Durbin Crossing Community Development District

FEBRUARY 26, 2024

AGENDA

Durbin Crossing Community Development District

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

February 19, 2024

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, February 26, 2024 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Approval of Consent AgendaA. Minutes of the January 22, 2024 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Registers
- V. Update on Epic Pool Litigation
- VI. Discussion of FY25 Capital Expenditures
- VII. Consideration of Resolution 2024-02, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2024 General Election
- VIII. Consideration of Easement Encroachment Request 124 Staplehurst
- IX. Update on Ethics Training and Electronic Filing of the Form 1

X. Staff Reports

A. Landscape & Irrigation Maintenance Team - Report

- B. District Counsel
- C. District Engineer
- D. District Manager
- E. General Manager 1. Report
 - 2. Proposal for Swimming Pool Refinish
- F. Operations Manager Report
- G. Amenity Manager Report
- XI. Supervisors' Request and Audience Comments
- XII. Next Scheduled Meeting March 25, 2024 at 6:00 p.m. at the Durbin South Amenity Center
- XIII. Adjournment

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

Sincerely,

Daniel Laughlin

Daniel Laughlin District Manager FOURTH ORDER OF BUSINESS

A.

Minutes of Meeting Durbin Crossing Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, January 22, 2024 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, Jacksonville, Florida.

Present and constituting a quorum were:

Peter E. Pollicino Sarah Gabel Hall Jason Harrah William Clarke Shalene B. Estes	Chairman Supervisor by telephone & in person Supervisor Supervisor Supervisor
Also present were:	
Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Margaret Alfano	Vesta/Amenity Services Group by telephone
Danelle DeMarco	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Kyle Sanders	Yellowstone
Jack Thompson	Yellowstone
Jon John	Pinch-A-Penny
Per Sorenson	Pinch-A-Penny
David Cottrell	Solitude

The following is a summary of the discussions and actions taken at the January 22, 2024 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order at 6:00 p.m. and led the pledge of allegiance.

SECOND ORDER OF BUSINESS Roll Call

Mr. Laughlin called the roll.

THIRD ORDER OF BUSINESS Audience Comments

Mr. Laughlin stated we have representatives from Pinch-A-Penny to update the board.

Mr. Sorenson stated we are progressing on the pool, we ran into an issue in being able to pressure off the system, we want to make sure there are no leaks in the system. We ran into issues last week with that, we did some work today.

Mr. John stated we will continue everything tomorrow. There were some issues trying to establish how everything was plugged in there. We don't have as-builts. We could not get the system to hold pressure. We thought there could be a leak in lieu of what we have found out is that those two systems are manifolded together under the deck. The system is out there under pressure right now, everything is in a good place, Temple will be back tomorrow, they look to have everything tiled out next week and we look to have it plastered within three weeks. There is one valve in the equipment path that Zach is working on trying to get replaced so we can do a static check on the scum gutters. We don't foresee any issues with any of that. It is not under pressure. Everything that runs under pressure is out there under pressure right now and holding. It allows us to feel comfortable and release everybody to move on.

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the December 18, 2023 Meeting
- **B.** Financial Statements
- C. Assessment Receipt Schedule
- D. Check Register

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the consent agenda was approved.

FIFTH ORDER OF BUSINESS Update on Pond Maintenance Service

Mr. Cottrell stated primarily under our contract we do aquatic weed control and your ponds are in good shape. Pond 48 had midge issues last year and the treatment was not as effective as we had hoped. We usually recommend aeration for that and if you choose not to do aeration there are companies that put misting systems around your house.

SIXTH ORDER OF BUSINESS

Consideration of Swim Team Pool Usage Request

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the request of the swim team for pool usage was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Professional Engineering Services Agreement and Work Authorization No. 1 with Yuro Associates

Mr. Laughlin stated the agreement is in your agenda package; it has been signed and we are asking the board to ratify that.

Mr. Eckert stated it was prepared by our office, it is a fairly standard agreement, and we recommend approval from a legal standpoint.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the engineering agreement with Yuro Associates and work authorization no. 1 were ratified.

A discussion was held with the District's counsel.

On MOTION by Mr. Pollicino seconded by Mr. Clarke with three in favor and Mr. Harrah and Ms. Estes abstaining from voting due to a potential or perceived conflict of interest the prior motion was rescinded

On MOTION by Mr. Pollicino seconded by Mr. Clarke with three in favor and Ms. Estes and Mr. Harrah abstaining from voting due to a potential or perceived conflict of interest the agreement with Yuro & Associates and work authorization no. 1 were approved.

EIGHTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger Toombs Elam Gaines & Frank for the Fiscal Year 2023 Audit

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2023 audit was ratified.

NINTH ORDER OF BUSINESS

Discussion of Impact Fee Purchase Request

Mr. Eckert stated I sent a draft memo to the board a month and a half ago that we were waiting for the district engineer to review it. He has reviewed it and I finalized that memo and provided it to you; there weren't any changes from what I previously provided. You have the ability to sell them, but we wanted to make sure we didn't sell everything we had because you might want to build something in the future. The amount you have on the shelf is significantly higher than what is being asked to be purchased, you still have some left on the shelf.

Ms. Estes stated I need to disclose that D.R. Horton owns 60% of the firm I work for. That will require me to abstain from voting.

Mr. Eckert stated you can declare the appearance of a conflict, which you are doing and then abstain from discussion and voting on this matter.

One option is you can do nothing and let them sit on the shelf. Another option is to look at one buyer for all or some of the credits. I have not seen a market where somebody comes in and says I want to buy \$10 million in credits. What we have been seeing is people approach districts and say I have this project, I need this amount, will you sell me this amount for this particular project. The other part of that is conducting analysis in terms of if the district might need to build new buildings, estimate the amount of the impact fees that the district could be required to pay to satisfy that amount of credits and sell some or all of the excess credits. I have provided you historical information on the sales that I knew about in terms of if there was a commission and one was 70¢ on the dollar the other was 75¢ on the dollar but the district also paid 6% commission, which reduced the recovery for the district. I don't know if that is market, I don't know what the market would be here versus there so I can't give you an opinion on that.

Mr. Harrah asked how many does D.R. Horton want to buy?

Mr. Eckert stated they want to buy 438 of road and 333 of park. You can go back to them and negotiate for a higher price, and they can say yes or no.

Mr. Pollicino stated my understanding is that regardless of whether we do it or not they are going to get their credits from county.

Mr. Eckert stated if they want to build their project and have the money to pay 100 cents on the dollar to the county, they can build their project and they don't need anything from you. They are trying to reduce their costs on the project by buying things at a discount; if you just hold them on the shelf and never sell them, the only benefit you get is if you want to build a project you will have those impact fee credits.

Ms. Hall joined the meeting in person during this discussion.

