Durbin Crossing Community Development District

JULY 24, 2023



Durbin Crossing Community Development District

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.durbincrossingcdd.com

July 17, 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, July 24, 2023 at 6:00 p.m. at Bartram Trail High School, 7399 Longleaf Pine Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Opening Remarks by Board Chair and Supervisors
- IV. Staff Presentation to the Community Regarding Issues, Concerns, Alternatives Considered and Associated Costs to Reduce Future Unauthorized Usage of and Damage to Amenity Facilities, Courts and Green Space

NOTE: This Presentation will include a Recommendation for Removal of Fencing Alternative at North and South Amenity Centers and all Associated Costs from the Proposed Fiscal Year 2023-2024 Budget and Deferral of Consideration to Future Budget Years after Collection of Additional Data, Resident Input and Feedback.

- V. Audience Comments
- VI. Board Member Vote on Removing the Amenity Center Fencing Proposal and Related Costs from the Proposed Fiscal Year 2024 Budget
- VII. Approval of Consent Agenda
 - A. Approval of Minutes of the June 26, 2023 Meeting
 - B. Balance Sheet and Statement of Revenues & Expenses

- C. Assessment Receipt Schedule
- D. Check Register
- VIII. Discussion of the Fiscal Year 2024 Budget
 - IX. Acceptance of the Fiscal Year 2022 Audit Report
 - X. Update on Claims Against Epic Pools
 - XI. 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
- XII. Supervisors' Request and Audience Comments
- XIII. Next Scheduled Meeting August 28, 2023 at 6:00 p.m. at the Durbin South Amenity Center
- XIV. 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





Unauthorized Use & Damage to Amenities – Challenges & Alternatives

July 24, 2023

District Amenities Overview/Policy North Amenity Center

Facility	Secured Badge Access Currently Required?	Minimum Age Requirement to Use Facility (Not Accompanied by Adult 18 years of age or older)	Guest Policy
Playground	No	8 years of age	Maximum of 5 Guests at any time
Basketball Court (6 Hoops)	No	12 years of age	Maximum of 5 Guests at any time
Tennis Courts (2)	Yes	14 years of age	Maximum of 5 Guests at any time
Pool Area	Yes	15 years of age	Maximum of 5 Guests at any time
Gym	Yes	16 years of age	2 Guests at any time w/signed waiver w/\$10 per day rate per guest
Field (Green Space)	No	8 years of age	Maximum of 5 Guests at any time, pets are prohibited other than service animals

Link to District Policies: https://durbincrossingcdd.com/wp-content/uploads/2023/04/01.25.23-amenity-facility-policies.pdf

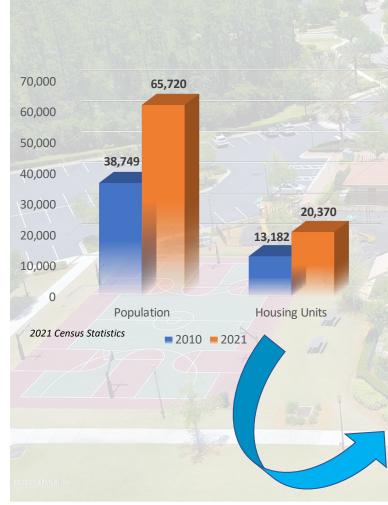
District Amenities Overview/Policy

South Amenity Center

Facility	Secured Badge Access Currently Required?	Minimum Age Requirement to Use Facility (Not Accompanied by Adult 18 years of age or older)	Guest Policy
Playground	No	8 years of age Note: 11 years and older cannot use playground equipment	Maximum of 5 Guests at any time
Basketball Court (6 Hoops)	No	12 years of age	Maximum of 5 Guests at any time
Tennis Courts (4)	Yes	14 years of age	Maximum of 5 Guests at any time
Pool Area	Yes	15 years of age	Maximum of 5 Guests at any time
Gym	Yes	16 years of age	2 Guests at any time w/signed waiver w/\$10 per day rate per guest
Field (Green Space)	No	8 years of age	Maximum of 5 Guests at any time, pets are prohibited other than service animals

Link to District Policies: https://durbincrossingcdd.com/wp-content/uploads/2023/04/01.25.23-amenity-facility-policies.pdf

St. Johns, FL – Growth, Statistics, Available County Parks



			See Line		
Park	# of Baseball Fields	# Multi- Purpose Fields	# Playgrounds	# of Basketball Courts	# of Tennis Courts
Mills Field (Racetrack Rd.)	8	0	0	0	4
Veterans Park	0	5	1	2	0
Aberdeen Park	4	2	1	0	0
Durbin Crossing Park	4	2	0	0	0
Julington Creek Plantation	0	3	0	0	0
Rivertown	4	4	0	0	0
Switzerland Point	2	0	0	0	0
Alpine Groves	0	0	1	0	0
~Totals	22	16	3	2	4



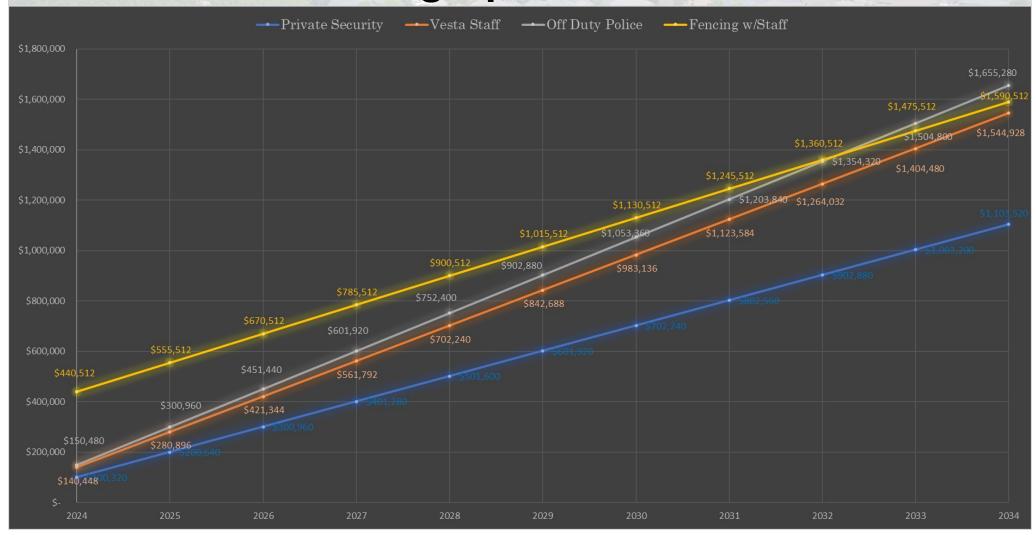
Unauthorized Facility Use/Challenges

- Pavilions used for large non-resident birthday parties followed by basketball and field use for party goers.
- Pickup basketball games by non-resident teams with loud music complaints.
- Use of fields by non-resident football leagues, parking issues along North Durbin Parkway (i.e., cars on sidewalks, etc.). Turf & Irrigation issues to follow.
- Vandalism of basketball courts and fields.
- Attempted Non-resident use of gym facilities w/private training.
- Non-resident use of tennis courts for private lessons and groups.

Alternatives Considered

Alternative	Pros	Cons	Estimated Average Annual Cost	Estimated <u>Annual CDD Fee Increase</u> per Home		
Do Nothing – Continue to Monitor Situation			\$0			
Additional Amenity Staff to Monitor Courts, Field Usage During Peak Times at both North & South Centers	 Seamless Transition w/existing Vesta Contract 	 Younger staff has difficulty with confrontational situations Non-Residents become aggressive and refuse to provide information \$25 per hour assumed per staff member Requires 2 attendants for North/South 	\$140,448 per year for 2 attendants \$25/hr. rate Assumes 6 hours per weekday and 8 hours per weekend day for each attendant	Townhomes - \$34.57 43' Lots - \$46.64 53' Lots - \$54.88 63' Lots - \$65.30 70' Lots - \$74.08 80' Lots - \$83.96		
Contract with Private Security Company to Monitor Courts, Field Usage During Peak Times at North & South Centers	 More authoritative presence than #1 w/uniform/car Records data of non-usage and required to check in at each requested location Better option than younger Vesta staff dealing with confrontations 	 Previous Challenges with lack of effort from security companies Resident/Non-Resident frustrations or interruption of games when being asked to confirm address w/spot checks \$35-\$45 per hr 	\$100,320 per year \$40/hr rate w/night differential and 2,508 total hours per year Assumes 6 hours per weekday and 8 hours per weekend day	Townhomes - \$16.67 43' Lots - \$22.49 53' Lots - \$26.46 63' Lots - \$31.49 70' Lots - \$35.72 80' Lots - \$40.48		
Contract with Local Law Enforcement to Monitor Courts, Field Usage During Peak Times at North & South Centers	 More authoritative than #2 w/St. Johns County Sheriff Vehicle Ability to address issues in the most effective and timeline manner Best option for Vesta staff dealing with confrontations 	 More expensive hourly rate than #2 Aesthetics of having uniformed officers patrolling facilities for neighborhood \$55 per hour, \$65 per hour on holidays 	\$150,480 per year \$60/hr. rate w/night differential , holidays and 2,508 total hours per year Assumes 6 hours per weekday and 8 hours per weekend day	Townhomes - \$35.65 43' Lots - \$48.10 53' Lots - \$56.59 63' Lots - \$67.34 70' Lots - \$76.40 80' Lots - \$86.58		
Secure Amenities w/Addition of Fencing Around North/South Facilities	 Provides one location for ingress/egress to amenities Provides more security for younger kids using facilities Reduces future O&M costs to resurface courts, resod fields due to overuse by non-residents Ensures facilities are open/available to the residents only (i.e., parties, etc.) 	 Aesthetics creates concerns for residents Freedom of simply walking on fields, playgrounds removed High Cost to Construct Fencing and additional staffing at North Future O&M costs to maintain fencing. 	 \$247,152 for North including: \$15k for sidewalks, pavers, landscaping \$117,940 for fencing \$114, 212 for Vesta Staffing Attendant \$193,360 for South including: \$16k for sidewalks, pavers, landscaping \$177,360 for fencing \$0 for additional staffing Total Fencing Cost: \$440,512 	Townhomes - \$108.43 43' Lots - \$146.30 53' Lots - \$172.12 63' Lots - \$204.82 70' Lots - \$232.36 80' Lots - \$263.34		

10-Year Cost Average per Alternative



Fencing FAQs

- Will kids be restricted from using the playground, basketball courts or fields with the fencing? No at all. Kids can simply walk to the gate, swipe their badges, bring up to 5 guests and proceed to all amenities located within the facility. The same age restrictions shown earlier still apply. The fencing plan does not restrict use to any facility.
- Is the fence necessary? The CDD Board of Supervisors was simply trying to avoid the appearance that the Durbin Amenities are available to unauthorized users and easy targets for vandalism. Staff has fielded a # of complaints regarding misuse of the amenities. With the # of 32259 residents increasing exponentially and the lack of new public use parks/facilities it's important that we avoid the misunderstanding that Durbin Amenities are open to the general public. Also, based on our cost analysis, the fencing would be the most cost-effective alternative within ~9-years of the initial investment.
- Does this impact Food Truck Fridays? No. The fence plan at South includes a side gate that will be open (monitored) during Food Truck Fridays to allow residents to enjoy the amenities and food trucks as usual.
- Does the age restriction for amenities change because of the fence? No. All age groups as shown previously does not change. The fencing simply allows for one area of ingress/egress to the amenities and avoids misuse my non-residents.
- Why does my CDD fees increase? The CDD Board maintains a capital reserve account (~\$1.2M) that's used for annual maintenance of the facilities or emergency repairs. This account is funded ~\$50k annually and the remaining revenue from CDD fees is used for landscaping, utilities, pool service, gym maintenance, Vesta staffing, and other annual expenses. Significant investments such as new playgrounds, security measures (i.e., fencing), etc. must be budgeted and funded separately by the residents with increased fees based on lot size, etc.
- What happens if a ball goes over the fence? This would certainly be more of a challenge and require exiting through the main gate to retrieve the ball or ask a Vesta attendant to assist with the recovery as well.
- What stops kids from jumping over the fence? The fencing plan would include an 8' fence similar to that recently installed at South Hampton and Oak Leaf Plantation. It would be difficult however it's certainly a risk.
- We believe fencing will impact the feel of the community and property values! None of the board members are real estate agents or appraisers. It simply comes down to aesthetics and risk. Is a new home buyer more concerned about the fence surrounding the amenities vs. police/security officers w/marked cars roaming the facilities?



- Oakleaf Plantation (added fencing)
- South Hampton (added fencing)
- St. Johns Golf & CC (added Security Guards)
- Montevilla (non-resident use)
- Gran Lakes (recent vandalism)

Thank You!



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, June 26, 2023 at 6:29 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, Jacksonville, Florida.

Present and constituting a quorum were:

Jason Harrah	Supervisor
William Clarke	Supervisor
Shalene B. Estes	Supervisor
Sarah Hall	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel

Margaret Alfano

Danelle DeMarco

Zach Davidson

Ove 90 residents originally then about 40 residents stayed for the meeting

The following is a summary of the discussions and actions taken at the June 26, 2023 meeting.

FIRST ORDER OF BUSINESS Pledge of Allegiance

Mr. Laughlin called the meeting to order at 6:29 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

Ms. Vecchiola stated I have read the minutes and I think we should all understand what you are talking about with Epic Pools because that is relevant to all of us.

Mr. Eckert stated the district has initiated a lawsuit against Epic Pools for what the District believes is a faulty resurfacing project that they did about four years ago. The district has hired special legal counsel, not my firm, to prosecute that because they are a construction law firm. I can't talk about the merits of the case because it is in active litigation right now. All I can tell you is that we are pursuing Epic Pools for the full cost of the resurfacing that we are going to undertake in the fall and winter for both the south pools and the north pools. That approximate cost is just under \$500,000 that we are pursuing. Our contract with Epic Pools also has an attorney fee shifting provision.

Mr. Hickman asked what is it going to cost for the new vendor?

Mr. Harrah stated the \$500,000 is for both north and south that will come out our capital reserve and if the litigation is successful, it will be replaced.

Mr. Gill stated it seems like the public areas coming down on the north has been taken up to resod and the resodding seems to be very slow.

Mr. Harrah stated St. Augustine was put in the south and I think it is Bermuda in the north and it has been a battle with every lawn care vendor we have had. We have started a process to replace it with St. Augustine sod.

Mr. Davidson stated we have done from Sanctuary roundabout to the north amenity center.

Mr. Harrah stated it was \$180,000 for that section. To do all of north was over a million dollars so we are doing it in sections. One of the items in the proposed budget is \$180,000 to do sod replacement for the next phase, from the entrance of North Durbin starting at Longleaf to the Sanctuary roundabout.

Mr. Davidson stated also they are going to do flowers and plants underneath the oak trees.

Mr. Gill stated in North Durbin from the roundabout to Longleaf, I can't drive an RV down there to get into the lot without the trees knocking off my air vents. The canopy is low.

Mr. Harrah stated we can talk to Yellowstone about that.

Mr. Beck stated there are not enough dog disposal bags. They are very far apart.

Mr. Harrah stated you can contact Zach on issues like that.

Mr. Clarke stated you can report an issue to staff on the app.

Ms. Wagner asked who takes care of the brick wall?

Mr. Harrah stated we have pressure washed it and if there are issues with the brick, we need to know about it.

Ms. Johns stated we have a JEA easement that is not the CDD easement for mowing the lake bank behind us. They continue to go through the middle of our property. I have told them they need to go around, and they continue to go through.

Mr. Harrah stated we will address it with Yellowstone.

The next item was taken out of order.

NINTH ORDER OF BUSINESS

Discussion of Use of District Property for Resident Pool Installation

Mr. Laughlin stated they are requesting access through the district property in order to install a pool.

Mr. Eckert stated sometimes we are okay with it and sometimes we are not. This particular vendor is the one that built the pool on our easement, and we had to spend months chasing the vendor to get the payment and to come up with an encroachment agreement. I want the board to know that you may choose to have an agreement with this company that wants to be able to use it to build the pool but the last time we dealt with them, you spent a lot of money chasing them down to do what they were supposed to do in the beginning.

On MOTION by Mr. Harrah seconded by Mr. Clarke with all in favor use of the district property for a residential pool installation at 39 Eagles Nest Lane was approved subject to an agreement to be prepared by district counsel and a \$2,500 deposit.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the May 22, 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. Estes with all in favor the consent agenda items were approved.

FIFTH ORDER OR BUSINESS

Discussion of the Fiscal Year 2024 Budget

Mr. Laughlin gave an overview of the budget adoption process and stated since there is a proposed increase a mailed notice will go out to all the property owners of the proposed increase and time and place of the public hearing.

Mr. Harrah gave an overview of the budget, the revenues, administrative expenses, amenity center admin, utilities, amenity center management contracts and grounds maintenance.

SIXTH ORDER OF BUSINESS

Update on Claims Against Epic Pools

There being no update, the next item followed.

SEVENTH ORDER OF BUSINESS Consideration of Amenity Center Fencing Proposal

Over 90 people showed up for this item, but due to fire code capacity limits not everyone was able to stay, and this item was tabled until the July meeting that will be held in a location to accommodate the number of interested residents.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-06 Approving the Florida Statewide Mutual Aid Agreement

Mr. Eckert stated we went back to see if the district had ever approved a mutual aid agreement and couldn't find where we had. This is an agreement among various local governments that in the event of an emergency we can call on those other local governments to provide equipment or assistance or personnel to help us in the event for example our roads were blocked from a hurricane and our private vendor couldn't get out to deal with that issue for some reason, we would be able to call on the county or city to ask for a crew to come out and help. We would have to pay for it, but we would have that extra resource available to us. There is not a downside for the district, you only have to pay for those services when you request them so you can make the decision to request them or not. It is an additional layer of protection for the residents in the event there is an emergency we can call on everybody who is a party to this agreement, which is most of the local governments in the State of Florida.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor Resolution 2023-06 was approved.

NINTH ORDER OF BUSINESS

Discussion of Use of District Property for Resident Pool Installation

This item was taken earlier in the meeting.

TENTH ORDER OF BUSINESS Staff Reports

A. Landscape Maintenance Team - Report

Mr. Davidson gave an overview of the landscape update for June and stated the hollies are starting to thin out and Yellowstone had their tree experts come out and concluded some of the hollies are dying and they want to do a four-point root injection on all 87 hollies and remove any dead growth. 14 of the hollies have a disease that will require an additional treatment of \$2,380. My suggestion is to do the first treatment for \$6,125 to see how it goes and if we have to come back for the 14 hollies, we would treat those if we didn't see any improvement.

On MOTION by Mr. Clarke seconded by Mr. Harrah with all in favor the proposal from Yellowstone for root injection of 87 holly trees in the amount of \$6,125 was approved.

B. District Counsel

Mr. Eckert stated at the board's request we did prepare the letter to the county commission and county administrator about our situation with the water meter. I have not received a response from anyone at the county.

Mr. Laughlin stated I received a response at the end of last week from Commissioner Whitehurst that said he is in receipt and will look into it.

Mr. Harrah stated give him a week then follow-up and copy the chairman.

C. District Engineer

There being none, the next item followed.

D. District Manager

Mr. Clarke asked can someone look into doing a zoom meeting with audio and/or video for the July meeting.

E. General Manager - Report

Ms. Alfano gave an update on the pool speaker system.

F. Operations Manager – Report

Mr. Davidson gave an overview of the field operation manager's report, copy of which was included in the agenda package.

G. Amenity Manager – Report

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

ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Gill stated during the budget review you talked a lot about sidewalk repair. There are quite a few sidewalks within 5-6 houses from me that are elevated and cracked. What is the process for checking those?

Mr. Harrah stated St. Johns County is responsible for all the sidewalks throughout our community.

Mr. Davidson stated I have previously marked them with red, yellow or orange paint to make a caution of them. I take pictures and contact the county and I have to follow-up with them. They never tell me when they schedule to come out and repair them.

Mr. Gill asked would it help if I reported it?

Mr. Davidson responded yes. You can go on the website for St. Johns County for public works and put a ticket in for that. Margaret will put the information in the newsletter as well.

Ms. Berden stated when you talked about the budget and the new pool company, how many quotes did you get?

Mr. Harrah stated we did get three quotes; I think they were in the middle but their resume was stellar.

Mr. Eckert stated there is a public construction bond that is required for any contract over \$200,000 and that is in the contract. The \$500,000 we are paying for the resurfacing is not reflected in that budget because it is being taken from the capital reserve fund.

Ms. Berden asked how long will the pool repair last?

Mr. Laughlin stated 15 years.

Ms. Berden asked will there be a budget to start saving for that?

Mr. Harrah stated we continue to put money away every year.

Ms. Berden asked what are the legal fees to go after Epic?

Mr. Eckert stated he gave a number around \$125,000 but they are insured so they will be hiring insurance defense counsel to defend the case and it could settle in a month and it could go to full trial and appeal. We don't know at this point.

Mr. Lovings asked is gating the community an option?

Mr. Harrah stated I have been on the board for 9 years and we tossed around the idea, the issue is our community is so robust with so many thoroughfares that you don't want to leave all those open or put gates on all of them. You really want one or two points of ingress/egress for north and south. You can imagine a line of cars lined up and the expense to have them monitored. Then the county will want you to repair the roads.

Mr. Eckert stated there are two other issues. One is the roads were paid for with public bonds, which means you can't gate them with a hard gate until your bonds are paid off that is 2037. Number two is some of these major roads the county has counted on them being thoroughfares so they likely wouldn't consent to giving you the roads anyway. Nobody should have the expectation that once the bonds are paid off all of a sudden you can do what you want with the roads because I don't think the county is going to agree to give up that free flow of traffic.

Ms. Dashieill stated perhaps you can tell us the magnitude of the problem that you are trying to solve so when we come to the July meeting, we will have a better sense of where you are coming from.

A resident stated I appreciate communication and would appreciate better communication.

Ms. Berden stated you mentioned refinancing the bonds.

