are offering another Babysitting and CPR class on Saturday, June 17th, from 12pm-4pm in the South Social Hall. The Babysitting Safety course is from 12-2pm with a charge to the resident of \$55. There is an online course, in addition, that is sent prior to the class date for residents to complete at home. The CPR/AED class is from 2pm-4pm for a separate resident charge of \$55. This allows residents to take one or both classes, of their own choice. Both classes provide valuable life skills for our kiddos and beyond.

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