Mr. Eckert stated we can go back to them and ask if they are sure they can use this for their property. They are pretty astute at this so I would be surprised if they couldn't use them.

On MOTION by Mr. Clarke seconded by Mr. Pollicino with four in favor and Ms. Estes abstaining from voting due to a potential or perceived conflict of interest, the district manager was authorized to negotiate an agreement for the sale of impact fee credits at the best price possible not less than the offer, the proceeds of which are to go into the capital reserve, subject to final approval of relevant documents by the chairman and district counsel, and the chairman was authorized to execute the final agreement.

There was further discussion and direction to the district manager on the possible marketing of a portion of remaining impact fee credits.

TENTH ORDER OF BUSINESS

Consideration of Easement Agreement for Water Meter with St. Johns County

Mr. Eckert stated we thought we had this all worked out and the county attorney came back and requested indemnification language. This is going to the county commission February 6, 2024.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the easement agreement with St. Johns County for the water meter was approved.

ELEVENTH ORDER OF BUSINESS

Discussion of FY25 Capital Expenditures

This item tabled.

TWELFTH ORDER OF BUSINESSStaff Reports

A. Landscape Maintenance Team - Report

Mr. Dougherty reviewed the landscape maintenance report and gave an update on the progress on the irrigation project.

B. District Counsel

Mr. Eckert stated Supervisor Estes asked me to look at the protection of district property. A few years ago, we had a property owner who needed to buy some district property or buy an easement over district property to access their project. We felt we also had an argument that they didn't, they could have gone through Julington Creek or something like that, but it was an uncertain legal position for both parties to be in. I think the district ended up selling an access point for that property rather than litigate through it and the district did get financial recovery from that.

We looked at what mechanisms are available for protecting District property, there is a legal answer and practical answer to this question. The legal answer is if we can get another local government to agree to a conservation easement, we can give that local government a conservation over our lands then that would be something that would help protect our property from being used for development later and it would be better for us to tell a judge you need to make them go this way because our property has a conservation easement in favor of St. Johns County or the water management district. I think that legal option is available if we can find a willing government entity. A lot of your land is under conservation easement already. That is the legal answer.

The practical answer and I would want Mike Yuro to look at this too, but I analyzed the boundaries of the district on a map and tried to figure out if there any property here that can argue that they are landlocked. Based on my review there are only a couple that are owned by HOA's, which means they probably have to be owned by the HOA for their own development. There is one that is owned by a land trust, that we have a little strip and next to their land but there is access in another area. From a practical standpoint based on my review I don't see the situation we had before coming up very often. Most of the property that borders the district at this point has access to one of the main roads already. Before I spend any more time on that, the next step, if the board wants to do anything else, is I would like the engineer to undertake the same analysis I did to see if we have any situations we are concerned with and perhaps in those particular situations look to see about a conservation easement for those areas.

Mr. Harrah stated I think that is worthwhile to see if there are any parcels that are landlocked parcels.

Mr. Eckert stated I think the aspects the engineer might spot that I am not trained to do is if there is a parcel that has roadway access but from a traffic standpoint it can't have a road cut.

Mr. Pollicino stated look to see if there is a risk and if there is no risk, we are good to go.

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C. **District Engineer**

Mr. Yuro stated at the last meeting there was one erosion issue and it had been addressed.

D. **District Manager**

There being none, the next item followed.

E. **General Manager - Report**

Ms. Alfano stated we are working the application and waivers on the amenity age restrictions with Mike's office, and we will have that ready to go. We are looking to tie this back in with the website as far as scheduling possibilities for orientation. We are taking a more in-depth look at how we can make it the easiest for the residents. With your approval we would like to release the rollout of the new age waiver and application for a February 20th start.

It was the consensus of the board for staff to proceed with the application and waivers.

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 reviewed the amenity manager's report, copy of which was included in the agenda package.

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

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – February 26, 2024 (a) 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for February 26, 2024 at 6:00 p.m. in the same location.

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the meeting adjourned at 7:18 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Estes Shalene B		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Durbin Crossing CDD
MAILING ADDRESS 174 Heron Landing Rd		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY Saint Johns	COUNTY St. John's	ID CITY ID COUNTY IM OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 1/22/24		

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- · You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST HALENE B. ESTES , hereby disclose that on 1/22 , 20 24 : (a) A measure came or will come before my agency which (check one or more) inured to my special private gain or loss; inured to the special gain or loss of my business associate, inured to the special gain or loss of my relative, inured to the special gain or loss of , by whom I am retained; or inured to the special gain or loss of D. R. Honten _ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me. (b) The measure before my agency and the nature of my conflicting interest in the measure is as follows: SELL OF COUNTY INPACT CREDITS If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict. 1/25/2024 **Date Filed** Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME		NAME OF BOARD, C	DUNCIL, COMMISSION	I, AUTHORITY, OR COMMITTEE
Harrah - Jason - Scott		Durbin Crossing Cor	nmunity Development Di	strict
MAILING ADDRESS				HORITY OR COMMITTEE ON
197 Rockcreek Dr.		WHICH I SERVE IS A	UNIT OF:	
CITY	COUNTY	CITY	COUNTY	DTHER LOCAL AGENCY
St. Johns	St. Johns	NAME OF POLITICAL	SUBDIVISION:	
		Durbin Crossing Co	mmunity Development D	listrict
DATE ON WHICH VOTE OCCURRED		MY POSITION IS:		
January 22, 2024			ELECTIVE	APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

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For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

- PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and
- WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

• You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
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- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Ja	son Scott Harrah	_, hereby disclose that on <u>January 22</u>	_, 20 _24 :
(a) A	measure came or will come before my agency	which (check one or more)	
	inured to my special private gain or loss;		
	inured to the special gain or loss of my busine	ess associate, Architecture/Engineering Firms in NE Florida associated with	my employer ;
	inured to the special gain or loss of my relativ	/e,	
	inured to the special gain or loss of		, by
	whom I am retained; or		
	inured to the special gain or loss of		, which
	is the parent subsidiary, or sibling organizatio	on or subsidiary of a principal which has retained me.	
(b) T	he measure before my agency and the nature o	of my conflicting interest in the measure is as follows:	
Rico a and to	and the Virgin Islands. My agency typically hires var	r federal agency hires Architect/Engineering (A/E) Firms for various actions in rious A/E firms through a bidding process according to the Federal Acquisition is hiring action for engineering services to support Durbin Crossing CDD. I hav f caution I chose to not vote.	Regulations (FAR
who as to		confidentiality or privilege pursuant to law or rules governing attorneys, a sure requirements of this section by disclosing the nature of the interest O	
-	e Filed		

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

B.