Mr. Laughlin stated when they are ten years old is when they are eligible for refinancing, but you really want good rates so if we were to do it now it would go up.

Mr. Eckert stated we can't refinance now; we refinanced in 2017 and I think the reference of refinancing was about how we were able to keep assessments low because we were previously able to refinance the bonds. The reference was historical. The first time we will look at refinancing the bonds would be 2026, 2027 and the underwriters are very good about if there is any opportunity to refinance the bonds, they contact the district and make a presentation.

Ms. Berden asked does that extend the term of the bond or just lower the rate?

Mr. Eckert stated it lowers the rate; it does not extend the term of the bond.

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – July 24, 2023 @ 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for July 24, 2023 at 6:00 p.m. and the location will be determined. We will put that on the website as well as an eblast.

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor the meeting adjourned at 7:56 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman



Durbin Crossing

Community Development District

Unaudited Financial Reporting

June 30, 2023

Durbin Crossing

Community Development District

Combined Balance Sheet

June 30, 2023

Go	Totals		
General	Debt	Capital	(Memorandum Only)
Fund	Service	Reserve Fund	FY 23
\$654,550		\$1,043,053	\$1,697,603
	\$1,343,722		\$1,343,722
	\$750,737		\$750,737
	\$558		\$558
	\$11,019		\$11,019
	\$132,938		\$132,938
	\$3,496		\$3,496
	\$40,000		\$40,000
	\$4,764		\$4,764
\$1,116			\$1,116
\$219,509		\$86,834	\$306,343
\$2,403		\$22,566	\$24,969
		\$161,313	\$161,313
\$15,798			\$15,798
\$5,000			\$5,000
\$200			\$200
\$898,576	\$2,287,233	\$1,313,766	\$4,499,574
\$26,315		\$8,800	\$35,115
	\$2,287,233		\$2,287,233
	· 	\$1,304,966	\$1,304,966
\$867,261			\$867,261
\$898,576	\$2,287,233	\$1,313,766	\$4,499,574
	\$654,550 \$654,550 \$1,116 \$219,509 \$2,403 \$15,798 \$5,000 \$200 \$898,576 \$26,315 \$867,261	General Fund Debt Service \$654,550 \$1,343,722 \$750,737 \$750,737 \$558 \$11,019 \$132,938 \$3,496 \$40,000 \$4,764 \$1,116 \$219,509 \$2,403 \$5,000 \$200 \$898,576 \$2,287,233 \$26,315 \$867,261	Fund Service Reserve Fund \$654,550 \$1,043,053 \$1,343,722 \$750,737 \$558 \$11,019 \$132,938 \$3,496 \$40,000 \$4,764 \$1,116 \$2,403 \$22,566 \$161,313 \$15,798 \$5,000 \$200 \$898,576 \$2,287,233 \$1,313,766 \$26,315 \$1,304,966 \$867,261 \$1,304,966

Durbin Crossing Community Development District

General Fund

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

REVENUES: REVENUES: S2,242,411 \$2,242,411 \$2,239,545 \$2,2665 \$			PRORATED		
REVENUES:		ADOPTED		ACTUAL	
Assessments - Tax Roll \$2,242,411 \$2,239,545 \$(\$2,865) Assessments - Direct \$19,588 \$19,588 \$19,588 \$0 \$6,730 \$6,740 \$6,740 \$6,740 \$6,740 \$6,740 \$6,740 \$6,740 \$6,750 \$6,760 \$6,750 \$6,750 \$6,760 \$6,750 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500 \$6,500		BUDGET	6/30/23	6/30/23	VARIANCE
Sasessments - Direct S19,588 S19,588 S0 Interest Income S100 S100 S6,830 S6,730 S1,8408 S16,842 S10,842 S2,309,099 S2,297,349 S2,284,371 S12,978 S2,207,349 S2,284,371 S12,978 S2,207 S4,207 S4,2	REVENUES:	-			
Sasessments - Direct S19,588 S19,588 S0 Interest Income S100 S100 S6,830 S6,730 S1,8408 S16,842 S10,842 S2,309,099 S2,297,349 S2,284,371 S12,978 S2,207,349 S2,284,371 S12,978 S2,207 S4,207 S4,2	Assessments - Tax Roll	\$2,242,411	\$2,242,411	\$2,239,545	(\$2.865)
Misc Nome					C. 7
					\$6,730
EXPENDITURES: Supervisor Fees	Misc Income	\$47,000	\$35,250	\$18,408	(\$16,842)
Supervisor Fees \$11,000 \$8,250 \$8,200 \$5,000 \$6,000	TOTAL REVENUES	\$2,309,099	\$2,297,349	\$2,284,371	(\$12,978)
Supervisor Fees \$11,000 \$8,250 \$8,200 \$5 FICA Expense \$842 \$632 \$627 \$4 Assessment Roll Administration \$5,000 \$5,000 \$5,000 \$9,000 \$20,000 <td< td=""><td>EXPENDITURES:</td><td></td><td></td><td></td><td></td></td<>	EXPENDITURES:				
FICA Expense \$842 \$632 \$627 \$4 Assessment Roll Administration \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$650 \$650 Attorney Fees \$50,000 \$37,500 \$42,994 \$55,490 \$5,490 \$5,490 \$5,490 \$5,490 \$5,490 \$5,490 \$5,490 \$5,490 \$1,500 \$10,800 \$10,755 \$45 \$4,700 \$10,800 \$10,755 \$45 \$45 \$41,200 \$11,200 \$11,200 \$10,000 \$11,200 \$10,000 \$11,200 \$10,000 \$10,000 \$11,250 \$10,000 \$10,000 \$11,250 \$11,250 \$10,000 \$10,000 \$11,250 \$11,250 \$10,000 \$10,0	Administrative				
FICA Expense \$842 \$632 \$627 \$4 Assessment Roll Administration \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$5,000 \$650 \$650 Attorney Fees \$50,000 \$37,500 \$42,994 \$55,490 \$5,490 \$5,490 \$5,490 \$5,490 \$5,490 \$5,490 \$5,490 \$5,490 \$1,500 \$10,800 \$10,755 \$45 \$4,700 \$10,800 \$10,755 \$45 \$45 \$41,200 \$11,200 \$11,200 \$10,000 \$11,200 \$10,000 \$11,200 \$10,000 \$10,000 \$11,250 \$10,000 \$10,000 \$11,250 \$11,250 \$10,000 \$10,000 \$11,250 \$11,250 \$10,000 \$10,0	Supervisor Fees	\$11.000	\$8.250	\$8,200	\$50
Assessment Roll Administration \$5,000 \$5,000 \$5,000 \$0 Engineering Fees \$13,000 \$9,750 \$7,662 \$2,088 Dissemination Fees \$7,200 \$5,400 \$4,750 \$650 Attorney Fees \$50,000 \$37,500 \$42,994 \$55,494 Annual Audit \$4,200 \$31,500 \$0 \$3,150 Trustee Fees \$10,800 \$10,800 \$10,755 \$45 Arbitrage \$1,200 \$10,800 \$10,755 \$45 Arbitrage \$10,800 \$11,250 \$11,250 \$0 Impact Fee Administration \$15,000 \$11,250 \$11,250 \$0 Information Technology \$1,500 \$11,250 \$11,250 \$1 \$1 \$1,250 \$1 \$1	•				
Dissemination Fees \$7,200 \$5,400 \$4,750 \$650 Attorney Fees \$50,000 \$37,500 \$42,994 (\$5,494) Annual Audit \$4,200 \$3,150 \$0 \$3,150 Trustee Fees \$10,800 \$10,800 \$10,755 \$45 Arbitrage \$1,200 \$1,200 \$1,200 \$0 Impact Fee Administration \$15,000 \$11,250 \$11,250 \$0 Management Fees \$51,324 \$38,493 \$38,493 \$0 Information Technology \$1,500 \$1,125 \$1,125 \$0 Website Maintenance \$1,000 \$750 \$750 \$0 Website Maintenance \$1,000 \$750 \$750 \$0 Printing & Binding \$2,150 \$1,875 \$793 \$1,082 Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$1,000 \$750 \$30 \$720	Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees \$50,000 \$37,500 \$42,994 (\$5,494) Annual Audit \$4,200 \$3,150 \$0 \$3,150 Trustee Fees \$10,800 \$10,800 \$10,755 \$45 Arbitrage \$1,200 \$1,200 \$1,200 \$0 Impact Fee Administration \$15,000 \$11,250 \$0 Management Fees \$51,324 \$38,493 \$38,493 \$0 Information Technology \$1,500 \$1,125 \$1,125 \$0 Website Maintenance \$1,000 \$750 \$750 \$0 Telephone \$800 \$600 \$389 \$211 Postage \$2,500 \$1,875 \$793 \$1,082 Printing & Binding \$2,150 \$1,613 \$359 \$1,550 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,00 \$750 \$30 \$720 Office Supplies <td>Engineering Fees</td> <td>\$13,000</td> <td>\$9,750</td> <td>\$7,662</td> <td>\$2,088</td>	Engineering Fees	\$13,000	\$9,750	\$7,662	\$2,088
Annual Audit \$4,200 \$3,150 \$0 \$3,150 Trustee Fees \$10,800 \$10,800 \$10,755 \$45 Arbitrage \$1,200 \$1,200 \$1,200 \$0 Impact Fee Administration \$15,000 \$11,250 \$11,250 \$0 Management Fees \$51,324 \$38,493 \$38,493 \$0 Information Technology \$1,500 \$1,125 \$1,125 \$0 Website Maintenance \$1,000 \$750 \$750 \$0 Telephone \$800 \$600 \$389 \$211 Postage \$2,500 \$1,613 \$359 \$1,682 Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Other Supplies \$150 \$113 \$23 \$90 Dues, L	Dissemination Fees	\$7,200	\$5,400	\$4,750	\$650
Trustee Fees \$10,800 \$10,800 \$10,755 \$45 Arbitrage \$1,200 \$1,200 \$1,200 \$0 Impact Fee Administration \$15,000 \$11,250 \$10 Management Fees \$51,324 \$38,493 \$38,493 \$0 Information Technology \$1,500 \$1,125 \$1,125 \$0 Website Maintenance \$1,000 \$750 \$750 \$0 Website Maintenance \$1,000 \$750 \$750 \$0 Vebsite Maintenance \$1,000 \$750 \$750 \$0 Vebsite Maintenance \$2,500 \$1,875 \$793 \$1,082 Postage \$2,500 \$1,875 \$793 \$1,082 Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$150 \$113 \$23 \$90 Dues, Li	Attorney Fees	\$50,000	\$37,500	\$42,994	(\$5,494)
Arbitrage \$1,200 \$1,200 \$1,200 \$0 Impact Fee Administration \$15,000 \$11,250 \$10 Management Fees \$51,324 \$38,493 \$38,493 \$0 Information Technology \$1,500 \$1,125 \$1,125 \$0 Website Maintenance \$1,000 \$750 \$750 \$0 Website Maintenance \$800 \$600 \$389 \$211 Pelephone \$800 \$600 \$389 \$211 Postage \$2,500 \$1,875 \$793 \$1,082 Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,500 Other Current Charges \$1,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administr	Annual Audit	\$4,200	\$3,150	\$0	\$3,150
Impact Fee Administration \$15,000 \$11,250 \$1,250 \$0 Management Fees \$51,324 \$38,493 \$38,493 \$0 Information Technology \$1,500 \$1,125 \$1,125 \$0 Website Maintenance \$1,000 \$750 \$750 \$0 Telephone \$800 \$600 \$389 \$211 Postage \$2,500 \$1,875 \$793 \$1,082 Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center \$200 \$80,000 \$88,371 \$8	Trustee Fees	\$10,800	\$10,800	\$10,755	\$45
Management Fees \$51,324 \$38,493 \$38,493 \$0 Information Technology \$1,500 \$1,125 \$1,25 \$0 Website Maintenance \$1,000 \$750 \$750 \$0 Telephone \$800 \$600 \$389 \$211 Postage \$2,500 \$1,875 \$793 \$1,082 Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 \$8,	Arbitrage	\$1,200	\$1,200	\$1,200	\$0
Information Technology	Impact Fee Administration	\$15,000	\$11,250	\$11,250	\$0
Website Maintenance \$1,000 \$750 \$0 Telephone \$800 \$600 \$389 \$211 Postage \$2,500 \$1,875 \$793 \$1,082 Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 \$8,371 Recreational Passes \$2,000 \$2,000 \$2,920 \$9200 Office Supplies \$7,500 \$5,625 </td <td>Management Fees</td> <td>\$51,324</td> <td>\$38,493</td> <td>\$38,493</td> <td>\$0</td>	Management Fees	\$51,324	\$38,493	\$38,493	\$0
Telephone \$800 \$600 \$389 \$211 Postage \$2,500 \$1,875 \$793 \$1,082 Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 \$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 \$920 Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$36,000 <td>Information Technology</td> <td>\$1,500</td> <td>\$1,125</td> <td>\$1,125</td> <td>\$0</td>	Information Technology	\$1,500	\$1,125	\$1,125	\$0
Postage \$2,500 \$1,875 \$793 \$1,082 Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center \$180,002 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 \$8,371 Recreational Passes \$2,000 \$2,000 \$2,920 \$920 Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$31,500	Website Maintenance	\$1,000	\$750	\$750	\$0
Printing & Binding \$2,150 \$1,613 \$359 \$1,253 Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center \$190,273 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 \$8,371 Recreational Passes \$2,000 \$2,000 \$2,920 \$920 Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$36,000 \$31,500 </td <td>Telephone</td> <td>\$800</td> <td>\$600</td> <td>\$389</td> <td>\$211</td>	Telephone	\$800	\$600	\$389	\$211
Insurance \$9,432 \$9,432 \$7,810 \$1,622 Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 \$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 \$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$31,500 \$4,231 \$531) Utilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594	Postage	\$2,500	\$1,875	\$793	\$1,082
Legal Advertising \$2,000 \$1,500 \$0 \$1,500 Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 (\$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 (\$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$37,00 \$4,231 (\$531) Iltrilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$1	Printing & Binding	\$2,150	\$1,613	\$359	\$1,253
Other Current Charges \$1,000 \$750 \$30 \$720 Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 (\$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 (\$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$37,00 \$4,231 (\$531) Utilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Insurance	\$9,432	\$9,432	\$7,810	\$1,622
Office Supplies \$150 \$113 \$23 \$90 Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 (\$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 (\$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$37,000 \$4,231 (\$531) Utilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Legal Advertising	\$2,000	\$1,500	\$0	\$1,500
Dues, Licenses & Subscriptions \$175 \$175 \$175 \$0 Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 (\$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 (\$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$3,700 \$4,231 (\$531) Utrilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Other Current Charges	\$1,000	\$750	\$30	\$720
Total Administrative Expenditures \$190,273 \$149,357 \$142,385 \$6,971 Amenity Center Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 (\$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 (\$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$3,700 \$4,231 (\$531) Utrilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Office Supplies	\$150	\$113	\$23	\$90
Amenity Center Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 (\$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 (\$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$3,700 \$4,231 (\$531) Utilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Insurance \$35,082 \$35,082 \$27,829 \$7,253 Repairs & Replacements \$80,000 \$80,000 \$88,371 (\$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 (\$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$3,700 \$4,231 (\$531) Ultilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Total Administrative Expenditures	\$190,273	\$149,357	\$142,385	\$6,971
Repairs & Replacements \$80,000 \$80,000 \$88,371 (\$8,371) Recreational Passes \$2,000 \$2,000 \$2,920 (\$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$3,700 \$4,231 (\$531) Ultilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Amenity Center				
Recreational Passes \$2,000 \$2,000 \$2,920 (\$920) Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$3,700 \$4,231 (\$531) Ultilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Insurance	\$35,082	\$35,082	\$27,829	\$7,253
Office Supplies \$7,500 \$5,625 \$3,173 \$2,452 Permit Fees \$3,700 \$3,700 \$4,231 (\$531) Ultilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Repairs & Replacements	\$80,000	\$80,000	\$88,371	(\$8,371)
Permit Fees \$3,700 \$3,700 \$4,231 (\$531) <u>Iltilities</u> Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Recreational Passes	\$2,000	\$2,000	\$2,920	(\$920)
Utilities Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Office Supplies	\$7,500	\$5,625	\$3,173	\$2,452
Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Permit Fees	\$3,700	\$3,700	\$4,231	(\$531)
Water & Sewer \$42,000 \$31,500 \$23,691 \$7,809 Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Utilities				
Electric \$36,000 \$27,000 \$25,594 \$1,406 Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Water & Sewer	\$42,000	\$31,500	\$23,691	\$7,809
Cable/Phone/Internet \$22,000 \$16,500 \$14,977 \$1,523	Electric				
	Cable/Phone/Internet				
	Security System	\$1,670	\$1,253	\$601	\$651

Durbin Crossing Community Development District

General Fund

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

	PRORATED						
	ADOPTED	BUDGET	ACTUAL				
	BUDGET	6/30/23	6/30/23	VARIANCE			
Amenity Center Management Contracts							
Managerial	\$241,582	\$181,186	\$181,185	\$2			
Staffing	\$241,133	\$180,850	\$181,240	(\$391)			
Lifeguards	\$82,771	\$62,078	\$48,181	\$13,897			
Mobile App	\$2,750	\$2,063	\$2,063	(\$0)			
Refuse Service	\$7,000	\$5,250	\$5,945	(\$695)			
Pool Chemicals	\$29,000	\$21,750	\$24,219	(\$2,469)			
Special Events	\$30,000	\$22,500	\$22,968	(\$468)			
Holiday Décor	\$15,000	\$18,111	\$18,111	\$0			
Pest Control	\$8,000	\$6,000	\$4,601	\$1,399			
Pressure Washing	\$8,500	\$6,375	\$6,423	(\$48)			
Fitness Equipment Maintenance	\$8,500	\$6,375	\$5,340	\$1,035			
Total Amenity Center Expenditures	\$904,188	\$715,198	\$691,664	\$23,534			
Grounds Maintenance							
Electric	\$5,708	\$4,281	\$4,469	(\$188)			
Water / Reuse	\$355,000	\$266,250	\$158,214	\$108,036			
Streetlighting	\$71,000	\$53,250	\$58,705	(\$5,455)			
Lake Maintenance	\$60,500	\$45,375	\$47,776	(\$2,401)			
Landscape Maintenance	\$529,992	\$397,494	\$397,494	\$0			
Landscape Contingency	\$60,000	\$60,000	\$97,526	(\$37,526)			
Mulch	\$60,000	\$60,000	\$66,070	(\$6,070)			
Fuel	\$1,100	\$825	\$794	\$31			
Irrigation Repairs	\$15,000	\$15,000	\$17,749	(\$2,749)			
Capital Reserve	\$54,638	\$54,638	\$54,638	\$0			
Water Quality Monitoring	\$1,700	\$1,700	\$2,000	(\$300)			
Total Grounds Maintenance Expenditures	\$1,214,638	\$958,813	\$905,434	\$53,379			
TOTAL EXPENDITURES	\$2,309,099	\$1,823,367	\$1,739,483	\$83,884			
EXCESS REVENUES/(EXPENDITURES)	\$0	\$473,982	\$544,888	\$70,907			
Fund Balance - Beginning	\$0		\$327,373				
Fund Balance - Ending	\$0	_	\$872,261				

Durbin Crossing COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues & Expenditures

Fiscal Year 2023

				F	iscal Year 202								
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	\$35,606	\$3,022	\$0	\$0	\$0	\$2,239,545
Assessments - Direct	\$0 \$0	\$171,607	\$9,794	\$1,451,428 \$4,897	\$108,780	\$9,738 \$0	\$1,721	\$35,606 \$4,897	\$3,022 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$2,239,545 \$19,588
Interest Income													
	\$234	\$51	\$34	\$274	\$1,530	\$3,068	\$420	\$555	\$663	\$0	\$0	\$0	\$6,830
Miscelleaneous	\$8,982	\$1,164	\$0	\$765	\$2,270	\$1,480	\$2,080	\$1,668	\$0	\$0	\$0	\$0	\$18,408
TOTAL REVENUES	\$9,216	\$172,822	\$467,491	\$1,457,364	\$112,560	\$14,285	\$4,221	\$42,726	\$3,685	\$0	\$0	\$0	\$2,284,371
EXPENDITURES:													
ADMINISTRATIVE:													
Supervisor Fees	\$1,000	\$1,000	\$800	\$1,000	\$0	\$1,800	\$1,000	\$1,000	\$600	\$0	\$0	\$0	\$8,200
FICA Expense	\$77	\$77	\$61	\$77	\$0	\$138	\$77	\$77	\$46	\$0	\$0	\$0	\$627
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	\$2,022	\$430	\$0	\$0	\$0	\$0	\$7,662
Dissemination Fees	\$500	\$500	\$500	\$500	\$500	\$500	\$750	\$500	\$500	\$0	\$0	\$0	\$4,750
Attorney Fees	\$5,634	\$3,138	\$5,299	\$5,403	\$2,441	\$4,558	\$10,771	\$5,751	\$0	\$0	\$0	\$0	\$42,994
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,755	\$0	\$0	\$0	\$0	\$0	\$10,755
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$1,200
Impact Fee Administration	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$11,250
Management Fees	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$4,277	\$0	\$0	\$0	\$38,493
Computer Time	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$0	\$1,125
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$750
Telephone	\$47	\$51	\$37	\$40	\$17	\$39	\$32	\$56	\$70	\$0	\$0	\$0	\$389
Postage	\$54	\$55	\$516	\$30	\$11	\$37	\$19	\$58	\$13	\$0	\$0	\$0	\$793
Printing & Binding	\$35	\$33	\$54	\$57	\$55	\$24	\$37	\$12	\$51	\$0	\$0	\$0	\$359
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	\$1	\$1	\$0	\$0	\$0	\$23
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	\$27,399	\$13,619	\$7,017	\$0	\$0	\$0	\$142,385
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	\$3,682	\$2,742	\$5,906	\$6,892	\$0	\$0	\$0	\$88,371
Recreational Passes	\$0	\$730	\$0	\$0	\$365	\$0	\$0	\$1,825	\$0	\$0	\$0	\$0	\$2,920
Office Supplies	\$282	\$1,333	\$70	\$140	\$690	\$0	\$43	\$0	\$615	\$0	\$0	\$0	\$3,173
Permit Fees	\$0	\$409	\$0	\$1,872	\$0	\$0	\$0	\$1,024	\$925	\$0	\$0	\$0	\$4,231
<u>Utilities</u>													
Water & Sewer	\$1,708	\$2,542	\$3,407	\$1,950	\$3,005	\$3,142	\$2,970	\$2,408	\$2,558	\$0	\$0	\$0	\$23,691
Electric	\$4,580	\$3,470	\$2,478	\$2,472	\$2,989	\$2,618	\$2,853	\$2,070	\$2,065	\$0	\$0	\$0	\$25,594
Cable/Phone/Internet	\$1,564	\$1,564	\$1,564	\$1,754	\$1,658	\$1,689	\$1,729	\$1,729	\$1,725	\$0	\$0	\$0	\$14,977
Security System	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$13	\$308	\$0	\$0	\$0	\$601
Management Contracts													
Managerial	\$20,132	\$20,132	\$20,132	\$20,132	\$20,132	\$20,132	\$20,132	\$20,132	\$20,132	\$0	\$0	\$0	\$181,185
Staffing	\$20,093	\$20,093	\$20,093	\$20,093	\$20,093	\$20,093	\$20,093	\$20,493	\$20,093	\$0	\$0	\$0	\$181,240
Lifeguards	\$0	\$0	\$0	\$0	\$0	\$5,441	\$6,208	\$13,810	\$22,723	\$0	\$0	\$0	\$48,181
Mobile App	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$229	\$22,723	\$0	\$0	\$0	\$2,063
ов. ст. г. г. г.	Ψ 2 2)	Ψ22)	4227	Ψ22)	Ψ22)	4227	Ψ22)	4227	Ψ22,	ΨΟ	40	40	Ψ2,003

