

**Durbin Crossing
Community Development District**



**Approved Budget
Fiscal Year 2024**



**Durbin Crossing
Community Development District**

TABLE OF CONTENTS

General Fund

Budget	Page 1-2
Assessment Chart	Page 3
Budget Narrative	Page 4-13

Debt Service Fund

Series 2017A-1/A-2 Budget	Page 14
Series 2017A-1/A-2 Amortization Schedule	Page 15-16

Capital Reserve Fund

Budget	Page 17
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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	Approved FY 2024 Budget
Revenues					
Assessments	\$ 2,261,999	\$ 2,215,609	\$ 46,390	\$ 2,261,999	\$ 2,703,203
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	\$ 2,738,203
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	\$ 80,000
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
South Staffing (VESTA)	\$ 241,133	\$ 140,654	\$ 100,479	\$ 241,133	\$ 253,382
North Staffing (VESTA)	\$ -	\$ -	\$ -	\$ -	\$ 114,212
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

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	Approved FY 2024 Budget
Pest Control (Turner Pest Control)	\$ 8,000	\$ 3,697	\$ 4,303	\$ 8,000	\$ 8,000
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	\$ 1,066,748
<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	\$ 100,000
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	\$ 1,476,771
TOTAL EXPENDITURES	\$ 2,309,099	\$ 1,319,626	\$ 973,660	\$ 2,293,286	\$ 2,738,203
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	\$548,658	\$1,618.46	\$1,434.53	\$1,714.34	\$279.81	19.51%	\$583,662
70'	319	1.35	431.13	\$455,216	\$1,427.01	\$1,264.84	\$1,511.55	\$246.71	19.51%	\$484,259
63'	482	1.19	572.94	\$604,950	\$1,255.08	\$1,112.45	\$1,329.43	\$216.98	19.51%	\$643,546
53'	468	1.00	468.00	\$494,144	\$1,055.86	\$935.87	\$1,118.41	\$182.54	19.51%	\$525,671
43'	206	0.85	175.10	\$184,882	\$897.48	\$795.49	\$950.65	\$155.16	19.51%	\$196,677
Town Homes	510	0.63	321.30	\$339,249	\$665.19	\$589.60	\$704.61	\$115.00	19.51%	\$360,893
Total Residential Units	2,324									
Retail/ Commercial	99,281	1.00	49.64	\$52,414	\$514.21	\$0.44	\$0.47	\$0.03	5.68%	\$55,758
Office	44,872	1.00	22.44	\$23,689	\$514.21	\$0.44	\$0.47	\$0.03	6.82%	\$25,201
Total Commercial Square Footage	144,153									
TOTALS	146,477		2,560.18	\$2,703,203						
Total - Gross Assessment										\$2,875,667
Less: Discounts and Collections (6%)										<u>(\$172,464)</u>
Total Net Assessment										<u>\$2,703,203</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

North and South 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	Approved
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	Approved FY 2024 Budget
Revenues					
Capital Reserve Transfer In	\$ 54,638	\$ -	\$ 54,638	\$ 54,638	\$ 100,000
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	\$ 1,231,035
Total Revenues	\$ 1,463,960	\$ 1,566,397	\$ 64,638	\$ 1,631,035	\$ 1,341,035
Expenditures					
Capital Outlay	\$ 150,000	\$ 189,614	\$ 110,386	\$ 300,000	\$ 300,000
Repair and Replacement	\$ 100,000	\$ 61,511	\$ 38,489	\$ 100,000	\$ 100,000
Total Expenditures	\$ 250,000	\$ 251,125	\$ 148,875	\$ 400,000	\$ 400,000
EXCESS REVENUES / (EXPENDITURES)	\$ 1,213,960	\$ 1,315,271	\$ (84,237)	\$ 1,231,035	\$ 941,035

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	\$ 1,079,909	\$ 1,213,795	\$ 1,432,172
Contributions	\$ 54,638	\$ 100,000	\$ 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	\$ 1,079,909	\$ 1,213,795	\$ 1,432,172	\$ 1,472,424
Projected Per Budget	\$ 1,231,035	\$ 941,035	N/A	N/A	N/A
Variance	\$ (138,874)	\$ (138,874)	N/A	N/A	N/A

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