Community Development District

Unaudited Financial Reporting January 31, 2024



Durbin Crossing Community Development District Combined Balance Sheet

January 31, 2024

	General Fund	j	Debt Service Fund	Са	pital Reserve Fund	Gov	Totals vernmental Funds
Assets:							
Cash:							
Operating Account	\$ 172,716	\$	-	\$	845,577	\$	1,018,293
Due from Other	1,116		-		-		1,116
Investments:							
State Board of Administration (SBA)	2,484		-		497,546		500,030
Custody	1,815,401		-		89,494		1,904,895
Series 2017A1							
Reserve	-		1,343,722		-		1,343,722
Revenue	-		2,897,880		-		2,897,880
Prepayment	-		558		-		558
Cost of Issuance	-		11,019		-		11,019
Series 2017A2 Term Bond 1							
Reserve	-		132,938		-		132,938
Prepayment	-		3,496		-		3,496
Series 2017A2 Term Bond 2							
Reserve	-		40,000		-		40,000
Prepayment	-		4,764		-		4,764
Deposits	200		-		-		200
Total Assets	\$ 1,991,917	\$	4,434,375	\$	1,432,617	\$	7,858,910
Liabilities:							
Accounts Payable	\$ 71,743	\$	-	\$	179,257	\$	251,000
Total Liabilites	\$ 71,743	\$	-	\$	179,257	\$	251,000
Fund Balance:							
Nonspendable:							
Deposits	\$ 200	\$	-	\$	-	\$	200
Restricted for:							
Debt Service - Series	-		4,434,375		-		4,434,375
Assigned for:							
Capital Reserve Fund	-		-		1,253,360		1,253,360
Unassigned	1,919,974		-		-		1,919,974
Total Fund Balances	\$ 1,920,174	\$	4,434,375	\$	1,253,360	\$	7,607,910
Total Liabilities & Fund Balance	\$ 1,991,917	\$	4,434,375	\$	1,432,617	\$	7,858,910

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

		Adopted	Pro	rated Budget		Actual		
		Budget	Thi	ru 01/31/24	Th	ru 01/31/24	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	2,588,202	\$	2,286,118	\$	2,286,118	\$	_
Interest Income	Ŷ	5,000	Ψ	1,667	Ψ	2,338	Ψ	671
Misc In come		30,000		10,000		4,648		(5,352)
Fotal Revenues	\$	2,623,202	\$	2,297,785	\$	2,293,104	\$	(4,681)
Expenditures:	Ψ		Ŷ		Ŷ		Ŷ	(1,001)
General & Administrative:								
Supervisor Fees	\$	11,000	\$	3,667	\$	3,400	\$	267
FICA Expense		842		281		260		21
Assessment Roll Administration		5,300		5,300		5,300		-
Engineering Fees		13,000		4,333		2,399		1,935
Dissemination Fees		7,632		2,544		2,544		-
Attorney Fees		50,000		31,627		31,627		-
Annual Audit		4,200		1,400		-		1,400
ſrustee Fees		10,800		5,000		5,000		-
Arbitrage		1,200		400		-		400
mpact Fee Administration		15,900		5,300		5,300		-
Management Fees		54,403		18,134		18,134		0
nformation Technology		1,590		530		530		-
Nebsite Maintenance		1,060		353		353		0
ſelephone		800		267		117		150
Postage		3,000		1,000		580		420
Printing & Binding		2,150		717		146		570
nsurance		8,592		8,592		8,083		509
egal Advertising		2,000		667		443		223
Other Current Charges		1,000		333		-		333
Office Supplies		150		50		3		47
Dues, Licenses & Subscriptions		175		175		175		-
Fotal General & Administrative	\$	194,794	\$	90,670	\$	84,395	\$	6,275
<u> Operations & Maintenance</u>								
Amenity Center								(22.1)
Insurance	\$	41,544	\$	41,544	\$	41,828	\$	(284)
Repairs & Replacements		80,000		26,667		17,749		8,917
Recreational Passes		3,000		1,000		-		1,000
Office Supplies		5,000		1,667		2,308		(641)
Permit Fees		4,500		1,500		2,411		(911)
<u>Utilities</u>		10.000		44000		10.000		0.014
Nater & Sewer		42,000		14,000		10,089		3,911
Electric		40,000		13,333		9,015		4,318
Cable/Phone/Internet		21,000		7,000		7,135		(135)
Security System		1,670		557		-		557