Durbin Crossing COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues & Expenditures Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Refuse Service	\$558	\$590	\$596	\$654	\$630	\$630	\$691	\$662	\$935	\$0	\$0	\$0	\$5,945
Pool Chemicals	\$2,198	\$3,206	\$2,198	\$2,770	\$2,770	\$2,770	\$2,770	\$2,770	\$2,770	\$0	\$0	\$0	\$24,219
Special Events	\$1,887	\$4,435	\$1,952	\$3,036	\$1,186	\$3,550	\$2,905	\$2,297	\$1,719	\$0	\$0	\$0	\$22,968
Holiday Décor	\$8,473	\$5,551	\$483	\$2,033	\$0	\$1,507	\$0	\$0	\$65	\$0	\$0	\$0	\$18,111
Pest Control	\$477	\$477	\$477	\$443	\$427	\$524	\$1,103	\$443	\$230	\$0	\$0	\$0	\$4,601
Pressure Washing	\$0	\$6,423	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,423
Fitness Equipment Maintenancne	\$672	\$350	\$353	\$710	\$783	\$300	\$1,826	\$150	\$195	\$0	\$0	\$0	\$5,340
Total Amenity Center Expendittures	\$100,321	\$75,453	\$82,721	\$66,021	\$74,128	\$66,306	\$66,575	\$75,958	\$84,180	\$0	\$0	\$0	\$691,664
Grounds Maintenance													
Electric	\$486	\$450	\$416	\$465	\$532	\$439	\$427	\$631	\$623	\$0	\$0	\$0	\$4,469
Water / Reuse	\$41,087	\$16,964	\$20,283	\$14,343	\$10,076	\$14,405	\$10,933	\$13,940	\$16,182	\$0	\$0	\$0	\$158,214
Streetlighting	\$7,298	\$6,914	\$6,116	\$6,253	\$6,699	\$6,676	\$6,719	\$6,012	\$6,018	\$0	\$0	\$0	\$58,705
Lake Maintenance	\$4,300	\$4,300	\$4,300	\$4,300	\$4,300	\$4,300	\$4,300	\$4,300	\$13,376	\$0	\$0	\$0	\$47,776
Landscape Maintenance	\$44,166	\$44,166	\$44,166	\$44,166	\$44,166	\$44,166	\$44,166	\$44,166	\$44,166	\$0	\$0	\$0	\$397,494
Landscape Contingency	\$19,996	\$2,346	\$22,500	\$29,746	\$15,217	\$0	\$0	\$3,590	\$4,131	\$0	\$0	\$0	\$97,526
Mulch	\$0	\$59,400	\$4,488	\$0	\$0	\$0	\$0	\$2,182	\$0	\$0	\$0	\$0	\$66,070
Fuel	\$159	\$158	\$0	\$73	\$111	\$0	\$136	\$142	\$15	\$0	\$0	\$0	\$794
Irrigation Repairs	\$818	\$5,358	\$1,280	\$0	\$2,652	\$0	\$749	\$6,325	\$567	\$0	\$0	\$0	\$17,749
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,638	\$0	\$0	\$0	\$54,638
Water Quality Monitoring	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Total Grounds Maintenance Expenditures	\$118,311	\$142,054	\$103,549	\$99,346	\$83,754	\$69,987	\$67,430	\$81,288	\$139,716	\$0	\$0	\$0	\$905,434
TOTAL EXPENDITURES	\$250,990	\$228,102	\$202,302	\$178,598	\$166,755	\$149,555	\$161,404	\$170,866	\$230,912	\$0	\$0	\$0	\$1,739,483
EXCESS REVENUES/(EXPENDITURES)	(\$241,773)	(\$55,279)	\$265,189	\$1,278,767	(\$54,195)	(\$135,269)	(\$157,183)	(\$128,140)	(\$227,227)	\$0	\$0	\$0	\$544,888

Durbin Crossing

Community Development District

Debt Service Fund 2017 A1 & A2

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

		PRORATED			
	ADOPTED	BUDGET	ACTUAL		
	BUDGET	6/30/23	6/30/23	VARIANCE	
Revenues:					
Assessments - Tax Roll	\$3,042,590	\$3,042,590	\$3,036,633	(\$5,958)	
Assessments - Direct	\$29,572	\$29,572	\$22,179	(\$7,393)	
Interest Income	\$200	\$200	\$59,723	\$59,523	
Total Revenues	\$3,072,362	\$3,072,362	\$3,118,535	\$46,172	
<u>Expenditures</u>					
<u>Series 2017 A-1</u>					
Interest 11/1	\$555,756	\$555,756	\$555,756	\$0	
Interest 5/1	\$555,756	\$555,756	\$555,756	\$0	
Principal 5/1	\$1,555,000	\$1,555,000	\$1,555,000	\$0	
Series 2017 A-2					
Interest 11/1	\$99,881	\$99,881	\$95,913	\$3,969	
Interest 5/1	\$99,881	\$99,881	\$95,913	\$3,969	
Principal 5/1	\$155,000	\$155,000	\$155,000	\$0	
Principal 5/1 (Prepayment)	\$0	\$0	\$95,000	(\$95,000)	
Total Expenditures	\$3,021,275	\$3,021,275	\$3,108,338	(\$87,063)	
Excess Revenues (Expenditures)	\$51,087		\$10,197		
Fund Balance - Beginning	\$740,408		\$2,277,036		
Fund Balance - Ending	\$791,495		\$2,287,233		
			Reserve	\$1,516,659	
			Revenue	\$750,737	
			Prepayment Cost of Issuance	\$8,818 \$11,019	
			_		
			Total =	\$2,287,233	

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

ADOPTED	PRORATED BUDGET	ACTUAL	
BUDGET	6/30/2023	6/30/2023	VARIANCE
\$54,638	\$54,638	\$54,638	\$0
\$10,000	\$10,000	\$28,477	\$18,477
\$0	\$0	\$8,467	\$8,467
\$64,638	\$64,638	\$91,583	\$26,945
\$150,000	\$150,000	\$205,412	(\$55,412)
\$100,000	\$75,000	\$112,961	(\$37,961)
\$250,000	\$225,000	\$318,373	(\$93,373)
(\$185,362)	(\$160,362)	(\$226,791)	(\$66,429)
\$1,399,322		\$1,531,757	
\$1,213,960		\$1,304,966	
	\$54,638 \$10,000 \$0 \$64,638 \$150,000 \$100,000 \$250,000 (\$185,362) \$1,399,322	\$54,638 \$54,638 \$10,000 \$10,000 \$0 \$0 \$0 \$0 \$150,000 \$150,000 \$100,000 \$100,000 \$150	BUDGET 6/30/2023 6/30/2023 \$54,638 \$54,638 \$54,638 \$10,000 \$10,000 \$28,477 \$0 \$0 \$8,467 \$64,638 \$64,638 \$91,583 \$150,000 \$150,000 \$205,412 \$100,000 \$75,000 \$112,961 \$250,000 \$225,000 \$318,373 (\$185,362) (\$160,362) (\$226,791) \$1,399,322 \$1,531,757

Durbin Crossing

Community Development District Long Term Debt Report

Series 2017A-1 Special Assessment Refunding Bo	nds
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)
Less: May 1,2023	(\$1,555,000)
Current Bonds Outstanding	\$28,455,000

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			
Panda autotanding 2/21/17	¢4 F00 000			
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)			
Less: May 1, 2023	(\$155,000)			
Less: May 1, 2023 (Prepayment)	(\$95,000)			
	#0.400 ***			
Current Bonds Outstanding	\$3,190,000			

C.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2023 Summary of Series 2017A1-2 & O&M Assessment Receipts

	ASSESSED					
ASSESSED TO	# UNITS ASSESSED	SERIES 2017A1- 2 DEBT NET	O&M NET	TOTAL NET ASMTS		
DURBIN CROSSING PROPERTIES, LLC VILLAGE CTR T COMM. (44,561	29,572.19	19,588.37	49,160.56		
NET ASSESSMENTS DIRECT BILL	44,561	29,572.19	19,588.37	49,160.56		
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		

		RECEIVED		
				DATE O&M
SERIES 2017A1-		TOTAL ASMTS		PAID
2 DEBT PAID	O&M PAID	PAID	BALANCE DUE	THROUGH
22,179.14	19,588.37	41,767.51	7,393.05	
22,179.14	19,588.37	41,767.51	7,393.05	
3,036,632.56	2,239,545.29	5,276,177.85	(19,683.70)	
3,058,811.70	2,259,133.66	5,317,945.36	(12,290.65)	

DIRECT BILL % COLLECTED	75%	100%	85%
TAX ROLL % COLLECTED	100%	100%	100%
TOTAL % COLLECTED	100%	100%	100%

(1) Bulk land owners are on a payment plan. O&M Installments due 50% due 12/1, 25% due 2/1, and 25% due 5/1. Debt Service is due 75% 4/1 and 25% 9/30

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

EWOT IMMOOMO OTEMANDOTHE DIOTINGT

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				
INTEREST	4/6/2023	4,053.74	2,333.08	1,720.66				
9	5/8/2023	83,884.86	48,278.79	35,606.07				
TAX CERTIFICATES	6/15/2023	7,118.45	4,096.93	3,021.52				
			-	-				
			-	-				
			-	-				
			-	-				
TOTAL TAX ROLL RECEIPTS		5,276,177.85	3,036,632.56	2,239,545.29				



Durbin Crossing

Community Development District

<u>Check Run Summary</u> 6/1/2023 thru 6/30/2023

Fund	Date	Check No.	Amount		
General Fund					
Payroll	6/28/23	50796-50798	\$554.10		
			Sub-Total	\$	554.10
Accounts Payable					
·	6/5/23	6532-6534	\$44,105.26		
	6/9/23	6535-6538	\$29,758.12		
	6/19/23	6539	\$1,815.32		
	6/22/23	6540-6549	\$106,234.32		
	6/30/23	6550-6550	\$58,353.95		
			Sub-Total	:	\$240,266.97
Capital Reserve Fund					
-	6/22/23	228	\$15,798.00		
	6/30/23	229	\$17,876.00		
			Sub-Total		\$33,674.00
Vesta Wells Fargo Credit Car	·d*				
Ü	6/28/23	May Purchases	\$5,539.55		
			Sub-Total	\$	5,539.55
Total				\$	280,034.62

^{*}Wells Fargo Credit Card Invoices available upon request

PR300R	PA	YROLL CHECK REGISTER	RUN	6/28/23 PAG	E 1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50796	13	JASON S HARRAH	 184.70	6/28/2023	
50797	18	SHALENE B ESTES	 184.70	6/28/2023	
50798	17	WILLIAM H CLARKE	 184.70	6/28/2023	
	TOTA	AL FOR REGISTER	554.10		

DURB DURBIN CROSS DLAUGHLIN

ATTENDANCE SHEET

		Crossing CDD					
Meeting Date:	Jui	June 26, 2023					
	Supervisor	In Attendance	Fees				
1.	William Clarke Assistant Secretary		\$200				
2.	Peter Pollicino Chairman	NO	\$200				
3.	Sarah Gabel Hall Assistant Secretary	No	\$200				
4.	Shalene B. Estes Assistant Secretary		\$200				
5.	Jason Harrah Vice Chairman		\$200				
District Manager:		.0//					

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/13/23 PAGE 1

*** CHECK DATES	06/01/2023 - 06/30/2023 *** DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND	CK REGISTER	KUN //13/23	PAGE I
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	5/14/23 05142023 202305 320-53800-45511	*	881.50	
	AFTERNOON TEA HOPE BRANDS LLC DBA TEA WITH MARIE 6/01/23 13129561 202306 320-53800-45510			881.50 006532
6/05/23 00109		*	954.25	
	JUN POOL CHEMICALS NORTH 6/01/23 13129561 202306 320-53800-45510	*	1,815.32	
	JUN POOL CHEMICALS SOUTH POOLSURE			2,769.57 006533
6/05/23 00252	POOLSURE	*	8,820.56	
	GENERAL MANAGER 6/01/23 410308 202306 320-53800-45517	*	5,292.33	
	FACILITY MANAGER 6/01/23 410308 202306 320-53800-46000	*	6,018.73	
	FIELD OPERATIONS MANAGER 6/01/23 410308 202306 320-53800-45507	*	1,937.07	
	JANITORIAL SERVICES	4	•	
	6/01/23 410308 202306 320-53800-45505 COMMERCIAL POOL MAINT	*	2,783.14	
	6/01/23 410308 202306 320-53800-45515 FACILITY MONITOR	*	5,222.19	
	6/01/23 410308 202306 320-53800-45503 FACILITY ATTENDANT	*	6,382.67	
	6/01/23 410308 202306 320-53800-45210	*	229.17	
	MOBILE APP 6/01/23 410308 202306 320-53800-45518	*	3,768.33	
	MAINTENANCE TECHS VESTA PROPERTY SERVICES, INC.			40,454.19 006534
6/09/23 00007	5/05/23 0208119 202304 310-51300-31100	*	2,021.75	
	APR ENGINEER SERVICES ENGLAND-THIMS & MILLER, INC.			2.021.75 006535
		*		
6/09/23 00021	JUN MANAGEMENT FEES		4,277.00	
	6/01/23 509 202306 310-51300-55000 JUN WEBSITE ADMIN	*	83.33	
	6/01/23 509 202306 310-51300-35100 JUN INFO TECH	*	125.00	
	6/01/23 509 202306 310-51300-32500 JUN IMPACT FEE COL ADMIN	*	1,250.00	
	6/01/23 509 202306 310-51300-31300	*	500.00	
	JUN DISSEM AGENT SRVCS 6/01/23 509 202306 310-51300-51000 OFFICE SUPPLIES	*	.66	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/13/23 PAGE 2
*** CHECK DATES 06/01/2023 - 06/30/2023 *** DURBIN CROSSING - GENERAL FUND

*** CHECK DATES	06/01/202	23 - 06/30/2023 *** DT BA	JRBIN CROSSING - GENERAL FUND ANK A GENERAL FUND			
CHECK VEND# DATE	INVO	DICEEXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
		509 202306 310-51300-4	12000	*	13.20	
	6/01/23		12500	*	51.45	
		509 202306 310-51300-4		*	70.35	
		IELEPHONE	GOVERNMENTAL MANAGEMENT SERVICE	CES		6,370.99 006536
6/09/23 00283	6/01/23	PSI-8158 202306 320-53800-4	 16800	*	4,300.00	
	6/01/23	JUN LAKE MAINTENANCE PSI-8629 202306 320-53800-4	16800	*	1,796.00	
		MIDGE CONTROL	SOLITUDE LAKE MANAGEMENT LLC			6,096.00 006537
6/09/23 00252	5/31/23	410726 202305 320-53800-4		*	13,809.58	
		MAY LIFEGUARD HOURS 410797 202305 320-53800-4	15505	*	376.57	
	5/31/23	POOL SUPPLIES 410797 202305 320-53800-4	15505	*	23.01	
	5/31/23	POOL SUPPLIES 410797 202305 320-53800-4	14200	*	35.92	
	5/31/23	MAINT SUPPLY 410797 202305 320-53800-4	14800	*	1,024.30	
		POOL PERMITS	VESTA PROPERTY SERVICES, INC.			15,269.38 006538
6/19/23 00109	4/01/23	13129561 202304 320-53800-4	15510		1,815.32	
		APR POOL CHEMICALS SOUTH	POOLSURE			1,815.32 006539
6/22/23 00264	6/01/23	409842 202306 320-53800-4		*	655.18	
		BATH TISSUE & TOWELS	ALL-BRITE			655.18 006540
6/22/23 00007	6/02/23	0208506 202305 310-51300-3	31100	*	430.00	
		MAY ENGINEERING SERVICES	ENGLAND-THIMS & MILLER, INC.			430.00 006541
	6/14/23	696 202306 320-53800-4	 14200	*	2,750.00	
		AERIAL FIXTURE REPAIR	ESSENTIAL ELECTRIC LLC			2,750.00 006542
6/22/23 00173		WO-36964 202212 320-53800-4		*	119.95	
	5/10/23	PREVENTATIVE MAINTENANCE WO-39211 202305 320-53800-4	15516	*	149.96	
		PRENTATIVE MAINTENANCE	FIRST PLACE FITNESS EQUIPMENT			269.91 006543

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/13/23 PAGE 3
*** CHECK DATES 06/01/2023 - 06/30/2023 *** DURBIN CROSSING - GENERAL FUND

CHIER DITTE		BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/22/23 00394	5/03/23 38 202305 320-53800- PARTIAL MONUMENT REMOVAL	-44200	*	1,150.00	
	PARTIAL MONOMENT REMOVAL	FOUR SEASONS LAWN AND LANDSCAPING			1,150.00 006544
6/22/23 00386	6/13/23 78347 202305 310-51300- POOL SURF ATTORNEY FEE	-31500	*	1,050.00	
		PASKERT DIVERS THOMPSON			1,050.00 006545
6/22/23 00179	3/16/23 21016168 202303 320-53800-		*	2,910.00	
	REMOVE & INSTALL SIGNS 4/07/23 21016239 202304 320-53800-	-44200	*	210.00	
	INSTALL SIGN 4/26/23 21016291 202304 320-53800-	-44200	*	80.00	
	SWIM SCHOOL YARD SIGNS	STEPHENS ADVERTISING DISPLAYS			3,200.00 006546
6/22/23 00243	5/31/23 10927 202305 320-53800-		*	1,860.00	
	FERTILIZATION OF PALMS	TREE TECH TREE SERVICE INC			1,860.00 006547
6/22/23 00066	5/11/23 61726672 202305 320-53800-		*	97.02	
	MAY PEST CONTROL SOUTH 5/11/23 61726769 202305 320-53800-	-45513	*	115.21	
	MAY MOSQUITO SRVC SOUTH	TURNER PEST CONTROL			212.23 006548
6/22/23 00382	3/01/23 JAX50002 202303 320-53800-	-46200	*	44,166.00	
	MAR LANDSCAPE MAINTENANCE 4/01/23 JAX51039 202304 320-53800-	-46200	*	44,166.00	
	APR LANDSCAPE MAINTENANCE 5/12/23 JAX52938 202305 320-53800-	E - 46400	*	2,555.00	
	IRRIG VALVE UPGRADES 5/26/23 JAX53301 202305 320-53800-	-46400	*	3,770.00	
	CONTROL RPLC S DURBIN	YELLOWSTONE LANDSCAPE			94,657.00 006549
6/30/23 00056	6/15/23 297167 202306 320-53800-	-	*	279.96	
	SCRTY MONIT7/1/23-6/30/24	ATLANTIC SECURITY			279.96 006550
6/30/23 00370	6/18/23 3237629 202305 310-51300-			4,701.20	
	MAY GENERAL SERVICES	KUTAK ROCK LLP			4,701.20 006551
6/30/23 00098	6/08/23 12910079 202306 320-53800-		*	650.00	
	4TH OF JULY PARTY				650.00 006552

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTED *** CHECK DATES 06/01/2023 - 06/30/2023 *** DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND	R CHECK REGISTER	RUN 7/13/23	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
6/30/23 00283 6/19/23 PSI-8670 202306 320-53800-46800	*	1,892.00	
FISH STOCKING 6/22/23 PSI-8684 202306 320-53800-46800 MIDGE CONTROL	*	1,796.00	
SOLITUDE LAKE MANAGEMENT LLC			3,688.00 006553
6/30/23 00066 6/05/23 61737926 202306 320-53800-45513	*	78.83	
JUN PEST CONTROL - NORTH 6/05/23 61738010 202306 320-53800-45513 JUN MOSQUITO SRVC - NORTH	*	151.59	
TURNER PEST CONTROL			230.42 006554
6/30/23 00382 6/01/23 JAX53777 202306 320-53800-46200	*	44,166.00	
JUN LANDSCAPE MAINTENANCE 6/16/23 JAX54570 202306 320-53800-46210	*	4,071.37	
SOD INSTALL 6/16/23 JAX54570 202306 320-53800-46400 REROUTE MAINLINE BACKFLOW	*	567.00	
TEROUTE MAINLINE BACKFLOW YELLOWSTONE LANDSCAPE			48,804.37 006555
TOTAL FOR B	ANK A	240,266.97	
TOTAL FOR RI	EGISTER	240,266.97	

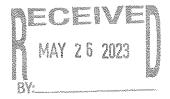
Hope Brands LLC

DBA Tea With Marie

1830 Sevilla Blvd Suite 208 Atlantic Beach FL 32233 May 14th 2023

TO:

Durbin Crossing



	DESCRIPTION	UNIT PRICE	TOTAL
41	Afternoon tea	19.00	779.00
41	China rentals, cup and saucer spoon and plate	2.50	102.50
	Subtotal		881.50
	Florida sales tax @ 7%		0
	Total due		881.50

Make checks payable to Hope Brands LLC

THANK YOU FOR YOUR BUSINESS



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

Bill To

Attn: Office

Invoice

Ship To

Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

Date

6/1/2023

Invoice #

131295614880

Terms	Net 20
Due Date	6/21/2023
PO#	

Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092 Item ID Description Qty Units **Amount** WM-CHEM-FLAT 954,25 Water Management Flat Billing Rate 1 ea 110 Duéfe 107

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

> > \$954.25

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Remittance Slip

Customer 13DUR100 Invoice # 131295614880 **Amount Due**

Amount Paid

Make Checks Payable To Poolsure

PO Box 55372 Houston, TX 77255-5372





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

Invoice

Date

6/1/2023

Invoice #

131295614881

Terms	Net 20
Due Date	6/21/2023
PO#	

Bill To	
Durbin Crossing South 475 West Town Place, Suite 114 St. Augustine FL 32092	Durbin Crossing South Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate		ea	1,815.32
	MAY 24 2023 The same of the s			

Subtotal 1,815.32
Shipping Cost (FEDEX GROUND) 0.00
Total 1,815.32
Amount Due \$1,815.32

Remittance Slip

Customer 13DUR200 Invoice # 131295614881 Amount Due

\$1,815.32

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





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

Invoice

Invoice # Date 410308 06/01/2023

Terms

Net 30

Due Date

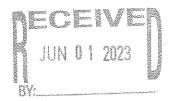
07/01/2023

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	(Olfentity	lane	/411010101111s
General Manager 1-320-53800-45502		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
Mobilé App 1-320-53800- 42518 - 45 2 1 0	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



Durbin Crossing, CDD c/o GMS, LLC Board of Supervisors 475 West Town Place Suite 114 St. Augustine, FL 32092 JUN 0 5 2023

May 05, 2023

Project No:

02106,34000

Invoice No:

0208119

Project

02106,34000

Durbin Crossing Community Development District-2018/2019 General

Consulting Engineering Services (WA#37)

Professional Services rendered through April 29, 2023

Task 01 Professional Services

Professional Personnel

		Hours	Rate	Amount
Senior Engineer				
Katsaras, George	4/8/2023	2.75	215.00	591.25
Katsaras, George	4/15/2023	1.00	215.00	215.00
Katsaras, George	4/22/2023	.50	215.00	107.50
Katsaras, George	4/29/2023	2.50	215.00	537.50
Sr. Graphics Technician				
Merrell, Scott	4/22/2023	2.00	163.00	326.00
Merrell, Scott	4/29/2023	1.50	163.00	244.50
Totals		10.25		2,021.75
Total Labor	,			

Total thin Took \$9.094.75

Total this Task

2,021.75 \$2,021.75

Task

ΧP

Expenses

Total this Task

0.00

Invoice Total this Period

\$2,021.75

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 509
Invoice Date: 6/1/23

Due Date: 6/1/23

Case:

P.O. Number:

Bill To:

Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

ation Technology - June Fee Collection Adminis	2023 2023 stration - June 2023	125 1,250 500	3.33 83.33 6.00 125.00 6.00 1,250.00 6.00 500.00
^		13 5	0.66 0.20 0.45 0.35 70.35
			e e e e e e e e e e e e e e e e e e e

Total	\$6,370.99
Payments/Credits	\$0.00
Balance Due	\$6,370.99



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



Bill

Ship Via

Ship Date

Due Date

Terms

To: Durbin Crossing CDD

6/1/2023

7/1/2023

Net 30

Governmental Mgmt Services 475 West Town Place #114 Saint Augustin, FL 32092 **INVOICE**

Page: 1

Invoice Number: Invoice Date: PSI-81588

6/1/2023

Ship

To: Durbin Crossing CDD

Governmental Mgmt Services 475 West Town Place #114 St Augustine, FL 32092

United States

Customer ID

5459

P.O. Number

P.O. Date

6/1/2023

Our Order No.

Item/DescriptionUnitOrder QtyQuantityUnit PriceTotal PriceAnnual Maintenance114,300.004,300.00

June Billing 6/1/2023 - 6/30/2023 Durbin Crossing Cdd-Lake-ALL



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

Bill

To:

Ship Via

Ship Date

Due Date

Durbin Crossing CDD Governmental Mgmt Services 475 West Town Place #114 Saint Augustin, FL 32092

6/6/2023

7/6/2023

INVOICE

Page: 1

Invoice Number: Invoice Date: PSI-86298 6/6/2023

nvoice Date.

Ship

To:

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

Customer ID

5459

P.O. Number

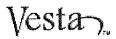
P.O. Date

6/6/2023

Our Order No.

Terms Net 30 **Total Price** Quantity **Unit Price** Unit **Order Qty** Item/Description Lake, Pond & Wetland Application One-Time Service Durbin Crossing Cdd-Lake-ALL 1,796.00 1,796.00 1 MIDGE CONTROL 1





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

Invoice

Invoice # Date 410726 05/31/2023

Terms

Net 30

Due Date

06/30/2023

Memo

Lifeguard Hours

Bill To

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

มียรุษญ่งใชก Lifeguard hours	(ค.ศะกับโพ) 662.33	RMG	Δ(η(ο)υπί 13,809.58	
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Total

13,809.58





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

Billable Services Invoice

Invoice #: <u>2023-5-1</u>

Date: <u>5-31-2023</u>

Vested in your community.

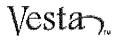
To:

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
May 1, 2023 — May 31, 2023	662.33	\$20.85	\$13,809.58
		L CONTRACTOR CONTRACTO	
	1		
		:	
		TOTAL	\$13,809.5
		TOTAL	(۱۶٬۵۰۶۱ ج





Invoice

Invoice # Date 410797 05/31/2023

Terms

Due Date

06/30/2023

Memo

Bill To

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

Vesta Property Services, Inc. 245 Riverside Avenue Suite 300

Jacksonville FL 32202



Beschiption	(Augusty Base	A(41(0)1)6\t
Billable Expenses Pool Supplies Pool Supplies Z.DAVIDSON - THE HOME DEPOT - Concrete block and sand for ice cream		376.57 23.01 35.92
stand M.ALFANO - NIC Online permit - Durbin Crossing Board of Health Pool Permit		1,024.30
Payment - District Card was declined Total Billable Expenses		1,459.80

Total 1,459.80





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

 Invoice
 339785

 Document
 096093

 Date
 05/22/23

 Print Time
 8:28PM

CUSTOMER COPY

											Print Time	8:28PM
Sold	34090	0		PHONE	: 904-3	55-183	Ship	SA				
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Page 1 of 1





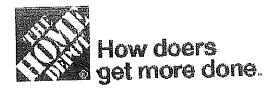
HX - FC - JACKSONVILLE - 34 8297 PHILLIPS HWY * JACKSONVILLE, FL 32256 PHONE: 904-730-9555 * FAX: 904-730-5672

Invoice	347007
Document	101407
	05/06/00
Date	05/26/23
Print Time	5.29PM

CUSTOMER COPY

												Print Time	5:29PM
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Page 1 of 1



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

05/24/23 12:57 PM 1324 00001 61281 SALE CASHIER ADITI

764661150602 60APSAND <A>
60LB SAKRETE MULTI PURPOSE SAND 208.10 0000-903-721 8X8X16 BLOCK <A> 8"X8"X16" CONCRETE BLOCK CHKOFF 17.36 802.17 NLP Savings \$2.40

33.56 2.36 \$35.92 SUBTOTAL TAX + PIF TOTAL USD\$ 35.92

AUTH CODE 840262/8013922 -

Chip Read ATD A000000025010801 AMERICAN EXPRESS



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

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON 1 90 08/22/2023

DID WE NAIL IT?

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

Opine en español

www.homedepot.com/survey

User ID: HXY 124175 122852 PASSWORD: 23274 122851

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

Welcome Margaret!

Log Out



MyFloridaEHPermit.com

To protect, promote and improve the health of all people in Florida through integrated state, county and community efforts.

Permits

County Health Departments FAQ About Us

 Ω

View Item(s) in Cart: 0

HOME > SHOPPING CART > READ ONLY SHOPPING CART > PAYMENT CONFIRMATION

Payment Submittal Confirmation

Thank you for using the online permitting system. You may print this page for your records.

Your confirmation number is: SGPS8K13 Payment Type: Credit Or Debit Card Payment Date: 5/23/2023 2:45:00 PM

Permit Number

Durbin Crossing North Amenity Center

55-60-00527 55-60-00533 55-60-00534

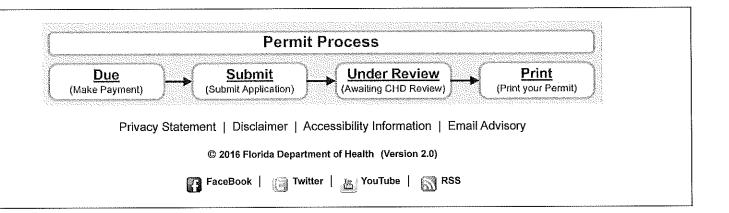
DURBIN CROSSING-SOUTH POOL DURBIN CROSSING SOUTH WADING POOL

Convienence Fee: 24.30 Total Paid: 1024.30

Payment Amount **Facility Name**

375.00 375.00

250.00





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

Invoice

Date

4/1/2023

Invoice #

131295613549

Terms	Net 20
Due Date	4/21/2023
PO#	

Bill To

Durbin Crossing South
475 West Town Place, Suite 114
St. Augustine FL 32092

Ship To

Durbin Crossing South
Durbin Crossing South
145 South Durbin Pkwy
Jacksonville FL 32259

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,815.32

Shipping Cost (FEDEX GROUND) 0.00 Total 1,815.32

1.32·572·45510 109

Amount Due \$1,815.32

Remittance Slip

Customer 13DUR200 Invoice # 131295613549 Amount Due

\$1,815.32

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





Cleaning Equipment and Chemicals for Buildings & Industry Since 1954

INVOICE

2204 Haines Street Jacksonville FL 32206

904-354-4687 * Fed. I.D. #59-0863850 Website: http://www.all-britesales.com

Bill To:

DURBIN CROSSING CDD-VESTA

145 S DURBIN PKWY ST JOHNS FL 32259 Ship To:

Phone #:

904-230-2011

DURBIN CROSSING CDD- VESTA

145 S DURBIN PKWY ST JOHNS FL 32259

Invoice# Order# Invoice Dt Order I		Terms S Ship Via	alesperson
409842 4 06/01/23 05/31/2		NET 30 DAYS DUR TRUCK	07
Quantity U/M	Item #/Description HM*	Unit Price	Amount
4 CS BIN: 10001	110-1616S LOC001 BATH TISSUE, 2-PLY, 96 RLS/CS 500 SHEET, SEPTIC SAFE TM1616S	56.87	227.48
6 CS BIN: 10002	120-630 LOC001 ROLL TOWELS WHITE ARTISAN 8in X 600ft 6/CS 8030630	70.45	422.70
	Subtotal FUEL SURCHARGE Tax #: 85-8013005684C8 Total Due On 07/01/23	1 5 2023	650.18 5.00 655.18
	1.320.53800.44 Repair/Repla		

*HM=

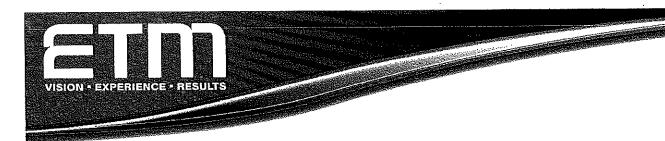
Hazardous/MSDS required

DATE RECEIVED / RECEIVED BY

11/23

By acceptance of these goods buyer agrees to pay a reasonable Attorneys fee if buyer's account is himsel over to an attorney for collection.

DELIVERED BY



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

Project No:

June 02, 2023

02106.34000

Involce No:

0208506

Project

02106.34000

Durbin Crossing Community Development District-2018/2019 General

Consulting Engineering Services (WA#37)

Professional Services rendered through May 27, 2023

Task

Amount Hours Rate

Senior Engineer Katsaras, George

Professional Personnel

5/27/2023

Professional Services

2.00 2.00 215.00

430.00

430.00

Total Labor

Totals

Total this Task

430.00 \$430.00

Task

ΧP

Expenses

Total this Task

0.00

Invoice Total this Period

\$430.00

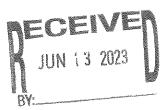
Outstanding Invoices

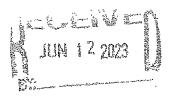
Number 0208119 Total

Date 5/5/2023

Balance 2,021.75

2,021.75







Service Address

Bill To

145 South Durbin Parkway, & 730 North

Durbin Parkway St. Johns, Florida

32259

Vesta Property

Services

(904) 258-2044

Essential Electric LLC

2528 Red Fox Road Orange Park, Florida 32073 Phone: (904) 877-1499

Email: ETS.ElectricLLC@gmail.com Web: EssentialElectricFL.com/

Payment terms

Due upon receipt

Invoice #

696

Date

06/14/2023

Business / Tax #

ER13015833

Description

Total

Aerial Fixture Repair

\$2,750.00

Troubleshoot shoot and repair tennis court lights.

Customer want to stay with 1000W metal halide lamps and ballasts and not move to LED. Quote is good for up to 5 tennis courts lights at time of service.

Check for proper voltage and operation

Lift is included in current price.

JUN 15 2023

Repair/Replace
1.320.53800.44200

Subtotal

\$2,750.00

Total

\$2,750.00

Notes:

If customer would like to obtain lift equipment, \$750.00 will be deducted from the estimate.

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

Invoice

Date Invoice # 12/1/2022 WO-36964

		4
Вії То	Ship To	
	887 N Durbin Pkwy, St Johns, FL 32259	
St Johns, FL 32259	, -	

904-230-2011 ddemarco@vestapropertyservices...

P.O. No.	1	erms	<u> </u>	aa aa ka ahaa ka ka ka ka ka ka ka ka ka ka ka ka k	Rep	(TN
Item	Description	Qty	Rate	Class	Site	Amount
	Every equipment was successfully inspected, tested, cleaned, adjusted as needed and lube applied as needed.			and the second s		
:	MATRIX Recumbent Bike				HECE	No. of the second secon
	Equipment was making loud rubbing noise. Top cover was opened. Drive belt adjusted and top cover was placed back. Noise fixed.				JUN 1	5 2023 J
\$149.96	SERVICE:S119.95 Preventative Maintenance Fuel Surcharge \$10 Flat Rate		119.95	Commercial Jax		119,95
SERVICE .	Thank you for your support. We truly appreciate your business and look forward to serving you again. For residential customers, if you have already submitted payment please use this invoice as a receipt	1		Commercial		0.00
	and disregard amount due otherwise please submit payment by calling 904-998-0738. For commercial customers, please submit this invoice for payment.			1.320.	5380C	1.45516
C	ustomer'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

1. An sacs and quotations made by select are subject to each of the within terms and conditions.

2. All unpaid terms 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 animaly 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 decreated for all purposes to been made in Dural County, Florida and shall be governed by and constituted 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 no-returnable. All non-special orders are non-refundable and non-returnable unless First Place Fitness Equipment Inc. has issued written pennission that said product may be returned for credit. Any and all permission to return product for credit is at the sole discression 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.

3. Sell'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 entorce such term or condition or exercise such right thereafter. Each right or remedy gramted to Seller hereunder shall be deemed consistive and may be exercised from time to line. Any waiver of Buyer's default hercunder must be in writing and shall not operate as a waiver of any other default or of the same default thereafter.

Subtotal

\$119.95

Sales Tax (7.5%)

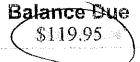
\$0.00

Total

\$119.95

Payments/Credits

\$0.00



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

Invoice

Date	Invoice#
5/10/2023	WO-39211

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... Rep ML. Terms P.O. No. Description Qty Rate Class Site Amount Item Pm and test equipment everything working and in good condition 149.96 149.96 SCJax \$149.96 SERVICE:\$149.96 Preventative Maintenance - Flat Rated Fitness 1.320.53800.45516

	C	ustomer's Signature			<u> </u>	i 		 	
		INVOICE TERMS AND	ONDITIONS - RI	EAD CAR	EFULLY		Subt	otal	\$149.96
** /	All orders th	nat are canceled will be su of the va	bject to a cane lue of the order		er /restocki	ing fee of 50%	Sales	s Tax (7.5%)	\$0,00
2. All un percent (paid items will be s [8%] per annum] ()	made by Seller are subject to each of the v subject to a late payment fee computed at on the declining balance unpaid for more th	he rate of one and one-hi on thirty (30) days after (alf percent (1- the date of thi	is invoice. Buyer st	hall pay Seller all costs	meen Total		\$149,96
 This a laws of F 	greement shall be d	ints, including, but not limited to, reasonal deemed for all purposes to been made in 1 of action arising from this contract shall b	Juval County, Florida and	i shall be gove	erned by and consta	rued in accordance with	Payme	ents/Credits	\$0.00
4. Shippi performa materials 5. Ali sp Fitness E	ing dates are appro nee occasioned by breakdowns, delay ceial order are tinu quipment lne, has	eximate and are not guaranteed. Seller shat trauses beyond its control, including, with its in carriers or suppliers and government. I and are non-refundable and no-returnable issued written permission, that said produce the produce of the produc	out limitation, strikes, local section and regulations. 2. All non-special orders	kouts, õres, a are non-refün	iceidents, interrupti idable and non-retu	ions in the supply of irnable unless First Plac	ce Lisa	Batance 1 \$149.96	•

6. Unless otherwise specified herein, Seller reserves the right to make deliveries in installments. Delay in delivery of any installment shall not relieve Buyer

7. Selfs failure to strictly enforce any terms or conditions of this agreement or to exercise any right arising hereunder shall not constitute a wawer or Seller's right to strictly choice such term or condition or exercise such right threather. 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

of its obligation to pay for all installments received.

other default or of the same default thereafter.

IN VOICE #38

4., 5

May 3, 2023

150 400

Zach Davidson

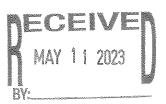
zdavidson@veslapropertyservices.com

Balance Due:

\$1,150.00

llem	Quantity	Rate	Amount
Labor, Rental equipment, Remove roof & save Items for client	1	\$1,150.00	\$1,150.00
Partial Monument Removal			
		Ewa Bucht	\$1,150.00
	l	re-Cost	\$0.00
1320-538.44	12	14	\$1,150.00

Daniel, please codel





100 North Tampa Street Suite 3700 Tampa, Florida 33602 Telephone: 813-229-3500 Facsimile: 813-229-3502 www.pdtlegal.com

June 13, 2023

<u>Via E-mail only</u>

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 May 31, 2023

Dear Margaret,

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

Matter Name	Durbin Crossing CDD
Matter No.	122411
PDT Invoice No. (Reference this number on your payment.)	78347
This Month's Charges	\$1,050.00

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



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

June 13, 2023

Client: 002389

Matter: 122411 Invoice #: 78347

Resp. Atty:

MGD

RE: Durbin Crossing CDD - Pool Resurfacing

COVER SHEET

For Professional Services Rendered Through May 31, 2023

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

Total Services

TOTAL THIS INVOICE

Previous Balance
Less Payments
Total Due To Date

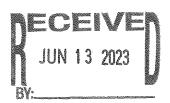
edelai Tax I.D. No.. 74-3029197

\$1,050.00 **\$1,050.00**

\$2,835.00

(\$2,835.00)

\$1,050.00



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.