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

			rated Budget				
	Budget	Th	ru 01/31/24	Th	ru 01/31/24	7	/ariance
	252 (50		04 552		04 552		0
							0
							556
							-
	,		,				(0)
							(593)
							89
							(10,788)
							(133)
	,						955
							1,308
	8,500		2,833		300		2,533
\$	951,636	\$	326,121	\$	315,462	\$	10,659
\$	5,708	\$	1,903	\$	2,566	\$	(663)
	355,000		118,333		81,892		36,441
	80,572		26,857		24,043		2,815
	54,000		18,000		17,716		284
	545,891		181,964		136,473		45,491
	72,500		24,167		27,387		(3,221)
							-
	180,000		60,000		1,689		58,311
			367		319		48
	15.000		5.000		5.197		(197)
			-		-		-
	2,000		2,000		2,300		(300)
¢	1 476 771	¢	407 000	¢	259 091	¢	139,009
ዋ	1,4/0,//1	Ą	477,770	φ	330,701	Ą	139,009
\$	2,428,407	\$	824,111	\$	674,443	\$	149,668
¢	2 (22 202	¢	014 701	¢	750.020	¢	155.042
3	2,623,202	\$	914,/81	\$	/ 58,838	2	155,943
\$	-	\$	1,383,004	\$	1,534,266	\$	151,262
\$	-	\$	1,383,004	\$	1,534,266	\$	151,262
\$	-			\$	385,908		
\$	-			\$	1,920,174		
	\$ \$ \$ \$ \$ \$	\$ 5,708 355,000 80,572 54,000 545,891 72,500 65,000 180,000 1,100 15,000 100,000 2,000 \$ 2,000 \$ 2,000 \$ 2,020 \$ 2,623,202 \$ \$ - \$ -	253,382 89,442 3,500 7,400 34,000 30,000 16,540 8,000 8,500 9,545,891 72,500 65,000 100,000 2,000 8,500 8,500 9,500 8	253,382 84,461 89,442 - 3,500 1,167 7,400 2,467 34,000 11,333 30,000 10,000 16,540 16,540 8,000 2,667 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,6857 5,4,000 18,000 180,000 60,000 1,100 367 15,000 5,000 100,000 2,000 <tr< td=""><td>253,382 84,461 89,442 - 3,500 1,167 7,400 2,467 34,000 11,333 30,000 10,000 16,540 16,540 8,000 2,667 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 118,333 80,572 2,6,857 54,900 18,900 545,891 181,964 72,500 2,4,167 180,000 60,000 1,100 367 15,000 5,000 100,000 - 2,000 2,000</td><td>253,382 84,461 83,905 89,442 - - 3,500 1,167 1,167 3,500 1,167 3,600 34,000 10,000 20,788 16,540 16,540 16,673 8,000 2,667 1,712 8,500 2,833 1,525 8,500 2,833 1,525 8,500 2,833 300 \$ 951,636 \$ 326,121 \$ 315,462 \$ 5,708 \$ 1,903 \$ 2,566 355,000 118,333 81,892 81,892 80,572 26,857 24,043 54,000 180,000 17,716 545,891 181,964 136,473 54,5891 181,964 136,473 72,500 24,167 27,387 65,000 59,400 59,400 16,899 1,100 367 319 1,100 367 319 1,5197 100,000 2,000 2,300 \$ 1,476,771 \$ 497,990 \$ 358,981<</td><td>253,382 84,461 83,905 89,442 - - 3,500 1,167 1,167 7,400 2,467 3,060 34,000 10,000 20,788 16,540 16,640 16,673 8,000 2,667 1,712 8,500 2,833 1,525 8,500 2,833 300 \$ 951,636 \$ 326,121 \$ 315,462 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,904</td></tr<>	253,382 84,461 89,442 - 3,500 1,167 7,400 2,467 34,000 11,333 30,000 10,000 16,540 16,540 8,000 2,667 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 2,833 8,500 118,333 80,572 2,6,857 54,900 18,900 545,891 181,964 72,500 2,4,167 180,000 60,000 1,100 367 15,000 5,000 100,000 - 2,000 2,000	253,382 84,461 83,905 89,442 - - 3,500 1,167 1,167 3,500 1,167 3,600 34,000 10,000 20,788 16,540 16,540 16,673 8,000 2,667 1,712 8,500 2,833 1,525 8,500 2,833 1,525 8,500 2,833 300 \$ 951,636 \$ 326,121 \$ 315,462 \$ 5,708 \$ 1,903 \$ 2,566 355,000 118,333 81,892 81,892 80,572 26,857 24,043 54,000 180,000 17,716 545,891 181,964 136,473 54,5891 181,964 136,473 72,500 24,167 27,387 65,000 59,400 59,400 16,899 1,100 367 319 1,100 367 319 1,5197 100,000 2,000 2,300 \$ 1,476,771 \$ 497,990 \$ 358,981<	253,382 84,461 83,905 89,442 - - 3,500 1,167 1,167 7,400 2,467 3,060 34,000 10,000 20,788 16,540 16,640 16,673 8,000 2,667 1,712 8,500 2,833 1,525 8,500 2,833 300 \$ 951,636 \$ 326,121 \$ 315,462 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,903 \$ 2,566 \$ \$ 5,708 \$ 1,904

Durbin Crossing Community Development District

Month to Month

	Oct	Nov	Dec	Jan	F	eb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$ - \$	175,373	\$ 2,104,114	\$ 6,631	\$-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,286,118
Interest Income	996	508	400	433		-	-	-	-	-	-	-	-	2,338
Misc In come	2,821	1,045	781	-		-	-	-	-	-	-	-	-	4,648
Total Revenues	\$ 3,818 \$	176,927	\$ 2,105,295	\$ 7,064	\$-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,293,104
Expenditures:														
<u>General & Administrative:</u>														
Supervisor Fees	\$ 800 \$	600	\$ 1,000	\$ 1,000	\$-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,400
FICA Expense	61	46	77	77		-	-	-	-	-	-	-	-	260
Assessment Roll Administration	5,300	-	-	-		-	-	-	-	-	-	-	-	5,300
Engineering Fees	1,324	-	1,075	-		-	-	-	-	-	-	-	-	2,399
Dissemination Fees	636	636	636	636		-	-	-	-	-	-	-	-	2,544
Attorney Fees	5,844	17,547	8,236	-		-	-	-	-	-	-	-	-	31,627
Annual Audit	-	-	-	-		-	-	-	-	-	-	-	-	-
Trustee Fees	5,000	-	-	-		-	-	-	-	-	-	-	-	5,000
Arbitrage	-	-	-	-		-	-	-	-	-	-	-	-	-
Impact Fee Administration	1,325	1,325	1,325	1,325		-	-	-	-	-	-	-	-	5,300
Management Fees	4,534	4,534	4,534	4,534		-	-	-	-	-	-	-	-	18,134
Information Technology	133	133	133	133		-	-	-	-	-	-	-	-	530
Website Maintenance	88	88	88	88		-	-	-	-	-	-	-	-	353
Telephone	27	44	27	18		-	-	-	-	-	-	-	-	117
Postage	22	533	8	17		-	-	-	-	-	-	-	-	580
Printing & Binding	53	23	39	30		-	-	-	-	-	-	-	-	146
Insurance	8,083	-	-	-		-	-	-	-	-	-	-	-	8,083
Legal Advertising	276	84	83	-		-	-	-	-	-	-	-	-	443
Other Current Charges	-	-	-	-		-	-	-	-	-	-	-	-	-
Office Supplies	1	1	0	1		-	-	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-		-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 33,681 \$	25,594	\$ 17,261	\$ 7,859	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	84,395
Operations & Maintenance														
Amenity Center														
Insurance	\$ 41,828 \$	-	\$-	\$-	\$-	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	41,828
Repairs & Replacements	5,762	7,396	1,494	3,098		-	-	-	-	-	-	-	-	17,749
Recreational Passes	-	-	-	-		-	-	-	-	-	-	-	-	-
Office Supplies	1,460	315	282	251		-	-	-	-	-	-	-	-	2,308
PermitFees	445	-	-	1,966		-	-	-	-	-	-	-	-	2,411
<u>Utilities</u>														
Water & Sewer	2,867	2,752	2,406	2,064		-	-	-	-	-	-	-	-	10,089
Electric	2,918	2,181	2,451	1,465		-	-	-	-	-	-	-	-	9,015
Cable/Phone/Internet	1,775	1,775	1,775	1,810		-	-	-	-	-	-	-	-	7,135

Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Management Contracts	_													
Managerial		21,138	21,138	21,138	21,138	-	-	-	-	-	-	-	-	84,553
Staffing		20,976	20,976	20,976	20,976	-	-	-	-	-	-	-	-	83,905
Lifeguards		-	-	-	-		-		-	-	-	-	-	-
Mobile App		292	292	292	292		-		-	-	-	-	-	1,167
Refuse Service		732	742	743	843	-	-	-	-	-	-	-	-	3,060
Pool Chemicals		2,770	2,770	2,770	2,936	-	-	-	-	-	-	-	-	11,244
Special Events		4,641	3,372	4,705	8,070	-	-	-	-	-	-	-	-	20,788
Holiday Décor		-	12,542	1,849	2,283	-	-	-	-	-	-	-	-	16,673
Pest Control		408	524	443	337	-	-	-	-	-	-	-	-	1,712
Pressure Washing		1,525	-	-	-	-	-	-	-	-	-	-	-	1,525
Fitness Equipment Maintenance		-	300		-	-		-	-		-	-	-	300
Subtotal Amenity Center	\$	109,536 \$	77,073 \$	61,324 \$	67,529	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	315,462
Grounds Maintenance														
Electric	\$	632 \$	615 \$	640 \$	678	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,566
Water / Reuse		22,787	21,069	18,288	19,748	-	-	-	-	-	-	-	-	81,892
Streetlighting		6,178	5,933	6,017	5,915	-	-	-	-	-	-	-	-	24,043
Lake Maintenance		4,429	4,429	4,429	4,429	-	-	-	-	-	-	-	-	17,716
Landscape Maintenance		45,491	45,491	45,491	-	-	-	-	-	-	-	-	-	136,473
Landscape Contingency		11,815	13,172	-	2,400	-	-	-	-	-	-	-	-	27,387
Mulch		-	59,400	-	-	-	-	-	-	-	-	-	-	59,400
Sod Replacement		1,689	-	-	-	-	-	-	-	-	-	-	-	1,689
Fuel		75	75	93	76	-	-	-	-	-	-	-	-	319
Irrigation Repairs		-	3,380	-	1,817	-	-	-	-	-	-	-	-	5,197
Capital Reserve Funding		-	-	-	-	-	-	-	-	-	-		-	-
Water Quality Monitoring		2,300	-	-	-	-	-	-	-	-	-	-	-	2,300
Subtotal Ground Maintenance	\$	95,395 \$	153,565 \$	74,958 \$	35,062	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	358,981
Total Operations & Maintenance	\$	204,931 \$	230,639 \$	136,282 \$	102,591	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	674,443
Total Expenditures	\$	238,613 \$	256,233 \$	153,542 \$	110,450	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	758,838
Excess (Deficiency) of Revenues over Expenditures	\$	(234,795) \$	(79,306) \$	1,951,753 \$	(103,386)	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,534,266
Net Change in Fund Balance	\$	(234,795) \$	(79,306) \$	1,951,753 \$	(103,386)	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,534,266

Community Development District

Debt Service Fund Series 2017 A1 & A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 01/31/24	Th	ru 01/31/24	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 3,054,876	\$	2,698,400	\$	2,698,400	\$	-
Interest Income	5,000		5,000		38,160		33,160
Total Revenues	\$ 3,059,876	\$	2,703,400	\$	2,736,560	\$	33,160
Expenditures:							
<u>Series 2017 A-1</u>							
Interest -11/1	\$ 535,347	\$	535,347	\$	535,347	\$	-
Interest - 5/1	535,347		-		-		-
Principal - 5/1	1,595,000		-		-		-
<u>Series 2017 A-2</u>							
Interest -11/1	\$ 88,850	\$	88,850	\$	88,850	\$	-
Interest - 5/1	88,850		-		-		-
Principal - 5/1	155,000		-		-		-
Total Expenditures	\$ 2,998,394	\$	624,197	\$	624,197	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 61,482	\$	2,079,203	\$	2,112,363	\$	33,160
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$		\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 61,482	\$	2,079,203	\$	2,112,363	\$	33,160
Fund Balance - Beginning	\$ 783,772			\$	2,322,012		
Fund Balance - Ending	\$ 845,254			\$	4,434,375		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Pror	ated Budget		Actual	
	Budget	Thr	u 01/31/24	Th	ru 01/31/24	Variance
Revenues						
Capital Reserve Funding	\$ 100,000	\$	-	\$	-	\$ -
Miscellaneous Revenue/Interest Income	10,000		3,333		7,988	4,655
Impact Fees	-		-		304,655	304,655
Total Revenues	\$ 110,000	\$	3,333	\$	312,643	\$ 309,310
Expenditures:						
Capital Outlay	\$ 300,000	\$	100,000	\$	340,315	\$ (240,315)
Repair and Replacement	100,000		33,333		9,847	23,486
Total Expenditures	\$ 400,000	\$	133,333	\$	350,162	\$ (216,829)
Excess (Deficiency) of Revenues over Expenditures	\$ (290,000)			\$	(37,519)	
Other Financing Sources/(Uses)						
Transfer ln/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$
Net Change in Fund Balance	\$ (290,000)			\$	(37,519)	
Fund Balance - Beginning	\$ 1,258,811			\$	1,290,879	
Fund Balance - Ending	\$ 968,811			\$	1,253,360	

Community Development District

Long Term Debt Report

	sessment Refunding Bonds		
Interest Rate:		Various	
Maturity Date:	5/	1/2037	
Reserve Fund Definition	509	6 MADS	
Reserve Fund Requirement	\$ 1,34	3,722	
Reserve Fund Balance	1,34	3,722	
Bonds outstanding - 3/31/2017		\$	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 Ass	and Defending Deeds		
	sessment Refunding Bonds		
Interest Rate:	5.00% -6.2	25%	
	5.00% -6.2	25% L/2037	
Interest Rate:	5.00% -6.2	1/2037	
Interest Rate: Maturity Date:	5.00% -6. 5/ 50% MAD	1/2037	
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement	5.00% -6. 5/ 50% MAD \$ 1	L/2037 S	
Interest Rate: Maturity Date: Reserve Fund Definition	5.00% -6. 5/ 50% MAD \$ 1	L/2037 S 72,938	4,580,000
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 Less: May 1, 2018 (Prepayment)	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	(130,000
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	(130,000 (170,000
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 Less: May 1, 2018 (Prepayment) Less: November 1, 2018 (Prepayment)	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	(130,000 (170,000 (10,000
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 Less: May 1, 2018 (Prepayment)	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	(130,000 (170,000 (10,000 (130,000
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 Less: May 1, 2018 (Prepayment) Less: Movember 1, 2018 (Prepayment) Less: May 1, 2019 Less: May 1, 2019 (Prepayment)	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	(130,000 (170,000 (10,000 (130,000 (25,000
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 Less: May 1, 2018 (Prepayment) Less: November 1, 2018 (Prepayment) Less: May 1, 2019	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	(130,000 (170,000 (10,000 (130,000 (25,000 (20,000
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 (Prepayment) Less: November 1, 2018 (Prepayment) Less: Nay 1, 2019 Less: Nay 1, 2019 (Prepayment) Less: November 1, 2019 (Prepayment) Less: May 1, 2020	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	(130,000 (170,000 (130,000 (25,000 (20,000 (140,000
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 (Prepayment) Less: November 1, 2018 (Prepayment) Less: May 1, 2019 Less: May 1, 2019 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2020 Less: May 1, 2020 (Prepayment)	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	$\begin{array}{c} (130,000)\\ (170,000)\\ (10,000)\\ (130,000)\\ (25,000)\\ (20,000)\\ (140,000)\\ (65,000)\end{array}$
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2019 (Prepayment) Less: November 1, 2019 (Prepayment) Less: Nay 1, 2020 Less: May 1, 2020 (Prepayment) Less: May 1, 2020 (Prepayment) Less: May 1, 2020 (Prepayment)	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	(130,000) (170,000) (10,000) (130,000) (25,000) (20,000) (140,000) (65,000) (145,000)
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 Less: May 1, 2018 (Prepayment) Less: November 1, 2018 (Prepayment) Less: May 1, 2019 Less: May 1, 2019 (Prepayment) Less: November 1, 2019 (Prepayment)	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	(130,000) (170,000) (10,000) (25,000) (25,000) (140,000) (145,000) (40,000)
Interest Rate: Maturity Date: Reserve Fund Definition Reserve Fund Requirement Reserve Fund Balance Bonds outstanding - 3/31/2017 Less: May 1, 2018 Less: May 1, 2018 (Prepayment) Less: November 1, 2018 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2019 (Prepayment) Less: May 1, 2020 Less: May 1, 2020 (Prepayment) Less: May 1, 2020 (Prepayment) Less: May 1, 2021 Less: May 1, 2021 (Prepayment)	5.00% -6. 5/ 50% MAD \$ 1	1/2037 5 72,938 72,938	4,580,000 (130,000 (170,000 (130,000 (130,000 (25,000 (140,000 (145,000 (40,000 (20,000 (150,000)