Phone: (813) 229-3500

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

Durbin Crossing Community Development District

475 West Town Place

Suite 114

St. Augustine, FL 32092

Attention: c/o Margaret Alfano

RE: Durbin Crossing CDD - Pool Resurfacing

June 13, 2023

Client: 002389

Fax: (813) 229-3502

Matter: 122411 Invoice #: 78347

Resp. Atty: MGD

Page: 1

For Professional Services Rendered Through May 31, 2023

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

SERVICES

Date	Person	Description of Services	Hours	Amount
05/04/2023	MGD	Finish preparation of complaint and send email to Board chairman regarding same.	1.00	\$350.00
05/05/2023	MGD	Receipt and review of both pools' chlorine logs and email Ms. Alfano re same.	0.20	\$70.00
05/05/2023	MGD	Receipt and review of Mr. Eckert and Mr. Davidson's comments re final Pinch a Penny contract.	0.10	\$35.00
05/05/2023	MGD	Receipt and review of suggestions from Mr. Pollicino regarding damages and supplement complaint regarding same.	0.20	\$70.00
05/11/2023	MGD	Receipt, review and response the District Manager's question regarding litigation.	0.10	\$35.00
05/15/2023	MGD	Prepare and send email to Mr. Davidson regarding affidavit and authentication of same.	0.20	\$70.00
05/16/2023	MGD	Review Court's amended case management order and email Epic's counsel and insurer about acceptance of the lawsuit.	0.20	\$70.00
05/17/2023	MGD	Receipt, review and response to emails from Epic's counsel regarding acceptance of service, right to witness repairs, and email with District staff re same.	0.30	\$105.00
05/22/2023	MGD	Prepare budget and summary of litigation to Mr. Laughlin in advance of board meeting.	0.30	\$105.00
05/23/2023	MGD	Correspond with opposing counsel and District Manager regarding warranty information and compare clean warranty to contract.	0.20	\$70.00
05/31/2023	MGD	Receipt, review and response regarding recent marcite repairs.	0.20	\$70.00
		Total Professional Services	3.00	\$1,050.00



June 13, 2023

Client: 002389 Matter: 122411

Invoice #: 78347 Resp. Atty: MGD

Page: 2

PERSON RECAP

PersonLevelHoursRateAmountMGDMatthew G. DavisPartners3.00\$350.00\$1,050.00

Total Services \$1,050.00

TOTAL THIS INVOICE \$1,050.00



SOLD TO:

Date

INVOICE

3/16/2023

21016168

7029-9 Commonwealth Ave Jacksonville, FL 32220 (904) 354-7004 Stephens.billing7029@gmail.com

Upon Receipt

SHIP TO:

TERMS:

Due Date

3/16/2023

	51111 1 0 1		
Durbin Crossing CDD 145 South Durbin Parkway St. Johns, FL 32259 Attn: Steve Howell Field Operations Mgr. Invoices to: MAlfano@vestapropertyser	rvices.com		
E Mail: MAlfano@vestapropertyservices. REF NO:			
P.O. #: S.O. No. PHONE: FAX:	Rep		
222085 904 230-2011 904 230-2012	SB		
QTY DESCRIPTION PRICE	AMOUNT		
Durbin Crossing New Signage 2023 1 POOL RULES - DC North - 70" X 47" - 1/4" Alumicor (Routed to shape) with Vinyl overlay (Laminated) (See Previous version)	525.00		
1 TOT LOT - DC North - 38" X 30" - 1/4" Alumicor (Routed to shape) with Vinyl overlay (Laminated) (See Previous version) 1 COURT RULES - DC North - 59" X 47.5" - 1/4" Alumicor (Routed to shape) with Vinyl overlay (Laminated) (See Previous	200.00 475.00		
version) 1 POOL RULES - DC South - 70" X 47" - 1/4" Alumicor (Routed to shape) with Vinyl overlay (Laminated) (See Previous version)	525.00		
1 TOT LOT - DC South - 38" X 30" - 1/4" Alumicor (Routed to shape) with Vinyl overlay (Laminated) (See Previous version) WATER SLIDE RULES - DC South - 38" X 47" - 1/4" Alumicor (Routed to shape) with Vinyl overlay (Laminated) (See Previous version) 385.00	200.00 385.00		
4 Labor to Remove existing signs (see above) and replace with new 150.00	600.00		
Repair/Replace			
1.320.53800.4420	0		
Subtotal	\$2,910.00		
NECEIVE Sales Tax (0.0%)	\$0,00		
Sometimes in the rush of a busy day, we forget to say "THANKS, WE TRULY APPRECIATE YOUR BUSINESS!" JUN 15 2023 Total	\$2,910.00		
Payments/Credits	\$0.00		
Balance Due	\$2,910.00		



Date

INVOICE

4/7/2023

21016239

TERMS:

Upon Receipt

Due Date

4/28/2023

7029-9 Commonwealth Ave Jacksonville, FL 32220 (904) 354-7004 Stephens.billing7029@gmail.com

SOLD TO:

Durbin Crossing CDD 145 South Durbin Parkway

St. Johns, FL 32259

Attn: Steve Howell

Field Operations Mgr.

SHIP TO:

Invoices to:

MAlfano@vestapropertyservices.com

E Mail:	MAlfano@	vestapropertyservic	es.				REF NO	:	
	P,O. #		S.O. No.	PHO	ONE:		FAX		Rep
			222087	904 23	30-2011		904 230-2	2012	SB
Q	ΓY		DESC	RIPTION		PRICE	=	AMO	UNT
	6	SWIM AT YOUR	COWN RISK or (Routed to st	wn risk Signage 2023 - DC North and Sou hape) with Vinyl over n)			0.00 35.00		0.00 210.00
		R		ir/R 1.320	.5380	<i>س</i> ۲۵۰۲	143	00	
				CEIVE IN 15 2023					

Sometimes in the rush of a busy day, we forget to say "THANKS, WE TRULY APPRECIATE YOUR BUSINESS!"

Subtotal \$210.00

Sales Tax (0.0%) \$0.00

Total \$210.00

Payments/Credits \$0.00

Balance Due \$210.00

In consideration of Stephens Advertising, Inc.'s performance of services and/or delivery of goodson open account for the above shown customer, the customer agrees to pay a service charge accrual of 1.50% per month. Customer further agrees to pay all costs of collection including attoney's fees of not less than 25% of indebtedness. Venue for all action herein and herewith shall be Duval County, Florida.



Date

INVOICE

4/26/2023

21016291

TERMS:

7029-9 Commonwealth Ave Jacksonville, FL 32220 (904) 354-7004 Stephens.billing7029@gmail.com

Net 30 from Invoice Date

Due Date

5/26/2023

Durbin Crossing CDD 145 South Durbin Parkway St. Johns, FL 32259

Attn: Steve Howell

Field Operations Mgr.

SHIP TO:

Vesta Property Services Steve Howell, Field Operations Mgr 145 South Durbin Parkway

St. Johns, Fl 322259

E Mail:	MAlfano@	MAlfano@vestapropertyservices.					:	
	P.O. #	:	S.O. No.	PHONE:		FAX		Rep
			222215	904 230-2011		904 230-	2012	SB
Q	ΓΥ		DESC	RIPTION		PRICE	AMOUNT	
	4	18" x 24" - single	sided coroplas	n School Yard Signs t signs that Reads: Durbin n School with Stands		20.00		F00.08
		Re	pai	r/Ripla. 20.53800.	ر د	1200		
				Service College		1300,		
		5		15 2023				

Sometimes in the rush of a busy day, we forget to say "THANKS, WE TRULY APPRECIATE YOUR BUSINESS!"

Subtotal

Sales Tax (6.5%)

Total

Payments/Credits

S80.00

\$88.20

Payments/Credits

S0.00

S85.20



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

Invoice

Total Due

Durbin Crossing

145 South Durbin Parkway Jacksonville FL 32259

Job Name

	-	-	_	-	,,,		-
www.oc.manoccurews/cubindent	minute.	Street	0:00:002		400	22322	Action and Company and
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J. J. 19		10	3/-	24.A		in all	A-1-1-1
5/31/20	٦.	3		# 3	- 1	AC.	177
10101121	92	·		377	.1	U	121
1							

D)(je)	Terms
5/31/2023	0 Days

Salesperson

Du	rbin Crossing 230	0530-1	145 South Durbin South	904-230-2011	Dou	ig Logan M	lantis	\$1,860.00
#	item	A SOCIAL PROPERTY OF THE PROPE	Service Description	Cor	npleted	Tax	Qty	Price
	B	F.,		F/3	0/2023	0.00 %	0.00	\$1.860.00
1	Palm	Fertilization		5/3	UIZUZU	0.00 /0	0.00	ψ ,,ασσ.σσ

Broadcast fertilizing of palms 8-10-10.

Job Site

JUN 15 2023

Randscape Contingency 1.320.53800.46210

Phone

	Subtotal:	\$1,860.00
Thank you,	Discount:	\$0.00
Doug Logan Mantis	Tax:	\$0.00
	Total:	\$1,860.00
	Credit:	\$0.00
	Balance:	\$1,860.00

Customer Durbin Crossing	
145 South Durbin Parkway Jacksonville FL 32259	
Jacksonville FL 32259	
	Durbin Crossing 145 South Durbin Parkway

Invoice Remit Payment

DYAME	INVOICE#
5/31/2023	10927
Total Amount Due:	(\$1,860.00



PATRICEL ADDRESS: Turner Pest Control LLC « P.O. Box 952603 - 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

Salvice Slip/Inveloc

INVOICE: DATE: 617266725 5/11/2023

ORDER:

617266725

Helf J., [176599]

Durbin Crossing CDD 475 W Town PI Ste 114 Saint Augustine, FL 32092-3649 Weath Leadings

[176602]

904-230-2011

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

₩ <u>₩₩</u> 5/11/2023	Vine Targei ह 12:35 PM	લકા જિલ્લો)	(Cla)a	1 j j j j j j j j j j j j j j j j j j j
ે પાત્મેણા	n (0) (de) (e) (0) (de) (e) (e) (e) (e) (e) (e) (e) (e) (e) (e Map Code	Time Otti 01:37 PM

Sarvica Design [pfion] Price CPCM Commercial Pest Control - Monthly Service \$97.02 JUN 15 2023 SUBTOTAL \$97.02 XAT \$0.00 Pest Control AMT, PAID \$0.00 TOTAL \$97.02 1.320.53800.45513 AMOUNT DUE \$97.02

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



PAYMENT ADDRESS: Tymer Post Control LLC • P.O. Box 952503 • Atlanta, Georgia 31197-2563 504-365-5300 • Fax: 304-353-1499 • Toft Free: 800-225-5305 • (tenerpost.com Turner Pest Control LLC P.O. Box 952503 Allanta, GA 31192-2503 904-355-5300

Sawies Slip/Inveice

INVOICE: DATE: 617267694 5/11/2023

ORDER:

617267694

Fig. 1 [137801]

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

[137801]

904-230-2011

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

Word Daig	Thie	rangol Peal	Technician	Time li
5/11/2023	12:34 PM	MOSQUITO		12:34 PM
:Michae	e (0) (1 (0)	Tomio NET 30	Lar3) Service Map & 5/11/2023	Time Out

Description \$115.21 Commercial Mosquito Service **CPCMOSULV** SUBTOTAL \$115.21 TAX \$0.00 AMT. PAID \$0.00 JUN 15 2023 TOTAL \$115.21 Pest Control 1.320.53800.45513 AMOUNT DUE \$115.21

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



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 500028	3/1/2023
TERMS	PO NUMBER
Net 30	

Remit To:

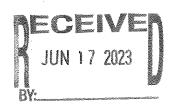
Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2023 Invoice Amount: \$44,166.00

Description	Current Amount
Monthly Landscape Maintenance March 2023	\$44,166.00

Invoice Total

\$44,166.00



IN COMMERCIAL LANDSCAPING



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 510394	4/1/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2023 Invoice Amount: \$44,166.00

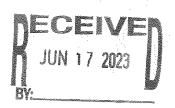
	Ourrent American
Leccuntion	Current Amount
Description	• • • • • • • • • • • • • • • • • • • •

Monthly Landscape Maintenance April 2023

\$44,166.00

Invoice Total

\$44,166.00



IN COMMERCIAL LANDSCAPING



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 529387	5/12/2023
TERMS	PO NUMBER
Net 30	

Remit To:

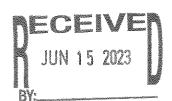
Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 11, 2023 Invoice Amount: \$2,555.00

Description

Irrigation valve upgrades

Irrigation Repairs



Current Amount

\$2,555.00

Invoice Total

\$2,555.00

Irrigation Repairs

1-320-53800-46400



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

Property Name:

Durbin Crossing CDD

INVOICE

INVOICE#	INVOICE PATE
JAX 533015	5/26/2023
TERMS	PO NUMBER
Net 30	

Remit To:

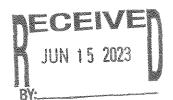
Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: June 25, 2023 **Invoice Amount:** \$3,770.00

Description	Current Amount
Controller replacement of	

Irrigation Repairs

\$3,770.00



Invoice Total

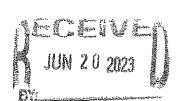
\$3,770.00

Irrigation Repaire) 1.320.53800.46400





Durbin Crossing South 475 West Town Place #114 St. Augustine FL 32092



PLEASE PAY BY AMOUNT INVOICE DATE 07/06/2023 \$279.96 06/15/2023

INVOICE NO. 297167

Site:

145 S Durbin Pkwy Jacksonville

Site Address: 145 S Durbin Pkwy

Jacksonville FL 32259

d: 07/01/2023 to 06/30/2024

Period: 07/01 Recurring No.: 1666

Job Name: Order No.:

Description

Please find attached invoice for your Annual monitoring services.

Monthly Security Monitoring

ltem	• • Quantily	Unit Price	Total
Security Phone Line Monitoring	12.00	\$23.33	\$279.96
	Sı	ub-Total ex Tax	\$279.96
		Tax	\$0.00
		Total	\$279.96
"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.	Sı	ub-Total ex Tax Tax	\$279.96 \$0.00
IMPORTANT: Please remember to test your system monthly.		Total inc Tax	\$279.96
Need automation for your home? Visit us online at www.smarthome.biz	Δ.	mount Applied	\$0.00
		Balance Due	\$279.96





PLEASE PAY BY 07/06/2023

AMOUNT **\$279**.96 1NVOICE DATE 06/15/2023

INVOICE NO. 297167

How	To Pay					INVOICE	O 297167
	Credit Card (MasterCard, Visa, Amex)		624	Mail			
C.2			270mesee.	Detac	th this section and	mail check to:	
	Credit Card No.			1714	tic Security Cesery Blvd sonville, FL 32211	ſ	
	Card Holder's Name:	CCV:					
	Expiry Date: / Signature:						
NAME:	Durbin Crossing South		DUE DA	TE:	07/06/2023	AMOUNT DUE:	\$279.96

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

June 18, 2023

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



Reference: Invoice No. 3237629 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

Invoice No. 3237629 6123-1

Re: Durb	in Crossing CDl	D - General		
For Profession	onal Legal Servi	ces Rendered		
05/01/23	K. Haber	0.10	25.50	Correspond with Laughlin regarding budget documents
05/02/23 05/02/23	M. Eckert K. Haber	0.40 0.10	140.00 25.50	Draft and distribute letter to Eriksen Prepare budget approval resolution
05/03/23	K. Haber	0.10	25.50	Correspond with Laughlin regarding budget approval resolution
05/03/23	K. John	1.00	265.00	Prepare resolution requesting safety zone declaration from county
05/04/23	M. Eckert	0.10	35.00	Prepare budget resolution
05/08/23	K. Haber	1.00	255.00	Correspond with Laughlin regarding budget approval resolution and mailed assessment notices; prepare audio installation services agreement
05/09/23	K. Haber	2.30	586.50	Correspond with Alfano regarding stereo installation agreement; correspond with Laughlin regarding mailed assessment notices; correspond with Davidson and

KUTAK ROCK LLP

Durbin Crossing CDD June 18, 2023 Client Matter No. 6123-1 Invoice No. 3237629 Page 2

				Alfano regarding termination of monument removal contract; prepare mailed assessment notice; prepare notice of termination of monument removal agreement
05/10/23	M. Eckert	0.60	210.00	Prepare for and attend agenda call; prepare for board meeting; prepare audio agreement
05/10/23	K. Haber	0.50	127.50	Prepare mutual aid agreement and approving resolution; correspond with Laughlin and Alfano regarding termination notice for monument removal services
05/15/23	K. Haber	0.10	25.50	Confer with Hogge regarding budget approval resolution
05/16/23	M. Eckert	0.60	210.00	Confer with Alfano; confer with Davidson; draft mailed notice
05/16/23	K. Haber	0.10	25.50	Correspond with Hogge regarding budget approval resolution
05/17/23	K. Haber	0.20	51.00	Correspond with Laughlin regarding budget documents; correspond with Laughlin and board members regarding mailed notice of assessment hearing
05/18/23	K. Haber	1.10	280.50	Prepare board meeting agenda and budget review memorandum
05/19/23	M. Eckert	0.10	35.00	Prepare for board meeting
05/22/23	M. Eckert	4.40	1,540.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
05/23/23	K. Haber	0.20	51.00	Revise mutual aid resolution; correspond with Laughlin regarding resolution and aid agreement
05/24/23	K. Haber	0.10	25.50	Correspond with Hogge regarding budget notices
05/25/23	M. Eckert	2.00	700.00	Draft and distribute letter for Pollicino regarding water meter
05/30/23	M. Eckert	0.10	35.00	Review draft minutes and provide comments
TOTAL HO	URS	15.20		

KUTAK ROCK LLP

Durbin Crossing CDD June 18, 2023 Client Matter No. 6123-1 Invoice No. 3237629 Page 3

TOTAL FOR SERVICES RENDERED

\$4,674.50

DISBURSEMENTS

Travel Expenses

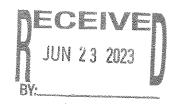
26.70

TOTAL DISBURSEMENTS

<u>26.70</u>

TOTAL CURRENT AMOUNT DUE

\$4,701.20





Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

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

E-mail: bookme@progressiveent.com www.progressiveent.com

		•	•				
Invoice date: 6/8/2023	Invoice	#12910079		Terms: Due by e	vent	<u>P0#</u>	
Customer name:	Durbin Crossing (CDD			<u>Ev</u>	ent type: 4th of July I	Party
Billing address:	145 South Durbin	Parkway, Jacksonvi	lle, Fl. 32259				
Original contact person:	Danelle DeMarco	-	Wk: 904-230-2011	E-mail/ fax:	dema	arco@vestapropertyse	rvices.com
At event contacts with cell:							
Event date: Tuesday July 4,	2023	Hours of event:	11 am- 2 pm		Hour	s of service:	Same
Approximate set up time;	Between:	9:30-10:00 am					
Location name and address:	Same						
Where to set up at location:	Poolside				Powe	er within 75':	Yes
Set up-grass or pavement:		Water within 75':		Cover	ed are	a for entertainer:	NA
Notes: SERVICES NEEDED: Preffered Customer Discount * Professional Interactive Mobile \(-320-53800)		,	Reg. Rate 50 % Deposit required Balance due at set Payments received Current Balance	Sub Total: Sales Tax: Invoice Total: red up	**************************************	cr Cost \$ 650.00 cr Savings : \$100.00 cr Savings :	
CANCELLATION, RE-SCHEDU							_
Any cancellation of this agreeme	•	_					
Progressive Entertainment. Any							
No penalties or loss of deposit of	ccur if event is re-s	cheduled within 60 o	lays of original event of	date. A 50% cance	ellation	fee of total amount of	ccurs
when not within these terms. Other							
theft or damage to equipment or	materials while in	possesion. Progress	ive ⊨ntertainment is n	ot responsible for	any ac	us of nature which pre	went

event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

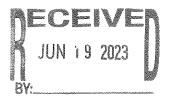
_______ Date: ______

Customer signiture required x____



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

Page: 1

Invoice Number: Invoice Date: PSI-86708 6/19/2023

Ship

To:

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

Durbin Crossing CDD To:

Bill

Governmental Mgmt Services 475 West Town Place #114 Saint Augustin, FL 32092

Ship Via

Ship Date

6/19/2023 7/19/2023

Due Date

Customer ID

P.O. Number

P.O. Date

Our Order No.

5459

6/19/2023

Terms Net 30					
Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Durbin Crossing Cdd-Lake-ALL Bluegill, shellcrackers, and mosquitofish stocke d in 6/13/23. Fish Stocking One-Time Service BLUEGILL MOSQUITOFISH SUNFISH, REDEAR		1 1 1	1 1 1	1,892.00	1,892.00



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

Page: 1

Invoice Number: Invoice Date: PSI-86842

6/22/2023

Ship

To: Durbin Crossing CDD

Governmental Mgmt Services 475 West Town Place #114 St Augustine, FL 32092

United States

Bill

To: Durbin Crossing CDD

Governmental Mgmt Services 475 West Town Place #114 Saint Augustin, FL 32092

Ship Via

Ship Date

6/22/2023 7/22/2023

Due Date Terms

Net 30

Customer ID

P.O. Number

P.O. Date

Our Order No.

5459

6/22/2023

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Lake, Pond & Wetland Application One-Time Service MIDGE CONTROL Durbin Crossing Cdd-Lake-ALL		1	1	1,796.00	1,796.00



[176599]

Durbin Crossing CDD

475 W Town PI Ste 114

Bill loc

PAYMENT ADDRESS:
Turner Past Control LLC • P.O. Box 852503 • Atlanta, Georgie 31192-2503
904-355-5300 • Fax: 904-353-1499 • Toli Free: 860-225-5305 • Jurnerpest.com

Saint Augustine, FL 32092-3649

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

Service Slip/Invoice

INVOICE: DATE: 617379260 6/5/2023

ORDER:

617379260

 $\mathrm{Aro} \mathcal{U}$

Location: [176599]

904-230-2011

Durbin Crossing CDD 730 N Durbin Pkwy

730 N Durbin Pkwy Saint Johns, FL 32259-8217

Work Date Til 6/5/2023 12:4	me Target Pest	Technician	Time In 12:46 PM
Purchase On	der Terms NET 30	Last Service Map C	ode Time Out

S. 10-	Service Description		Price
CPCM	Commercial Pest Control - Monthly Service		\$78.83
		SUBTOTAL	\$78.83
	JUN 15 2023 1	TAX	\$0.00
		AMT. PAID	\$0.00
		TOTAL	\$78.83
			1,100
	Prest Control		
	•	AMOUNT DUE	\$78,83
	1.320.63800.45513		
	,		
	•		
		TECHNICIAN SI	GNATURE
	 	CUSTOMER SIG	SNATURE



[137299]

Durbin Crossing CDD

C/O Vesta Properties

200 Business Park Cir

Bill lo:

PATHENT AUDICES: Turner Pest Control LLC • P.O. Box 852503 • Atlanta, Georgia 31192-2503 904-355-5000 • Fax: 904-353-1499 • Toli Free: 800-225-5305 • turnerpest.com

Saint Augustine, FL 32095-8822

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

Service Slip/Invoice

INVOICE: DATE:

617380108 6/5/2023

ORDER:

617380108

Work

Location: [137299]

904-230-2011

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

Work Date 6/5/2023	Time 12:49 PM	Target Pest MOSQUITO	Technician	Time In 12:49 PM
Purch	ese Order	Terms NET 30	Last Service Map 9 6/5/2023	Code Time Out

Service		Description		Price
CPCMOSULV	Commercial Mosquito Service			\$151.59
		RECEIVER	SUBTOTAL	\$151.59
			TAX	\$0.00
		JUN 15 2023	AMT. PAID	\$0.00
			TOTAL	\$151.59
Pe	st Control		AMOUNT DUE	\$151,59

1.320.53800.45513

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



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 537771	6/1/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2023 Invoice Amount: \$44,166.00

Description	Current Amount
Monthly Landscape Maintenance June 2023	\$44,166.00

JUN 15 2023

Invoice Total

\$44,166.00

Landscape maintenance 1.320.53800.46200



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 545702	6/16/2023
TERMS	PÔ NUMBER
Net 30	

Remit To:

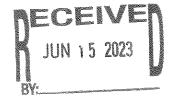
Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 16, 2023 Invoice Amount: \$4,071.37

Sod Install

Sod Installation

\$4,071.37



Invoice Total

\$4,071.37

Randscape Contingency



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

Property Name:

Durbin Crossing CDD

INVOICE

INVOICE#	INVOIGE DATE
JAX 545703	6/16/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 16, 2023
Invoice Amount: \$567.00

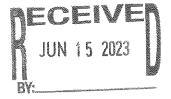
\$2000 00000 E				2011
Des	CONTRACTOR OF		100000	25.00
	Tall d	6618	E at I	1.18
A	Acres III.	100	Acres 1	1914

Reroute mainline at backflow

Irrigation Repairs

Current Amount

\$567.00



Invoice Total

\$567.00

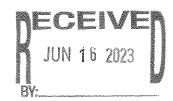
Irrigation Repairs) 1.320.53800.46400

*** CHECK DATES 06/01/2023 - 06/30/2023 *** CAPITAL	TS PAYABLE PREPAID/COMPUTER CHECK REGISTER RESERVE FUND CAPITAL RESERVE FUND	RUN 7/13/23	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SU	VENDOR NAME STATUS UBCLASS	AMOUNT	CHECK AMOUNT #
6/22/23 00019 6/16/23 06162023 202306 600-20700-10000 REIMB INV#501246 YELLOW	*	15,798.00	
	IN CROSSING CDD-GENERAL FUND		15,798.00 000228
6/30/23 00075 4/03/23 25087 202304 600-53800-61000 RPR AND INSTALLED ASPHALT	*	2,900.00	
RPR AND INSTALLED ASPHALT 5/09/23 25163 202305 600-53800-61000 SEALCOATING INSTALLED	*	14,976.00	
	L ASPHALT PRODUCTS INC		17,876.00 000229
	TOTAL FOR BANK B	33,674.00	
	TOTALL FOR BANK B	33,074.00	
	TOTAL FOR REGISTER	33,674.00	

DURB DURBIN CROSS OKUZMUK

Durbin Crossing COMMUNITY DEVELOPMENT DISTRICT

Capital Reserve Fund



Check Request

Date	Date Amount Authorized By			
June 16, 2023	\$15,798.00	Oksana Kuzmuk		
	Payable to:			
]	Durbin Crossing General Fund #19	9		
Deta Cheelr Needed	Budget Category	a•		
Date Check Needed:	Budget Category	f •		
ASAP	036-600-20700-	1000		
	Intended Use of Funds Requested	:		
	Reimburse GF for payment of			
Invoice	#JAX501246 for \$15,798 from Ye	llowstone		

(Attach suppo	rting documentation for request.	.)		



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

Property Name:

Durbin Crossing CDD

INVOICE

INVOICE#	INVOICEDATE
JAX 501246	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: \$15,798.00

Description Current Amount

Irrigation Installation at Ball Field

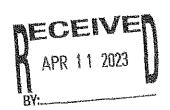
Irrigation Repairs

\$15,798.00

Inigation Repairs 1.320.53800.46400

Invoice Total

\$15,798.00





(904) 296-2020 Regular Invoice

Bill To: VESC01 DURBIN CROSSING CDC 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

Page

1

Invoice No. -

25087

Transaction Date -

04/03/23

	··		Reference		Ter	ms
	S6004J	DURBIN C	ROSSING AMENITY	CENTER	SE NET	30 DAYS
Description	- Carrier - Carr		Quantity	UOM	Unit Price	Amount
REPAIR 145 S. DURB	IN 2" SP9.5 ASPHA	LT	1.000	LS	1,450.000	1,450.0
REPAIR 730 N.DURBI			1.000	LS	1,450.000	1,450.0
DURBIN CROSSING	AMENITY CENTER					
ST. JOHNS, FL						
NSTALLED 4-03-2023	3	1				
				Jage 1985	Show Said Some 12 to the said	
				Marie (27)	The state of the s	All the state of t
					1111 5 H mass	and the state of t
				Vlassoci/8#AL	100 20 2023	
				¥.	100 mg	
				j	the stage of the second	
		j				
		j				
			_			
					Subtotal:	2,900.00
					Retainage	0.00
					Sales Tax	0.00
					1	1
					Discount:	0.00



(904) 296-2020 Regular Invoice

BIII To: VESC01 DURBIN CROSSING CDC 475 WEST TOWN PLACE, SUITE #114 ST. AUGUSTINE, FL 32092

Page

1

Invoice No. - 25163

Transaction Date -

05/09/23

. Due Date	Project Number		Reference		the second secon	rms
//	S6004J	DURBIN CR	DSSING AMENITY	CENTER SE	NET:	30 DAYS
Description			Quantity	UOM	Unit Price	Amount
SEALCOAT APPLICA	TION-145 S. DURB	IN	4,030.000	SY	2.200	8,866.0
SEALCOAT APPLICATION-730 N. DURBIN DURBIN CROSSING SEALCOATING		2,600.000	SY	2.350	6,110.0	
DURBIN PARKWAY		}				
ST. JOHNS, FL INSTALLED 5-08 & 5	-09-2023					
					1511 21 2	
9				a vanara de la companya de la companya de la companya de la companya de la companya de la companya de la compa	A section of the sect	
					Subtotal: Retainage Sales Tax	14,976.00 0.00 0.00
					Discount:	0.00
					Total:	14,976.00

SERVICES AND GOODS ORDER AGREEMENT [ASPHALT SEAL COATING & STRIPING]

Owner: DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT			Seller: DUV		DUVAL ASPHALT PRODUCTS, INC.					
Add	iress:	475	West Town Place, Sui	te 114			Address:		nillips Highway nville, Florida 32256	
			004) 940-5850				Phone:			
							Fax:	***************************************	No	
			"Own	er"					"Seller"	
			enity Center Sealcoat — irkway & 730 North Dur				, 2023			
							Co	ntract #:	Proposal dated February 10, 2023 Quote ID: Q-20260-Q9M3 (Rev. 2)	
			"Proje GOODS OR SERVICE as Exhibit A.		: work m	iore p	articularly	describe	d in the February 10, 2023, Proposal	
	DRAW	INGS A	ATTACHED	YES	No	N/A	IF YES	, DATED		
	Speci	FICATI	ONS ÅTTACHED	YES	No	N/A	IF YES	, DATED		
	SITE I	RULES	ATTACHED	YES	<u>No</u>	N/A	IF YES	, Titled A	S	
	SCHE	DULE		DELIVER	Y DUE BY	:N/A				
TER	M (chec	k one	of the following):	<u> </u>						
□ Si	ingl e Pu	ırchase	and Installation of Goo		•		Delivery Da mitted to Sell		as determined by Owner in its sole ig.	
☑ Single Project – Asphalt Repair Commencement I Completion Date:				nent D Date:	ate:					
PRIC	CE (che	ck one	of the following):							
	☑ Fixe	d Price	<u>e</u>			Price	e: \$17,876.00	2		
			Materials				o Exceed Pri	•		
	— Tir	ne and	Materials (Quote Attac	ched)		Not '	Fo Exceed Pi	rice: \$		
Con	nmerci	ial Ge	neral Liability Insu	rance ea	ch occurr	ence (ombined s	ingle limi	t: \$1,000,000	

IN WITNESS HERBOF, the parties have executed this Services and Goods Order Agreement ("Order") effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order and agrees to perform the services or deliver the goods as described herein and will comply fully with the terms and conditions hereof.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT	DUVAL ASPHALT PRODUCTS, INC.			
Owner	Seller			
By. A.C.	By: Jason Well			
Name:	Name: Jason Webb			
Title:	Title: Project Manager			
Date Executed:	Date Executed: 3/7/23			

Duval Asphalt Exhibit "A" is hereby incorporated into this contract I'w

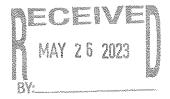
Hope Brands LLC

DBA Tea With Marie

1830 Sevilla Blvd Suite 208 Atlantic Beach FL 32233 May 14th 2023

TO:

Durbin Crossing



	DESCRIPTION	UNIT PRICE	TOTAL
41	Afternoon tea	19.00	779.00
41	China rentals, cup and saucer spoon and plate	2.50	102.50
	Subtotal		881.50
	Florida sales tax @ 7%		0
	Total due		881.50

Make checks payable to Hope Brands LLC

THANK YOU FOR YOUR BUSINESS



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

Bill To

Attn: Office

Invoice

Ship To

Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

Date

6/1/2023

Invoice #

131295614880

Terms	Net 20
Due Date	6/21/2023
PO#	

Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092 Item ID Description Qty Units **Amount** WM-CHEM-FLAT 954,25 Water Management Flat Billing Rate 1 ea 110 Duéfe 107

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

> > \$954.25

 $(x)\in C^{1}(Y,A)$

ាស៊ីណាក្រើម៉ាក់ ពី នៅ

Remittance Slip

Customer 13DUR100 Invoice # 131295614880 **Amount Due**

Amount Paid

Make Checks Payable To Poolsure

PO Box 55372 Houston, TX 77255-5372





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

Invoice

Date

6/1/2023

Invoice #

131295614881

Terms	Net 20
Due Date	6/21/2023
PO#	

Bill To	
Durbin Crossing South 475 West Town Place, Suite 114 St. Augustine FL 32092	Durbin Crossing South Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate		ea	1,815.32
	MAY 24 2023 The same of the s			

Subtotal 1,815.32
Shipping Cost (FEDEX GROUND) 0.00
Total 1,815.32
Amount Due \$1,815.32

Remittance Slip

Customer 13DUR200 Invoice # 131295614881 Amount Due

\$1,815.32

Amount Paid

Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372





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

Invoice

Invoice # Date 410308 06/01/2023

Terms

Net 30

Due Date

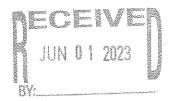
07/01/2023

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	(Olfgrilly	lane	/411010101111s
General Manager 1-320-53800-45502		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
Mobilé App 1-320-53800- 42518 - 45 2 1 0	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



Durbin Crossing Community Development District



Approved Budget Fiscal Year 2024



Durbin CrossingCommunity Development District

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Budget	Page 17

General Fund Budget FY 2024

	Adopted FY 2023		ctual YTD Thru		Projected		Projected	Approved FY 2024
	Budget	- !	5/31/23	Ne	xt 4 Months	Th	ru 9/30/23	Budget
Revenues								
Assessments	\$ 2,261,999	\$	2,259,134	\$	2,865	\$	2,261,999	\$ 2,702,614
Interest Income	\$ 100	\$	6,830	\$	1,500	\$	8,330	\$ 5,000
Misc Income	\$ 47,000	\$	18,408	\$	6,000	\$	24,408	\$ 30,000
Total Revenues	\$ 2,309,099	\$	2,284,371	\$	10,365	\$	2,294,737	\$ 2,737,614
Expenditures								
Administrative								
Supervisor Fees	\$ 11,000	\$	8,200	\$	3,000	\$	11,200	\$ 11,000
FICA Expense	\$ 842	\$	627	\$	230	\$	857	\$ 842
Assessment Roll Administration (GMS)	\$ 5,000	\$	5,000	\$	=	\$	5,000	\$ 5,300
Engineering Fees (ETM)	\$ 13,000	\$	7,662	\$	5,338	\$	13,000	\$ 13,000
Dissemination Fees (GMS and Disclosure Services)	\$ 7,200	\$	4,750	\$	1,700	\$	6,450	\$ 7,632
Attorney Fees (Kutak Rock)	\$ 50,000	\$	42,994	\$	7,006	\$	50,000	\$ 50,000
Annual Audit (Berger, Toombs, Elam)	\$ 4,200	\$	-	\$	4,200	\$	4,200	\$ 4,200
Trustee Fees (US Bank)	\$ 10,800	\$	10,755	\$	-	\$	10,755	\$ 10,800
Arbitrage (Grau)	\$ 1,200	\$	1,200	\$	-	\$	1,200	\$ 1,200
Impact Fee Administration (GMS)	\$ 15,000	\$	11,250	\$	3,750	\$	15,000	\$ 15,900
Management Fees (GMS)	\$ 51,324	\$	38,493	\$	12,831	\$	51,324	\$ 54,403
Information Technology	\$ 1,500	\$	1,125	\$	375	\$	1,500	\$ 1,590
Website Maintenance	\$ 1,000	\$	750	\$	250	\$	1,000	\$ 1,060
Telephone	\$ 800	\$	389	\$	250	\$	639	\$ 800
Postage	\$ 2,500	\$	793	\$	1,707	\$	2,500	\$ 2,500
Printing & Binding	\$ 2,150	\$	359	\$	1,791	\$	2,150	\$ 2,150
Insurance (FIA)	\$ 9,432	\$	7,810	\$	-	\$	7,810	\$ 8,592
Legal Advertising	\$ 2,000	\$	-	\$	2,000	\$	2,000	\$ 2,000
Other Current Charges	\$ 1,000	\$	30	\$	970	\$	1,000	\$ 1,000
Office Supplies	\$ 150	\$	23	\$	127	\$	150	\$ 150
Dues, Licenses & Subscriptions (DCA)	\$ 175	\$	175	\$	-	\$	175	\$ 175
Administrative Expenses	\$ 190,273	\$	142,385	\$	45,525	\$	187,910	\$ 194,294
Amenity Center								
Insurance (FIA)	\$ 35,082	\$	27,829	\$	-	\$	27,829	\$ 41,544
Repairs & Replacements	\$ 80,000	\$	88,371	\$	-	\$	88,371	\$ 80,000
Recreational Passes	\$ 2,000	\$	2,920	\$	-	\$	2,920	\$ 2,000
Office Supplies	\$ 7,500	\$	3,173	\$	1,500	\$	4,673	\$ 7,500
Permit Fees (Dept of Health/ASCAP/BMI/SEASAC) Utilities	\$ 3,700	\$	4,231	\$	-	\$	4,231	\$ 3,700
Water & Sewer (JEA)	\$ 42,000	\$	23,691	\$	14,309	\$	38,000	\$ 42,000
Electric (JEA)	\$ 36,000	\$	25,594	\$	10,406	\$	36,000	\$ 40,000
Cable/Phone/Internet	\$ 22,000	\$	14,977		5,023	\$	20,000	\$ 21,000
Security System (Atlantic)	\$ 1,670	\$	601	\$	1,069	\$	1,670	\$ 1,670
Amenity Center Management Contracts								
Managerial (VESTA)	\$ 241,582	\$	181,185	\$	60,397	\$	241,582	\$ 253,658
South Staffing (VESTA)	\$ 241,133	\$	181,240	\$	59,893	\$	241,133	\$ 253,382
North Staffing (VESTA)	\$ -	\$	-	\$	-	\$	-	\$ 114,212
Lifeguards (VESTA)	\$ 82,771	\$	48,181	\$	34,590	\$	82,771	\$ 89,442
Mobile App/Website (VESTA)	\$ 2,750	\$	2,063	\$	687	\$	2,750	\$ 3,500
Continued Amenity Center Management Contracts								
Refuse Service (Waste Management)	\$ 7,000	\$	5,945	\$	1,055	\$	7,000	\$ 7,400
Pool Chemicals (Poolsure)	\$ 29,000	\$	24,219	\$	7,884	\$	32,103	\$ 34,000
Special Events	\$ 30,000	\$	22,968	\$	7,032	\$	30,000	\$ 30,000
Holiday Décor	\$ 15,000	\$	18,111	\$	-	\$	18,111	\$ 16,540
		-						

General Fund Budget FY 2024

	Adopted FY 2023		A	Actual YTD F		Projected	Projected		Approved FY 2024	
		Budget	!	5/31/23	Ne	xt 4 Months	Th	ru 9/30/23		Budget
Deat Control (Turn or Deat Control)	¢	8,000	\$	4,601	¢	2,399	\$	7,000	\$	8,000
Pest Control (Turner Pest Control)	Þ	8,500	\$	6,423	\$ \$	2,399	\$ \$	8,500	\$	8,500
Pressure Washing	Þ	,		,	7	,		•		,
Fitness Equip Maintenance	\$	8,500	\$	5,340	\$	3,160	\$	8,500	\$	8,500
Amenity Center Expenses	\$	904,188	\$	691,664	\$	211,481	\$	903,145	\$	1,066,548
<u>Grounds Maintenance</u>										
Electric (JEA)	\$	5,708	\$	4,469	\$	1,239	\$	5,708	\$	5,708
Water & ReUse (JEA)	\$	355,000	\$	158,214	\$	134,107	\$	292,320	\$	355,000
Streetlighting (JEA)	\$	71,000	\$	58,705	\$	16,295	\$	75,000	\$	80,572
Lake Maintenance (Solitude Lake Management)	\$	60,500	\$	47,776	\$	4,224	\$	52,000	\$	54,000
Landscape Maintenance (Yellowstone)	\$	529,992	\$	397,494	\$	132,498	\$	529,992	\$	545,891
Landscape Contingency	\$	60,000	\$	97,526	\$	-	\$	97,526	\$	72,500
Mulch	\$	60,000	\$	66,070	\$	-	\$	66,070	\$	65,000
Sod Replacement	\$	-	\$	-	\$	-	\$	-	\$	180,000
Fuel	\$	1,100	\$	794	\$	306	\$	1,100	\$	1,100
Irrigation Repairs	\$	15,000	\$	17,749	\$	-	\$	17,749	\$	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	\$	905,434	\$	288,669	\$	1,194,103	\$	1,476,771
TOTAL EXPENDITURES	\$	2,309,099	\$	1,739,483	\$	545,675	\$	2,285,158	\$	2,737,614
EXCESS REVENUES / (EXPENDITURES)	\$	-	\$	544,888	\$	(535,310)	\$	9,578	\$	-

Assessment Allocation Chart

					Net O&M Per	FY 2023 Gross Annual Asmnt Per	FY 2024 Gross Annual Asmnt Per	FY 2024 Gross Annual Per Unit	Increase	FY 2024 Gross
Land Use	#Units	ERU Factor	Total ERUs	Net O&M	Unit	Unit	Unit	Increase	Precentage	Assessments
80'	339	1.53	519.63	\$548,538	\$1,618.11	\$1,434.53	\$1,713.96	\$279.43	19.48%	\$583,535
70'	319	1.35	431.13	\$455,117	\$1,426.70	\$1,264.84	\$1,511.22	\$246.38	19.48%	\$484,154
63'	482	1.19	572.94	\$604,818	\$1,254.81	\$1,112.45	\$1,329.14	\$216.69	19.48%	\$643,406
53'	468	1.00	468.00	\$494,037	\$1,055.63	\$935.87	\$1,118.17	\$182.30	19.48%	\$525,556
43'	206	0.85	175.10	\$184,841	\$897.29	\$795.49	\$950.44	\$154.95	19.48%	\$196,634
Town Homes	510	0.63	321.30	\$339,175	\$665.05	\$589.60	\$704.45	\$114.85	19.48%	\$360,815
Total Residential Units	2,324									
Commercial/Retail/Office	144,153	1.00	72.08	\$76,086	\$514.21	\$0.44	\$0.47	\$0.03	5.68%	\$80,941
TOTALS _	146,477	- -	2,560.18	\$2,702,614						
Total - Gross Assessment										\$2,875,040
Less: Discounts and Collections (6%)										(\$172,427)
Total Net Assessment										\$2,702,614

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.

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>	M	Monthly Annu		<u>nnual</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.

<u>Arbitrage</u>

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.

Community Development District

GENERAL FUND BUDGET FY 2024

<u>Information Technology</u>

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.

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:

Account Number	<u>Description</u>	<u>M</u>	Monthly		<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

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:

Account Number	Description	<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.

Account Number	Description	<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.

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

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 inceptions of District fitness equipment.

Grounds Maintenance:

Electric

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

Account Number	<u>Description</u>	Mo	nthly	A	nnual
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	\$	90
22580514	20 Orchid Way Apt IR01	\$	10	\$	120
99911094	2401 St Johns PY APT SG01	\$	17	\$	20
13727885	28 Heron Landing Rd Apt SG01	\$	11	\$	12
89866912	291 Durbin PY N	\$	12	\$	14
99911053	399 Longleaf Pine PY	\$	13	\$	15
89863016	501 Saddlestone Dr	\$	18	\$	21
22969723	590 N Durbin Pkwy	\$	18	\$	21
89863705	694 N Durbin Pkwy	\$	18	\$	21
79442208	857 Durbin Py N Apt SG01	\$	15	\$	18
89315721	861 Durbin PPY N Apt SG01	\$	11	\$	13
14892379	910 Durbin PY N Apt SG01	\$	14	\$	16
79447186	94 Staplehurst Dr Apt IR01	\$	15	\$	18
79447185	95 Woodcross Dr Apt IR01	\$	12	\$	14
22840515	96 Cresthaven Pl	\$	15	\$	18
99912413	987 Durbin PY N	\$	12	\$	14
89865800	997 Lauriston Dr	\$	15	\$	18
	Contingency	\$	85	\$	1,02
	Total Common Area Electric	\$	476	\$	5,70

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.

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

Community Development District GENERAL FUND BUDGET

FY 2024

Account Number	<u>Description</u>	M	<u>lonthly</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.

Account Number	<u>Description</u>	M	<u>onthly</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

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.

Contractor	1	<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.