(95,000)

(95,000) **3,190,000**

(155,000)

\$

Less: May 1, 2022 (Prepayment)

Less: May 1, 2023 (Prepayment)

Current Bonds Outstanding

Less: May 1, 2023



DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024 Assessment Receipts

	ASSESSED			
	# UNITS	SERIES 2017A1-2		TOTAL NET
	ASSESSED	DEBT NET	O&M NET	ASMTS
NET ASSESSMENTS TAX ROLL	146,477	3,054,876.06	2,588,129.23	5,643,005.29

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

	RECEIVED				
				TOTAL AMOUNT	
ST JOHNS COUNTY DISTRIBUTION	DATE	DEBT	0&M	RECEIVED	
1	11/3/2023	9,213.90	7,806.13	17,020.03	
2	11/17/2023	91,046.12	77,135.42	168,181.54	
3	11/22/2023	106,740.55	90,431.93	197,172.48	
4	12/14/2023	348,657.43	295,386.93	644,044.36	
5	12/21/2023	171,356.67	145,175.52	316,532.19	
6	1/9/2024	1,963,559.11	1,663,551.85	3,627,110.96	
INTEREST	1/11/2024	7,826.38	6,630.61	14,456.99	
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
		-	-		
TOTAL TAX ROLL RECEIPTS		2,698,400.16	2,286,118.39	4,984,518.55	
TAX ROLL % COLLECTED		88.3%	88.3%	88.3%	

D.

Durbin Crossing Community Development District

<u>Check Run Summary</u> 1/1/2024 thru 1/31/2024

Fund	Date	Check No.	Amount	
General Fund				
Payroll	1/24/24	50824-50828	\$ 923.50	
			Sub-Total	\$ 923.50
Accounts Payable	1/18/24	6697-6723	\$ 218,229.31	
			Sub-Total	\$ 218,229.31
Capital Reserve Fund			\$0.00	
			Sub-Total	\$ -
Vesta Wells Fargo Credit Car	d* 1/29/24	December Purchases	\$ 5,649.24	
			Sub-Total	\$ 5,649.24
Total				\$ 224,802.05

*Wells Fargo Credit Card Invoices available upon request

PR300R	PAYROLL CHECK REGISTER	RUN	1/24/24 PAGE	1
CHECK EMP # #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50824 11	SARAH G HALL	184.70	1/24/2024	
50825 13	JASON S HARRAH	184.70	1/24/2024	
50826 8	PETER E POLLICINO	184.70	1/24/2024	
50827 18	SHALENE B ESTES	184.70	1/24/2024	
50828 17	WILLIAM H CLARKE	184.70	1/24/2024	
				· –

TOTAL FOR REGISTER

923.50

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and the second second

ATTENDANCE SHEET

District:

Durbin Crossing CDD

Meeting Date:

January 22, 2024

	Supervisor	In Attendance	Fees
1.	William Clarke Assistant Secretary		\$200
2.	Peter Pollicino Chairman		\$200
3.	Sarah Gabel Hall Assistant Secretary	V	\$200
4.	Shalene B. Estes Assistant Secretary		\$200
5.	Jason Harrah Vice Chairman		\$200

1

District Manager:

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE *** CHECK DATES 01/01/2024 - 01/31/2024 *** DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND	ECK REGISTER	RUN 2/12/24	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/18/24 00389 12/15/23 231130 202312 310-51300-31100	*	712.60	
POOL RESURF ENGINEER FEE ALTA ENGINEERING COMPANY			712.60 006697
1/18/24 00378 10/31/23 5986039 202310 310-51300-48000 PUBLIC NTC #9376081	 *	82.96	
10/31/23 5986039 202310 310-51300-48000 REO QUAL ENGINEER SEVCS	*	193.12	
GANNETT MEDIA CORP DBA GANNETT FL			276.08 006698
1/18/24 00378 11/02/23 6063653 202311 310-51300-48000 NOV MTGS #9430403	*	84.32	
GANNETT MEDIA CORP DBA GANNETT FL			84.32 006699
1/18/24 00378 12/07/23 6133297 202312 310-51300-48000 DEC MTG #9574370		82.96	
GANNETT MEDIA CORP DBA GANNETT FL			82.96 006700
1/18/24 00392 12/26/23 39880 202312 320-53800-44200 INSPECT CERTIFIED	*	49.50	
DOLPHIN BACKFLOW INC			49.50 006701
1/18/24 00391 1/12/24 01122024 202401 320-53800-45511 3/23 DEPOSIT EASTER EVENT	*	300.00	
5725 DEPOSIT EASTER EVENT FLORIDA BC ENTERTAINMENT AND			300.00 006702
1/18/24 00021 1/01/24 517 202401 310-51300-34000 JAN MANAGEMENT FEES	*	4,533.58	
1/01/24 517 202401 310-51300-55000 JAN WEBSITE ADMIN	*	88.33	
1/01/24 517 202401 310-51300-35100 JAN INFO TECH	*	132.50	
1/01/24 517 202401 310-51300-32500	*	1,325.00	
JAN IMPACT FEE COL ADMIN 1/01/24 517 202401 310-51300-31300	*	636.00	
JAN DISSEM AGENT SRVCS 1/01/24 517 202401 310-51300-51000	*	.90	
OFFICE SUPPLIES 1/01/24 517 202401 310-51300-42000	*	17.10	
POSTAGE 1/01/24 517 202401 310-51300-42500	*	30.45	
COPIES 1/01/24 517 202401 310-51300-41000	*	18.47	
TELEPHONE GOVERNMENTAL MANAGEMENT SERVICES			6,782.33 006703