Community Development District

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

\$598,203

FY	2023 Budget	Thr	u 5/31/23	Nex	rt 4 Months	Th	0 100 100		
				Next 4 Months		Thru 9/30/23		FY 2024 Budget	
\$	740,408	\$	760,376	\$	-	\$	760,376	\$	776,638
\$	3,072,162	\$	3,058,812	\$	-	\$	3,054,876	\$	3,054,876
\$	200	\$	59,723	\$	10,000	\$	69,723	\$	5,000
\$	3,812,770	\$:	3,878,911	\$	10,000	\$	3,884,975	\$	3,836,514
\$	555,756	\$	555,756	\$	-	\$	555,756	\$	535,347
\$	555,756	\$	555,756	\$	-	\$	555,756	\$	535,347
\$	1,555,000	\$	1,555,000	\$	-	\$	1,555,000	\$	1,595,000
\$	99,881	\$	95,913	\$	-	\$	95,913	\$	88,850
\$	99,881	\$	95,913	\$	-	\$	95,913	\$	88,850
\$	155,000	\$	155,000	\$	-	\$	155,000	\$	155,000
\$	-	\$	95,000	\$	-	\$	95,000	\$	-
\$	3,021,275	\$:	3,108,338	\$	-	\$	3,108,338	\$	2,998,394
\$	791,495	\$	770,573	\$	10,000	\$	776,638	\$	838,120
	\$ \$ \$ \$ \$ \$ \$	\$ 3,072,162 \$ 200 \$ 3,812,770 \$ 555,756 \$ 555,756 \$ 1,555,000 \$ 99,881 \$ 99,881 \$ 155,000 \$ - \$ 3,021,275	\$ 3,072,162 \$ 200 \$ \$ 200 \$ \$ \$ 3,812,770 \$ \$ 3,812,770 \$ \$ 3 \$ 3,812,770 \$ \$ 3,812,770 \$ \$ 3,021,275 \$ \$ 3,021,275 \$ \$ 3,021,275 \$ \$ 3,021,275 \$ \$ 3,021,275	\$ 3,072,162 \$ 3,058,812 \$ 200 \$ 59,723 \$ 3,812,770 \$ 3,878,911 \$ 555,756 \$ 555,756 \$ 555,756 \$ 555,756 \$ 1,555,000 \$ 1,555,000 \$ 99,881 \$ 95,913 \$ 99,881 \$ 95,913 \$ 155,000 \$ 155,000 \$ - \$ 95,000 \$ 3,021,275 \$ 3,108,338	\$ 3,072,162 \$ 3,058,812 \$ 200 \$ 59,723 \$ \$ \$ 3,812,770 \$ 3,878,911 \$ \$ \$ 555,756 \$ 555,756 \$ 555,756 \$ 1,555,000 \$ 1,555,000 \$ \$ 99,881 \$ 95,913 \$ 99,881 \$ 95,913 \$ 155,000 \$ 155,000 \$ \$ 1,555,000 \$	\$ 3,072,162 \$ 3,058,812 \$ - \$ 200 \$ 59,723 \$ 10,000 \$ 3,812,770 \$ 3,878,911 \$ 10,000 \$ 555,756 \$ 555,756 \$ - \$ 555,756 \$ 555,756 \$ - \$ 1,555,000 \$ 1,555,000 \$ - \$ 99,881 \$ 95,913 \$ - \$ 99,881 \$ 95,913 \$ - \$ 155,000 \$ 155,000 \$ - \$ 155,000 \$ - \$ 3,021,275 \$ 3,108,338 \$ -	\$ 3,072,162 \$ 3,058,812 \$ - \$ \$ 200 \$ 59,723 \$ 10,000 \$ \$ \$ 3,812,770 \$ 3,878,911 \$ 10,000 \$ \$ \$ \$ 3,812,770 \$ 3,878,911 \$ 10,000 \$ \$ \$ 555,756 \$ 555,756 \$ - \$ \$ 555,756 \$ 555,756 \$ - \$ \$ 1,555,000 \$ 1,555,000 \$ - \$ \$ \$ 99,881 \$ 95,913 \$ - \$ \$ 99,881 \$ 95,913 \$ - \$ \$ 155,000 \$ 155,000 \$ - \$ \$ \$ 155,000 \$ - \$ \$ \$ \$ 95,000 \$ - \$ \$ \$ \$ \$ 95,000 \$ - \$ \$ \$ \$ \$ \$ \$ 95,000 \$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 3,072,162 \$ 3,058,812 \$ - \$ 3,054,876 \$ 200 \$ 59,723 \$ 10,000 \$ 69,723 \$ 3,812,770 \$ 3,878,911 \$ 10,000 \$ 3,884,975 \$ 555,756 \$ - \$ 555,756 \$ 555,756 \$ - \$ 555,756 \$ 1,555,000 \$ 1,555,000 \$ - \$ 1,555,000 \$ - \$ 1,555,000 \$ - \$ 95,913 \$ - \$ 95,913 \$ 155,000 \$ 155,000 \$ - \$ 155,000 \$ - \$ 155,000 \$ - \$ 95	\$ 3,072,162 \$ 3,058,812 \$ - \$ 3,054,876 \$ \$ 200 \$ 59,723 \$ 10,000 \$ 69,723 \$ \$ \$ 3,812,770 \$ 3,878,911 \$ 10,000 \$ 3,884,975 \$ \$ \$ 555,756 \$ 555,756 \$ - \$ 555,756 \$ \$ 1,555,000 \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 155,000 \$ - \$ 155,000 \$ \$ 155,000 \$ - \$ 155,000 \$ \$ - \$ 95,913 \$ \$ 155,000 \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ - \$ 1,555,000 \$ \$ 1,555,000 \$ \$ 1,555,000 \$ 1

Total

Amortization Schedule Series 2017A-1, Special Assessment Refunding Bonds

Durbin Crossing Community Development District

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

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

Community Development District

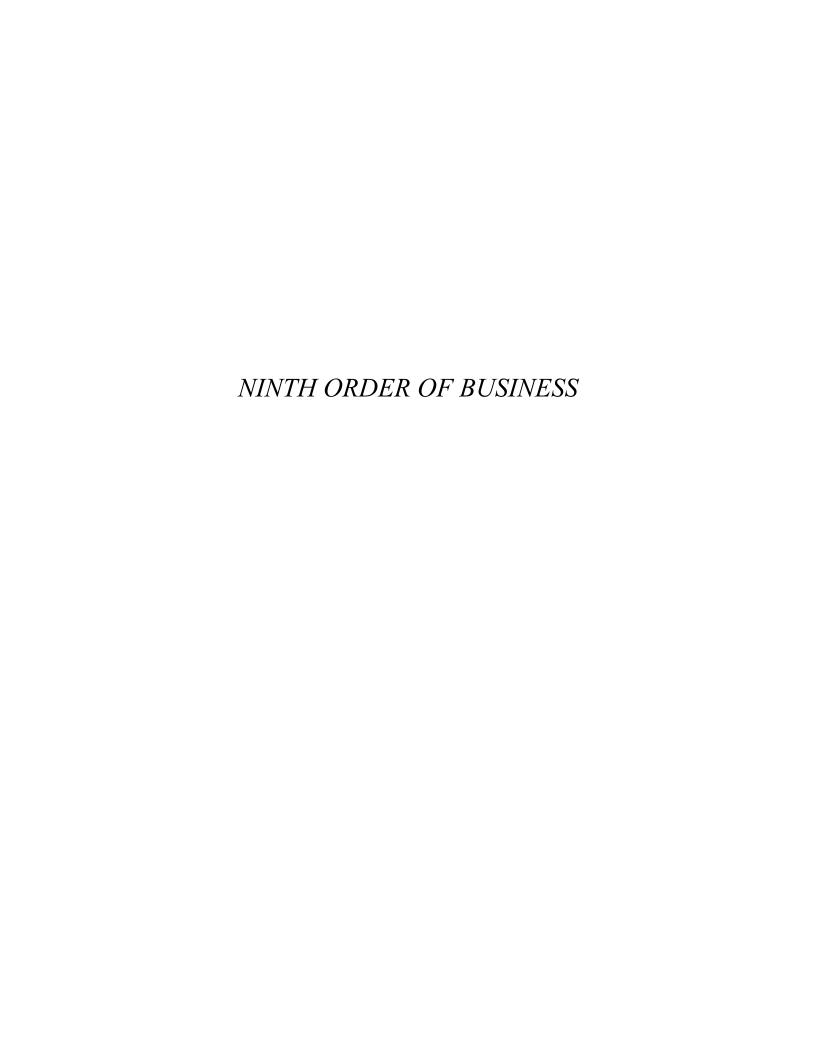
Capital Reserve Fund

		Adopted	A	Actual YTD	F	Projected]	Projected		Approved
Description	FY 2023 Budget		Thru 5/31/23		Next 4 Months		Thru 9/30/23		FY 2024 Budget	
Revenues										
Capital Reserve Transfer In	\$	54,638	\$	54,638	\$	-	\$	54,638	\$	100,000
Miscellaneous Revenue/Interest Income	\$	10,000	\$	28,477	\$	5,000	\$	33,477	\$	10,000
Impact Fees	\$	-	\$	8,467	\$	-	\$	8,467	\$	-
Carry Forward Surplus	\$	1,399,322	\$	1,531,757	\$	-	\$	1,531,757	\$	1,228,966
Total Revenues	\$	1,463,960	\$	1,623,340	\$	5,000	\$	1,628,340	\$	1,338,966
Expenditures										
Capital Outlay	\$	150,000	\$	205,412	\$	50,000	\$	255,412	\$	300,000
Repair and Replacement	\$	100,000	\$	112,961	\$	31,000	\$	143,961	\$	100,000
Total Expenditures	\$	250,000	\$	318,373	\$	81,000	\$	399,373	\$	400,000
EXCESS REVENUES / (EXPENDITURES)	\$	1,213,960	\$	1,304,966	\$	(76,000)	\$	1,228,966	\$	938,966

Reserve Study* Update 2023 through 2051

Description	 FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$ 1,531,757	\$ 1,304,966	\$ 1,014,966	\$ 1,148,852	\$ 1,367,229
Contributions	\$ 54,638	\$ 100,000	\$ 283,434	\$ 291,937	\$ 300,695
Interest Income	\$ 28,477	\$ 10,000	\$ 24,333	\$ 32,075	\$ 37,356
Impact Fees	\$ 8,467	\$ -	\$ -	\$ -	\$ -
Expenditures	\$ (318,373)	\$ (400,000)	\$ (173,881)	\$ (105,635)	\$ (297,799)
Ending Balance	\$ 1,304,966	\$ 1,014,966	\$ 1,148,852	\$ 1,367,229	\$ 1,407,481
Projected Per Budget	\$ 1,228,966	\$ 938,966	N/A	N/A	N/A
Variance	\$ (76,000)	\$ (76,000)	N/A	N/A	N/A

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



ANNUAL FINANCIAL REPORT

September 30, 2022

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2022

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Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors Durbin Crossing Community Development District St. Johns County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Durbin Crossing Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Durbin Crossing Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors

Durbin Crossing Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether
 due to fraud or error, and design and perform audit procedures responsive to those risks.
 Such procedures include examining on a test basis, evidence regarding the amounts and
 disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances, but not for the purpose of
 expressing an opinion on the effectiveness of the District's internal control. Accordingly,
 no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors

Durbin Crossing Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 30, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Durbin Crossing Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

June 30, 2023

Management's discussion and analysis of Durbin Crossing Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2022. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) Government-wide financial statements, 2) Fund financial statements, and 3) Notes to financial statements. The Government-wide financial statements present an overall picture of the District's financial position and results of operations. The Fund financial statements present financial information for the District's major funds. The Notes to financial statements provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The Government-wide financial statements are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a balance sheet and a statement of revenues, expenditures and changes in fund balances for all governmental funds. A statement of revenues, expenditures, and changes in fund balances – budget and actual is provided for the District's General Fund. Fund financial statements provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statements and the fund financial statements provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The fund financial statements provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the fund financial statements to the government-wide financial statements, a reconciliation is provided from the fund financial statements to the government-wide financial statements.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ♦ The District's total assets were exceeded by total liabilities by \$(23,089,577) (net position). Unrestricted net position for governmental activities was \$(19,024,428). Net investment in capital assets was \$(5,828,632). Governmental activities restricted net position was \$1,763,483.
- ♦ Governmental activities revenues totaled \$5,344,690 while governmental activities expenses totaled \$3,932,499.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities						
	2022	2021					
Current assets	\$ 596,414	\$ 674,049					
Restricted assets	3,587,504	3,756,937					
Capital assets	6,483,130	6,943,897					
Total Assets	10,667,048	11,374,883					
Current liabilities	2,300,809	2,435,662					
Non-current liabilities	31,455,816_	33,440,989					
Total Liabilities	33,756,625	35,876,651					
Net Position							
Net investment in capital assets	(5,828,632)	(5,367,865)					
Restricted	1,763,483	1,908,333					
Unrestricted	(19,024,428)	(21,042,236)					
Total Net Position	\$ (23,089,577)	\$ (24,501,768)					

The decrease in current assets and current liabilities is related to the decrease in accounts payable in the current year.

The decrease in capital assets is the result of current year depreciation.

The decrease in non-current liabilities is due to the principal payments on the bonds in the current year.

The increase in net position is related to current year revenues in excess of current year expenses.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

Change in Net Position

	2022	2021
Program Revenues	 	
Charges for services	\$ 5,215,146	\$ 5,298,782
Operating grants and contributions	84,859	70,863
General Revenues		
Investment earnings	12,612	1,936
Miscellaneous	 32,073	 11,896
Total Revenues	 5,344,690	 5,383,477
Expenses		
General government	213,343	163,873
Physical environment	1,297,741	1,374,219
Culture/recreation	1,068,468	1,015,819
Interest and other charges	 1,352,947	1,401,202
Total Expenses	 3,932,499	 3,955,113
Change in Net Position	1,412,191	1,428,364
Net Position - Beginning of Year	 (24,501,768)	 (25,930,132)
Net Position - End of Year	\$ (23,089,577)	\$ (24,501,768)

The decrease in charges for services is the result of the prepayments received in the prior year.

The increase in general government is related to the increase in legal fees in the current year.

The decrease in physical environment is related to decreased landscape maintenance costs in the current year.

The increase in culture/recreation was related to the increase in amenity manager and pool attendants expenses in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

	Governmental Activities				
Description		2022		2021	
Buildings	\$	6,741,826	\$	6,741,826	
Improvements other than buildings		5,509,669		5,509,669	
Equipment		60,267		60,267	
Accumulated depreciation		(5,828,632)		(5,367,865)	
Total Capital Assets (Net)	\$	6,483,130	\$	6,943,897	

The activity for the year consisted of \$460,767 in depreciation.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures because reserve and reclaimed water expenditures were less than anticipated.

The September 30, 2022 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

♦ In February 2017, the District issued \$37,825,000 Series 2017A-1 Senior Special Assessment Refunding Bonds and \$4,580,000 2017A-2 Subordinate Special Assessment Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2005A Special Assessment Bonds. The balance outstanding of the Series 2017A-1 and Series 2017A-2 Bonds at September 30, 2022 was \$30,010,000 and \$3,440,000, respectivley.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Durbin Crossing Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Durbin Crossing Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Durbin Crossing Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Durbin Crossing Community Development District STATEMENT OF NET POSITION September 30, 2022

	Governmental Activities	
ASSETS		
Current Assets		
Cash	\$ 323,908	
Investments	190,009	
Prepaid expenses	5,000	
Deposits	200	
Due from other	1,091	
Assessments receivable	76,206	
Total Current Assets	596,414	
Non-current Assets		
Restricted assets		
Investments	3,587,504	
Capital assets	, ,	
Assets being depreciated		
Buildings	6,741,826	
Improvements other than buildings	5,509,669	
Equipment	60,267	
Less: accumulated depreciation	(5,828,632)	
Total Non-current Assets	10,070,634	
Total Assets	10,667,048	
LIABILITIES		
Current Liabilities		
Accounts payable and accrued expenses	47,752	
Accrued interest	543,057	
Bonds payable - current portion	1,710,000	
Total Current Liabilities	2,300,809	
Non-current liabilities		
Bonds payable, net	31,455,816	
Total Liabilities	33,756,625	
NET POSITION		
Net investment in capital assets	(5,828,632)	
Restricted for debt service	231,727	
Restricted for capital projects	1,531,756	
Unrestricted	(19,024,428)	
Total Net Position	\$ (23,089,577)	
	Ψ (20,000,011)	

Durbin Crossing Community Development District STATEMENT OF ACTIVITIES For the Year Ended September 30, 2022

		Program Revenues			Rev	t (Expense) venues and hanges in et Position
Functions/Programs	Expenses	Charges for Services	Gr	perating ants and tributions		vernmental Activities
Governmental Activities General government Physical environment Culture/recreation Interest and other charges Total Governmental Activities	\$ (213,343) (1,297,741) (1,068,468) (1,352,947) \$ (3,932,499)	\$ 225,196 1,072,287 826,953 3,090,710 \$ 5,215,146	\$	84,859 - 84,859	\$ 	11,853 (225,454) (156,656) 1,737,763 1,367,506
General revenues: Investment earnings Miscellaneous revenues Total General Revenues				_	12,612 32,073 44,685	
	Change in Net Position				1,412,191	
	Net Position - Oc Net Position - Se	•)			24,501,768) 23,089,577)

Durbin Crossing Community Development District BALANCE SHEET GOVERNMENTAL FUNDS September 30, 2022

				Total
		Debt	Capital	Governmental
ASSETS	General	Service	Projects	Funds
Cash	\$ 155,988	\$ -	\$ 167,920	\$ 323,908
Investments, at fair value	190,009	-	-	190,009
Assessments receivable	22,837	53,369	-	76,206
Prepaid items	5,000	-	-	5,000
Deposits	200	-	-	200
Due from other	1,091	-	-	1,091
Restricted assets				
Investments, at fair value	-	2,223,668	1,363,836	3,587,504
Total Assets	\$ 375,125	\$ 2,277,037	\$1,531,756	\$ 4,183,918
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 47,752	\$ -	\$ -	\$ 47,752
FUND BALANCES				
Nonspendable				
Prepaid items/deposits	5,200	-	-	5,200
Restricted				
Debt service	-	2,277,037	-	2,277,037
Capital projects	-	-	1,531,756	1,531,756
Unassigned	322,173			322,173
Total Fund Balances	327,373	2,277,037	1,531,756	4,136,166
Total Liabilities and Fund Balances	\$ 375,125	\$ 2,277,037	\$1,531,756	\$ 4,183,918

Durbin Crossing Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES September 30, 2022

Total Governmental Fund Balances

\$ 4,136,166

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets being depreciated, buildings, \$6,741,826, improvements other than buildings, \$5,509,669, and equipment, \$60,267, net of accumulated depreciation, \$(5,828,632), used in governmental activities are not current financial resources and are not reported at the fund level.

6,483,130

Long-term liabilities, such as bonds payable, \$(33,450,000), net of bond discounts, net, \$284,184, are not due and payable in the current period, and therefore, are not reported at the fund level.

(33,165,816)

Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the funds statement level.

(543,057)

Net Position of Governmental Activities

\$ (23,089,577)

Durbin Crossing Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS

For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 2,113,644	\$ 3,090,710	\$ -	\$ 5,204,354
Impact fees	-	-	84,859	84,859
Charges for services	10,792	-	-	10,792
Miscellaneous	32,073	-	-	32,073
Investment earnings	154	1,603	10,855	12,612
Total Revenues	2,156,663	3,092,313	95,714	5,344,690
Expenditures				
Current				
General government	213,343	-	-	213,343
Physical environment	1,015,848	-	106,167	1,122,015
Culture/recreation	783,427	-	-	783,427
Debt service		4.075.000		4.075.000
Principal	-	1,975,000	-	1,975,000
Interest	- 0.040.040	1,357,394	400.407	1,357,394
Total Expenditures	2,012,618	3,332,394	106,167	5,451,179
Revenues over/(under) expenditures	144,045	(240,081)	(10,453)	(106,489)
Other Financing Sources/(Uses)				
Transfers in	-	-	78,200	78,200
Transfers out	(78,200)			(78,200)
Total Other Financing Sources/(Uses)	(78,200)		78,200	
Net change in fund balances	65,845	(240,081)	67,747	(106,489)
Fund Balances - October 1, 2021	261,528	2,517,118	1,464,009	4,242,655
Fund Balances - September 30, 2022	\$ 327,373	\$ 2,277,037	\$ 1,531,756	\$ 4,136,166

Durbin Crossing Community Development District RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ (106,489)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of	
depreciation in the current period.	(460,767)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	1,975,000
At the fund level bond discounts are reported as expenditures. However, at the government-wide level, the cost is amotized as interest expense.	(19,827)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is	
the net amount between the prior year and the current year accruals.	 24,274
Change in Net Position of Governmental Activities	\$ 1,412,191

Durbin Crossing Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL GENERAL FUND

For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Special assessments	\$ 2,099,514	\$ 2,099,514	\$ 2,113,644	\$ 14,130
Charges for services	-	-	10,792	10,792
Miscellaneous	20,000	20,000	32,073	12,073
Investment earnings	30	30	154	124
Total Revenues	2,119,544	2,119,544	2,156,663	37,119
Expenditures				
Current				
General government	184,701	184,701	213,343	(28,642)
Physical environment	1,060,980	1,060,980	1,015,848	45,132
Culture/recreation	793,863	793,863	783,427	10,436
Total Expenditures	2,039,544	2,039,544	2,012,618	26,926
Revenues over/(under) expenditures	80,000	80,000	144,045	(64,045)
Other Financing Sources/(Uses)				
Transfers out	(80,000)	(80,000)	(78,200)	1,800
Net change in fund balances	-	-	65,845	65,845
Fund Balances - October 1, 2021			261,528	261,528
Fund Balances - September 30, 2022	\$ -	\$ -	\$ 327,373	\$ 327,373

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Durbin Crossing Community Development District (the District) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on November 5, 2003 by Rule 42MM-1 by the Florida Land and Water Adjudicatory Commission, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who is elected by the qualified electors within the District for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Durbin Crossing Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as another financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

<u>Debt Service Fund</u> – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

<u>Capital Projects Fund</u> – The Capital Project Fund accounts for construction of infrastructure improvements within the boundaries of the District, which are funded by bond proceeds. A lien is placed on all benefited land in relationship to the debt outstanding.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

- 1. Direct obligations of the United States Treasury;
- 2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
- 3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
- 4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported as "internal balances".

c. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

d. Capital Assets

Capital assets, which include buildings, improvements other than buildings and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

d. Capital Assets (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings 30 years Improvements other than buildings 10-30 years Equipment 5-7 years

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

f. Bond Discounts

Bond discounts are amortized over the life of the bonds.