DURB DURBIN CROSS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER C *** CHECK DATES 01/01/2024 - 01/31/2024 *** DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND	CHECK REGISTER	RUN 2/12/24	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/18/24 00370 12/12/23 3325722 202311 310-51300-31500 NOV GENERAL SERVICES KUTAK ROCK LLP	*	_,	2,524.24 006704
1/18/24 00370 1/11/24 3339629 202312 310-51300-31500 DEC GENERAL SERVICES KUTAK ROCK LLP	*	7,165.00	7,165.00 006705
1/18/24 00250 11/27/23 6127191 202311 320-53800-44200 CAMERA/STORM INFILTRATION WIND RIVER ENVIRONMENTAL LLC DBA	*	2,842.00	2,842.00 006706
1/18/24 00386 1/09/24 83139 202312 310-51300-31500 POOL RESURF ATTORNEY FEE PASKERT DIVERS THOMPSON	*	1,071.00	1,071.00 006707
1/18/24 00109 1/01/24 13129561 202401 320-53800-45510 JAN SOUTH POOL CHEMICALS POOLSURE		1,924.24	1,924.24 006708
1/18/24 00109 1/01/24 13129561 202401 320-53800-45510 JAN NORTH POOL CHEMICALS POOLSURE	*	1,011.51	
1/18/24 00228 1/01/24 10707071 202401 320-53800-44800 MULTI-UNIT RES 1/1-12/31 SESAC LLC	*	1,966.00	
1/18/24 00283 1/01/24 PSI03847 202401 320-53800-46800 JAN LAKE MAINTENANCE SOLITUDE LAKE MANAGEMENT LLC	*	4,429.00	
1/18/24 00371 10/16/23 3555625 202310 320-53800-45513 OCT PEST CONTROL TRUTECH LLC	*	81.00	
1/18/24 00066 12/21/23 61820369 202312 320-53800-45513 DEC PEST CONTROL SOUTH TURNER PEST CONTROL	*	97.02	
1/18/24 00066 12/28/23 61820448 202312 320-53800-45513 DEC MOSQUITO SRVC NORTH TURNER PEST CONTROL	*	151.59	151.59 006714
1/18/24 00252 1/01/24 415974 202401 320-53800-45502 GENERAL MANAGER	*	9,261.58	

DURB DURBIN CROSS OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/12/24 PAGE 3 *** CHECK DATES 01/01/2024 - 01/31/2024 *** DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND

CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NA DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	ME STATUS	AMOUNT	CHECK AMOUNT #
	1/01/24 415974 202401 320-53800-45517 FACILITY MANAGER	*	5,556.95	
	1/01/24 415974 202401 320-53800-46000	*	6,319.67	
	FIELD OPS MANAGER 1/01/24 415974 202401 320-53800-45507 JANITORIAL SERVICES	*	2,035.86	
	1/01/24 415974 202401 320-53800-45505	*	2,783.14	
	COMMERCIAL POOL MAINT 1/01/24 415974 202401 320-53800-45515	*	5,488.52	
	FACILITY MONITOR 1/01/24 415974 202401 320-53800-45503	*	6,708.19	
	FACILITY ATTENDANT 1/01/24 415974 202401 320-53800-45210	*	291.67	
	MOBILE APP 1/01/24 415974 202401 320-53800-45518	*	3,960.51	
	MAINTENANCE TECHS VESTA PROPERTY SERVIC	ES, INC.		42,406.09 006715
1/18/24 00252	12/31/23 416176 202312 320-53800-45511	*	1,396.86	
_, _ ,	SANTA EVENT 2 NIGHTS			
	VESTA PROPERTY SERVIC	E_{D} , INC.		
1/18/24 00252	12/31/23 416481 202312 320-53800-45511 AMZN-SPEC EVENT-CRAFT/SUP	*	363.51	
	12/31/23 416481 202312 320-53800-47100 AMZN-HOLIDAY DECOR-INFLAT	*	337.53	
	12/31/23 416481 202312 320-53800-44600 MICROSOFT-OFFICE SUPPLIES	*	69.99	
	12/31/23 416481 202312 320-53800-47100	*	95.84	
	AMZN-HOLIDAY DECOR-INFLAT 12/31/23 416481 202312 320-53800-45511	*	105.08	
	AMZN-SPEC EVENT-CRAFT/SUP VESTA PROPERTY SERVIC	ES, INC.		971.95 006717
1/18/24 00382	10/01/23 JAX60432 202310 320-53800-46200		45,490.98	
	OCT LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE			45,490.98 006718
1/18/24 00382	10/10/23 JAX60661 202310 320-53800-46600	*	1,688.58	
	PH2 N SOD RPLC YELLOWSTONE LANDSCAPE			1,688.58 006719
1/18/24 00382	YELLOWSTONE LANDSCAPE 11/01/23 JAX61652 202311 320-53800-46200	*	45,490.98	
	NOV LANDSCAPE MAINTENANCE			
	YELLOWSTONE LANDSCAPE			

DURB DURBIN CROSS OKUZMUK

*** CHECK DATES 01/01/2024 - 01/31/2024 *** DU	ACCOUNTS PAYABLE PREPAID/COMPUTEF JRBIN CROSSING - GENERAL FUND ANK A GENERAL FUND	R CHECK REGISTER	RUN 2/12/24	PAGE 4
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
1/18/24 00382 11/16/23 JAX62276 202311 320-53800-4 IRR REMEDATION CONST DMGE	46400	*	3,380.00	
IRR REMEDATION CONST DMGE	YELLOWSTONE LANDSCAPE			3,380.00 006721
1/18/24 00382 12/01/23 JAX63075 202312 320-53800-4 DEC LANDSCAPE MAINTENANCE	46200	*	45,490.98	
DEC LANDSCAPE MAINIENANCE	YELLOWSTONE LANDSCAPE			45,490.98 006722
1/18/24 00402 1/10/24 3452 202312 310-51300-3 DEC ENGINEERING SRVCS	31100	*	362.50	
	YURO & ASSOCIATES LLC			362.50 006723
	TOTAL FOR BA	ANK A	218,229.31	
	TOTAL FOR RE		218,229.31	
			-,	

DURB DURBIN CROSS OKUZMUK



engineering company

www.ollaengineeringco.com 450 SR 13 N, Unit 106 Box # 406 St. Johns, FL 32259 9048800301 Iisa@altaengineeringco.com EIN: 27-2379874