NOTE B - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, \$4,136,166, differs from "net position" of governmental activities, \$(23,089,577), reported in the statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated on the next page.

NOTE B - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Capital related items

When capital assets (building improvements and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings	\$ 6,741,826
Improvements other than buildings	5,509,669
Equipment	60,267
Accumulated depreciation	(5,828,632)
Total	\$ 6,483,130

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ (33,450,000)
Bond discount	284,184
Total	<u>\$ (33,165,816)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable \$ (543,057)

NOTE B - RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$(106,489), differs from the "change in net position" for governmental activities, \$1,412,191, reported in the statement of activities. The differences arise primarily from the long-term economic focus of the statement of activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decreased by the amount of financial resources expended, whereas net position decreased by the amount of depreciation charged for the year.

Depreciation \$ (460,767)

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments \$ 1,975,000

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable \$ 24,274

Bond discount amortization \$ (19.827)

NOTE C - CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$401,080 and carrying value was \$323,908. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Treasury Obligation Fund	9 days*	\$ 84,308
Florida PRIME	21 days*	1,279,528
US Bank Money Market Fund	N/A	2,413,677
Total Investments		\$3,777,513

^{*} Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Treasury Obligation Fund and US Bank Money Market Fund are Level 1 assets.

NOTE C - CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in government obligations, money market funds and the Florida PRIME investment pool are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. Florida PRIME is an authorized investment under Section 218.415, Florida Statutes. District had monies invested with Florida PRIME, at September 30, 2022. This investment met the requirements of a "2-7a like pool" as defined in Government Accounting Standards Board, Statement 31.As of September 30, 2022, the District's investment in Florida PRIME and the First American Treasury Obligation Fund were rated AAAm by Standard & Poor's. The District's investment in U.S. Bank Money Market Fund was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investment in First American Treasury Obligation Fund represents 2% of the District's total investments. The investment in Florida PRIME represents 34% of the District's total investments. The investment in US Bank Money Market Fund represents 64% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D - CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

		Balance					0	Balance
	(October 1,					Se	ptember, 30
		2021	A	<u>\dditions</u>	Dele	tions		2022
Governmental Activities:								
Capital assets, being depreciated:								
Buildings	\$	6,741,826	\$	-	\$	-	\$	6,741,826
Improvements other than buildings		5,509,669		-		-		5,509,669
Equipment		60,267						60,267
Total Capital Assets Depreciated		12,311,762						12,311,762
Less accumulated depreciation for:								
Buildings		(3,009,605)		(224,729)		-		(3,234,334)
Improvements other than buildings		(2,296,073)		(224,615)		-		(2,520,688)
Equipment		(62,187)		(11,423)				(73,610)
Total Accumulated Depreciation		(5,367,865)		(460,767)		-		(5,828,632)
Governmental Activities Capital Assets	\$	6,943,897	\$	(460,767)	\$		\$	6,483,130

Depreciation of \$175,726 was charged to physical environment and \$285,041 was charged to culture and recreation.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended:

Long-term debt at October 1, 2021	\$ 35,425,000
Principal payments	 (1,975,000)
Long-term debt at September 30, 2022	\$ 33,450,000
Less: bond discount, net	 (284,184)
Bonds Payable, net at September 30, 2022	\$ 33,165,816

NOTE E - LONG-TERM DEBT (CONTINUED)

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Refunding Bonds

\$37,825,000 Series 2017A-1 Senior Special Assessment Refunding Bonds are due in annual principal installments beginning May 2018 maturing May 2037. Interest at various rates between 2% and 5% is due May and November beginning November 2017. Current portion is \$1,555,000.

\$ 30,010,000

\$4,580,000 Series 2017A-2 Subordinate Special Assessment Refunding Bonds are due in annual principal installments beginning May 2017 and maturing May 2037. Interest at various rates between 5% and 6.25% is due May and November beginning November 2017. Current portion is \$155,000.

3,440,000

Bonds Payable

\$ 33,450,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	-	Interest		Total
2023	\$ 1,710,000		\$ 1,303,338	\$	3,013,338
2024	1,755,000		1,254,331		3,009,331
2025	1,810,000		1,202,031		3,012,031
2026	1,875,000		1,143,994		3,018,994
2027	1,935,000		1,081,525		3,016,525
2028-2032	10,820,000		4,285,375		15,105,375
2033-2037	 13,545,000	_	1,729,488		15,274,488
Totals	\$ 33,450,000		\$ 12,000,082	\$	45,450,082

NOTE E - LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Significant Bond Provisions

The Series 2017A-1 Bonds maturing after May 1, 2028, are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price set forth in the Trust Indenture. The Series 2017A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price set forth in the Trust Indenture. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2017A-1 Reserve Account was funded from the proceeds of the Series 2017A-1 Bonds in an amount equal to 50 percent of the maximum annual debt service of the Series 2017A-1 Bonds. The Series 2017A-2 Bond 1 Reserve Account was funded from the proceeds of the Series 2017A-2 Bond 1 Bonds in an amount equal to 50 percent of the maximum annual debt service of the Series 2017A-2 Bond 1 Bonds. The Series 2017A-2 Bond 2 Reserve Account was funded from the proceeds of the Series 2017A-2 Bond 2 Bonds in an amount equal to \$40,000. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2022:

	Reserve	Reserve
Special Assessment Refunding Bonds	Balance	Requirement
Series 2017A-1 (Senior Bond)	\$ 1,343,722	\$ 1,332,153
Series 2017A-2 (Subordinate Bond) Bond 1	\$ 132,938	\$ 130,100
Series 2017A-2 (Subordinate Bond) Bond 2	\$ 40,000	\$ 40,000

NOTE F - SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE G - RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks for each of the past three years.

NOTE H - INTERFUND TRANSFERS

Interfund transfers for the year-ended September 30, 2020, consisted of the following:

	Transfers Out			
		Seneral		
Transfers In		Fund		
Capital Projects Fund	\$	78,200		

Interfund transfers between the General Fund and the Capital Projects Fund relates to budgeted capital reserve funding for the fiscal year.

NOTE I - SUBSEQUENT EVENT

In May 2023, the District made prepayments of \$120,000, and \$95,000 on the Series 2017A-2 Term 1, Series 2017A-2 Term 2, Special Assessment Refunding Bonds, respectively.



Certified Public Accountants PL

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Durbin Crossing Community Development District St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Durbin Crossing Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 30, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Durbin Crossing Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Durbin Crossing Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Durbin Crossing Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Member FICPA



To the Board of Supervisors Durbin Crossing Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Durbin Crossing Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

June 30, 2023



Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors Durbin Crossing Community Development District St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Durbin Crossing Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated June 30, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 30, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and communicate the results of our determination as to whether or not Durbin Crossing Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Durbin Crossing Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors Durbin Crossing Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for Durbin Crossing Community Development District. It is management's responsibility to monitor the Durbin Crossing Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Durbin Crossing Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 15
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,683,948
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District did not have any construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Durbin Crossing Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$.43 \$1,330.62 and Debt Service, \$.71 \$2,164.34.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$5,204,354.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2017 Bonds, \$33,450,000, maturing May 2037.



To the Board of Supervisors Durbin Crossing Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

June 30, 2023



Certified Public Accountants PL

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors Durbin Crossing Community Development District St. Johns County, Florida

We have examined Durbin Crossing Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Durbin Crossing Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Durbin Crossing Community Development District's compliance based on our examination.

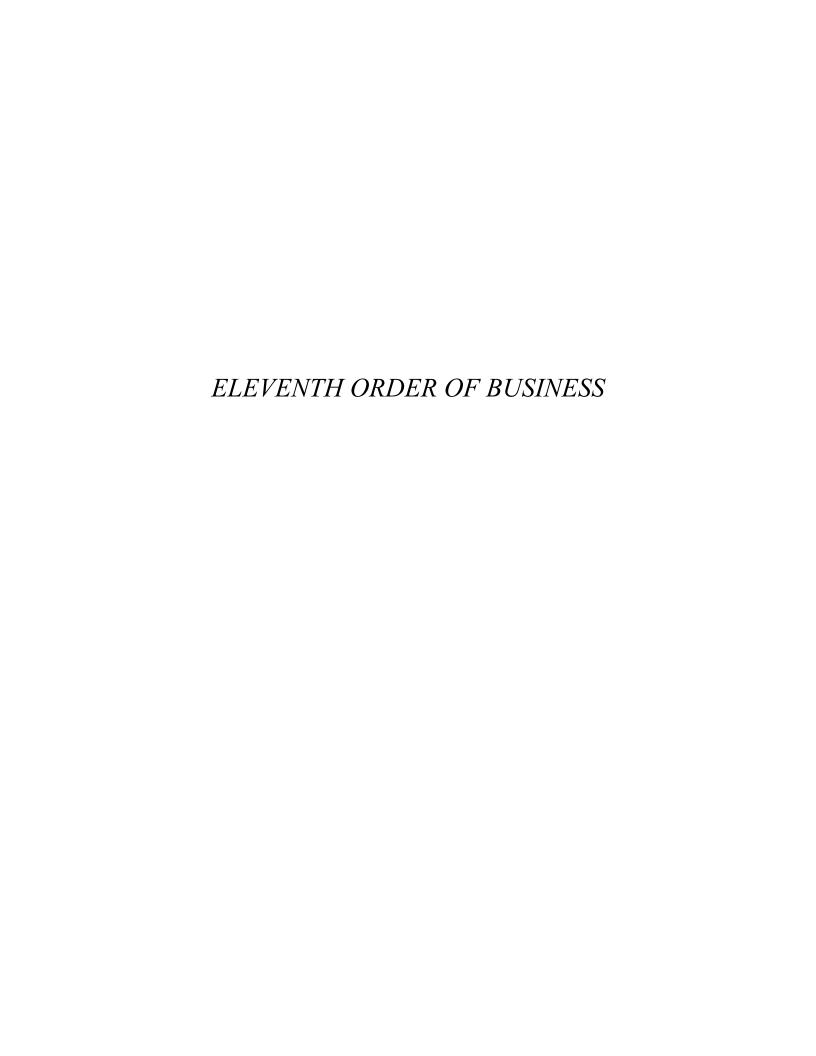
Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Durbin Crossing Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Durbin Crossing Community Development District's compliance with the specified requirements.

In our opinion, Durbin Crossing Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

June 30, 2023



A.



Durbin Crossing

Landscape Update for July 2023

• General Maintenance

- The team has continued to conduct the maintenance per scope. This includes all
 mowing, and detailing. The weather has provided some challenges, but the team has
 been able to navigate through these challenges.
- Roses throughout the community are being cutback, and bonemeal is being applied throughout. We should see some nice blooms in the coming weeks.
- Shrubs throughout the community are being pruned to provide a neat and formed appearance.

Irrigation

- Monthly inspections & repairs are being completed per scope. The team has been chipping away at general repairs, and mainline breaks.
- The irrigation head replacement project has been completed on Longleaf parkway.

Chemical & Fertilizer Application

- Our blanket turf application was completed in last month. We should have chinch bug control for the next 2-3 months. Spot treatments for weeds, and pest will be conducted as needed.
- Bonemeal fertilizer is being applied to all roses throughout the property. Seasonal flowers will be fertilized.

Projects

- We are meeting with our Tree/Shrub manager Rae Roberts and consulting with outside experts to make sure treatments of the Holly trees are at the best interest of the community. We should have answers by the end of the month.
- o Renderings for under the live oaks at the phase 2 sod project have been submitted.
- All smaller projects that have been previously approved will be completed by the end of the month.





Date of report: **7-24-2023**Submitted by: Margaret Alfano

NEWEST TEAM MEMBER / No Board action required:

We are very proud to announce that Vesta has added a new team member to our Durbin Crossing crew. We would like to welcome ToniAnn DeRenzo to the Durbin family. ToniAnn has worked for Vesta for over a year at the Rivertown community. We were thrilled when she applied to make the transfer and fill our open Assistant Supervisor position. From her first day at Durbin, she has fit right in. ToniAnn understands the importance of the high level of customer service that we strive to provide and has a keen eye for being resort ready as well. If you have not had a chance to meet ToniAnn yet, please stop by the South office and introduce yourself. WELCOME ABOARD!

COMMUNICATION / SOUND SYSTEM / No Board action required:

We are in the final phases of installation and this project should be completed by our next meeting. We continue to receive compliments from the residents regarding the sound quality. However, most of the compliments are related to the variety of music being played. Our new vendor has so many choices and genres we have something for everyone.

BACK TO SCHOOL PREPARATIONS / No Board action required:

As we do annually, it is time to prepare for back-to-school bikers and increased pedestrian traffic. Currently, we are focusing our attention on preparing the cul-de-sac and bike access path located on Forest Edge, across from POA. We are working with the District Engineer to make sure the area is not only clean and aesthetically pleasing but in accordance with any and all county guidelines.

DURBIN CROSSING APP FEATURES / No Board action required:

Our Lucky Duck contest for the months of June and July has been very well received. It is not only an attempt to engage with our residents, provide some summer fun that can't be spoiled by the rain, and a chance to introduce our app as well. We have added the necessary links/icons to the homepage, as requested. We have also brought back our storm icon which we hope we will not be needed this year. This storm icon will be one click away informing residents of severe weather preparations and amenity closures as they arise. Hard to type with our fingers crossed!

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







Date of report: **7-24-2023**Submitted by: **Zach Davidson**

STORM REPORT JUNE 27 / No Board action required:

There was a quick but severe storm that came through our community on June 27th. The storm caused damage that was addressed immediately. There were four trees that came down and Yellowstone was able to cut and clean up all debris. The North Amenity Center tennis fencing on court #5 suffered the worst of the damage. We are working with our fencing vendor to get this area repaired asap. We will update the community and the Board once a firm scheduling date has been finalized. We also lost three of the umbrellas at the North pool. We were able to purchase and replace these umbrellas the same day as the storm to keep our residents cool and protected from the sun.

SOCIAL HALL A/C UNIT / No Board action required:

We noticed that the emergency condensation pan underneath the unit was collecting water. We were able to remove the water and contact our vendor for repair. The unit is still under warranty and the technician was able to clear the blockage, refill the refrigerant to proper levels and the unit is back up and running.

NORTH PLAYGROUND INSPECTION / No Board action required:

During our playground inspection it was discovered that there was damage to our double swing, to the seat and the frame. We contacted our playground vendor, and a complete replacement swing has been ordered. This piece of equipment is still under warranty and will be replaced at no additional cost to the District. Once we receive the part our maintenance staff will install.

SOLITUDE LAKE MAINTENANCE / No Board action required:

Solitude was out this month and treated all ponds. They are continuing to keep a close eye on and treat any algae issues due to the extreme heat.

FIELD OPERATIONS UPDATES / No Board action required:

- Replaced failed photocell on Saddlestone monument lighting.
- Pressure washed and applied scotch guard to all canopies on the North and South pool decks.
- Removed all chipped safety paint at Cloisterbane entrance and area was repainted.
- Replaced caulk at all toilets at the North and South Amenity Centers.
- Deep cleaned all bathrooms to include walls, light fixtures, stalls, and doors.
- Pressure washed North and South Amenity buildings and removed all bug nests/webs.
- Continuing to monitor and remove all pine straw from storm drains after rain to prevent flooding.
- Cleaned all AC ceiling returns at the North Amenity Center.
- Replaced broken changing table at the North Amenity Center.

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





Date of report 7-24-2023

Submitted by: Danelle DeMarco

JULY 4TH CELEBRATION RECAP

Our Fourth of July event on Tuesday, July 4th, from 11am-2pm was a great success on many levels. The weather cooperated and we had sunny skies and no rain! Storms have been an obstacle this summer for sure, so we planned for an early event time, and it worked. The heat has been another factor, so we kept it inside the pool area, to make cooling off and hydrating a priority. We were excited to see a record number of families who came to enjoy some Fourth of July fun with us, play some games, eat, and then get to their favorite spot to watch some evening fireworks. DJ Vince, with Progressive Entertainment did a great job with coordinating music, trivia, and keeping the crowd engaged in our super fun games.

We kicked off the day with "Let Freedom Ring" ice game for the kids. We froze a bell into a ball off ice and the first one to melt the ice and ring the bell was the winner. This was the perfect game for the very hot days that we have been having and another way to get cooled off. Another patriotic game we had for the kids was the "Grand Old Flag" competition. Each player was given a bag of red, white, and blue jellybeans and the first to replicate the American flag won a prize. We also brought back the Durbin version of the traditional American pie eating contest. We had 15 resident contestants sit down in front of a heaping pie plate of whipped cream and red and blue sprinkles. The first contestant to hold up a clean plate got to chose one of several great prizes. And last, but certainly not least, we introduced the most challenging game called, "Home of the Brave". This game was for adults only because it was for only the bravest of the brave. Another 15 residents sat blind folded and were given ten different samples of bite sized food to consume. What's so brave about that, you may ask? Well, some of those bite sized pieces packed an unexpected punch. A brownie or a twinkie, no problem! But the next bite was a cocktail onion, or a piece of salty seaweed snack, a soggy yam, or a sour war head gummy after that. You just didn't know what you were going to bite into. I think the audience members had the most fun watching the hilarious faces made by the contestants. The winner got a shiny gold medal of bravery that was certainly well deserved.

In the middle of the game show hilarity and poolside fun, we served Sonic hotdogs and chips, which was a great crowd pleaser. And red, white, and blue slushies from Rollin' Ritas kept flowing throughout the day. One of our favorite things to do and one that has become a tradition at our Fourth of July events, is surprising the residents with a release of nearly one thousand small red, white, and blue beachballs down the slide. As the pool fills with these colors and the residents cheer, it fills your heart with pride in our country and our beautiful community. Moments and memories like that are what we hope to stay with our families for a lifetime.

DIVE-IN MOVIES

Our second poolside movie of the summer was Shark Boy and Lava Girl, rated PG. It will be shown on another action-packed Friday at the South pool. After Friday food trucks have gone and the sun goes down, everyone will grab their favorite spot on the pool deck, and all get ready to kick off another Durbin tradition for Shark Week. Drive-In movies were all a part of our childhood memories that we hold near and dear and it is great fun to see families enjoying another version of the Drive-In movie experience with the pool movies. It doesn't get much better than summer fun floating in the pool, watching a movie, eating freshly popped popcorn, and meeting up with friends. All this, and it happens in their own back yard! The next pool movie will be Super Mario on August 4th, as a pre-empt to our Bash on August 5th.

SHARK WEEK

We are having some fun activities planned during the week of July 17th- 21st for Shark Week. Those who come to the South Pool can enjoy some shark corn hole, pin the fin on the shark, shark plinko, and more. We will be passing out shark scratch off tickets where you will either be a winner, or you will be dinner. If you scratch off and find a fin, that means you lose and you are dinner. Whaa- whaa. But if you scratch off and there is no fin, you are a winner. And of course, we have a special prize for the winner which is a remote-control shark for their pool or bathtub. Along with

these activities, we are having Karaoke on Thursday, July 20th. It is a request we get every summer, and time has gone so fast, but we can't disappoint. Baby Shark song will be on the play list for sure!

SUPER MARIO BROS BACK TO SCHOOL BASH

The greatly anticipated Back to School Bash is happening on August 5th, from 4pm-7pm, at the South Amenity Center. Super Mario Bros are taking over Durbin Crossing for the evening and inviting all their Nintendo friends: Bowser, Toad, Princess Peach, Donkey Kong, Koopa Troopa, and more. The event will be on the South field and the pool will open for swimming. We have so many fun games, activities, and decorations in store for our back to schoolers. We just can't wait to bring it to life and give them a big summer send-off. Spider Mountain is making its debut in the back field. It is a multiperson, five activity structure that includes a 2-station rock wall, 7 level spider climb, 3 pad monkey jump, a web crawl, and a 25 ft curve slide. Fourteen participants can have fun at one time, which is important so that everyone gets at least one turn on the structure within the three-hour event time. There will be food trucks, ice cream, and activities for all ages.

AND we are excited to announce that the new principal of Patriot Oaks, Mr. Drew Chiodo, has graciously agreed to come to our event for a parent/student meet and greet. We also have several wonderful sponsors for this event: Julie Bentley with Slate Realty is donating some swag for take homes; Dr Cochran and Soares Pediatric Dentistry, are donating two Mario Back packs filled with school supplies, lunch bags, and a fun student take home activity; Laura Renneklev with Florida Welcome Home Realty is sponsoring the event with a generous monetary contribution; Gerri Cookies is donating over 400 chocolate chip cookies for our "Game Over" treat bags as we thank the residents as they leave for attending the event. We can't thank them enough for their support for this event and all year round.

We have dug deep into our pool of creativity and will be bringing some of our best game ideas to life and bringing the best of Mario Bros to Durbin. We will give a full recap of all the fun at the next CDD meeting in August.

KINDERGARTEN KRAFT DAY

Going off to kindergarten may be the biggest milestone, even before high school and college, for most parents and children. It's a new beginning and a big transition that most parents never forget. It is also a time to celebrate these special 5-year-olds and give them a day of their very own. The South Social Hall will be open to our Kindergartners for a day of crafts, snacks, and fun! We will be taking pictures and giving them something fun to take home with them. The date and time in the August newsletter. Another summer is coming to an end, but still have so much to look forward to.

CHAMPION SWIM SCHOOL

We enjoyed seeing so many little swimmers in the pool week after week, working hard and doing their very best. Children who wouldn't put their face in the water are now jumping in with confidence and saying, "that's not so bad after all". Watching from the beginning, clear to the end, is always a treat for us. What may take us a year to learn, these little ones are accomplishing in a week. Champion Swim is going to continue their program through August and September, Tuesday- Friday, 5pm-7pm. It is a challenge to find space in the pool for everyone, but the support for these lessons has been wonderful. They have carved out a little corner of the south pool and have not disrupted the enjoyment for others. July 28th concludes the summer day program, and we are happy to provide, for the first time, August and September evening class times.

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









LET FREEDOM RING!

A bell was frozen in a cup of ice and teams of three had to pass the block of ice until it melted and the bell was FREE!



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GRAND OLD FLAG!

The first to construct the flag out of jelly beans is a WINNER!