Bill To:

Michael C. Eckert, Esquire Kutak Rock, LLP 107 W College Ave. Tailahassee, Florida 32301

Invoice

Date: 12/15/2023

invoice #: 231130

Project: Durbin Crossing Amenities 145 South Durbin Parkway St. Johns, Florida 32259

Date	Description	Quantity	Service Item	Rate	Amount
10/27/2023	Communication with counsel.	0.1	Case Manager	125.00	12.50
11/8/2023	Coordinate attendance at repairs.	0.2	Case Manager	125.00	25.00
11/9/2023	Pool repair investigation scope	0.3	Expert	350.00	105.00
11/16/2023	Travel & site visit: Distress observations & sampling & plaster research	2.25	Senior PM	160.00	360.00
11/16/2023	Mileage	18	Trip Mileage	0.70	12.60
11/16/2023	Review of marsite removal findings	0.3	Expert	350.00	105.00
11/20/2023	Upload photos, field notes	0.5	Senior PM	160.00	80.00
12/11/2023	Communication with counsel.	0.1	Case Manager	125.00	12.50
	DEC 2 4 2023				

Total \$712.60

Thank you for the opportunity to provide our professional services.

Payment is due within 30 days.

27 4	N			ACGOUN	IT NAME	ACCOUNT #	PAGE #
22	.ocaliG		1300	Durbin Cros	ssing / Gms	764133	1 of 1
~ <u>6</u> ~ 6	Florida			INVOICE #	BILLING PERIOD	PAYMENT DU	EDATE
C	ANNETT			0005986039	Oct 1- Oct 31, 2023	November 20	, 2023
G	ANNETT			PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*
				\$0.00	\$0.00	\$276,01	3
BILLING ACCOUNT NAME AND ADDRESS Legal Entity: Gannell Med Durbin Crossing / Gms Terms and Conditions: Past due accounts are a 18% per annum or the maximum legal rate (which for a credit related to rates incorrectly involced or p to Publisher within 30 days of the involce date or credit towards future advertising must be used with credit will be forfeited. Saint Augustine, FL 32092-3649 All funds payable in US			subject to interest at hever is less). Advert paid must be submitte or the claim will be w ithin 30 days of issua	ser claims d in writing aived. Any			
BILLING INQUIRIES/	ADDRESS CHANGES	1-877-736-7612 or s	mb@ccc.ganne	ett.com		FEDERAL ID 47-	2390983
					annett.com.Previou	s account numb	er:
Date Desci	ription						Amount
10/9/23 PAYN	ce Forward IENT - THANK YOU IENT - THANK YOU						\$234.61 -\$46.81 -\$187.80
Package Advertis	en ante de la faction de la companya de la company						
Start-End Date C		Description		Pi	O Number	P	s82.96
10/12/23 9 10/24/23 9		public notice REQUEST FOR QL ENGINEERING SE		SFOR			\$193.12
EGEIVE Nav 19 202a							
As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save! Total Cash Amount Due \$276.08 Service Fee 3.99% - \$11.02 *Cash/Check/ACH Discount -\$11.02 *Payment Amount by Cash/Check/ACH \$276.08 *Payment Amount Due \$276.08							
	PLEASE	DETACH AND RI			H YOUR PAYMEN	T	
ACCOU	NT NAME	ACCOUNT	NUMBER	IN		PARALLE AND	NT PAID
Durbin Cro	ssing / Gms		133		0005986039	- as all the state and the	6.08
	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DU			**************************************	HAMT DUE
\$276.08	\$0.00	\$0.00	\$0.00	\$0.00			6.08
REMITTANCE ADD	ORESS (Include Account	#& Invoice# on check)	Freezest Freezest (AMIDUE	
] MASTERCARD [=^ \$2{	37.10

Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244

000076413300000000000059860390002760867171

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CVV Code

Date

Card Number

Exp Date

Signature

LOCALIQ FLORIDA

PROOF OF PUBLICATION

Durbin Crossing / Gms Durbin Crossing / Gms 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

10/12/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/12/2023

Legal Clerk	Mu	M
Notary, State of WI	County of Brown	25:26
My commision expi	res	
Publication Cost:	\$82.96	
Order No:	9376081	# of Copies:
Customer No:	764133	1
PO #:		
THIS IS NOT	` AN INVOIC	E!
	orm for payment remitt	

MARIAH VERHAGEN Notary Public State of Wisconsin

PO Box 631244 Cincinnati, OH 45263-1244

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

SUPERVISORS MEETING Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, October 23, 2023 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting").

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting. An electronic copy of the agenda for these meetings may be obtained from the District Manager, at 475 West Town Place, Sulte 114, St. Augustine, Florida 32092 or by calling (904) 940-5850) and is expected to also be available on the District's website at www.DurbinCrossingCDD.com. There may be occasions when one or more Supervisors will participate by telephone or video conference. Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Retay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decldes to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person will need a need of proceedings is made, including the testimony and evidence upon which such appeal is to be based. Daniel Laughtin District Manager **LOCALIQ** FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Durbin Crossing / Gms 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

10/24/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/24/2023

52 52	2	
Legal Clerk	Wh	W
Notary, State of WI	, County of Bro	own 56.75.26
My commision expl	ires	
Publication Cost:	\$193.12	
Order No:	9417588	# of Copies:
Customer No:	764133	-1
PO #:		
THIS IS NOT	T AN INVO	DICE!

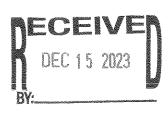
Please do not use this form for payment remittance.

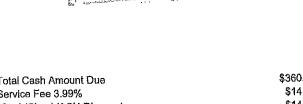
MARIAH VERHAGEN Notary Public State of Wisconsin

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT RFQ for Engineering Services The Durbin Crossing Community Development District ("District"), located in St. Johns County, Florida, annunces that protessional erguired on a continuing basis for the District"s capital improvement plan, including statument plant plant protessional services to the District maineering services to the District paneer Qualifications, Statement ("Qualification statement") of il statument supporting data, Among other planeer Qualifications, Standard Form No, 330, "with pertinent supporting data, Among other planeer Qualifications, Standard form sho, 330, with pertinent supporting data, Among other planeer Qualification personnel; b) whether the Applicant's of certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's willingness to meet time and budget plant statuments; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Sf. Johns County, Florida; e) the Applicant's professional personnel; bistrict further plant and plant applicant's professional development statements; ddiling bistrict meetings, Nado b

any expenses associated with the Qualification and submittal of the Qualification Statements in response to this request. Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the profest Is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the finition notice of protest was filed. Failure to timely file a notice of protest or rotest with respect to aforesaid written protest shall constitute a woiver of any right to object or protest with respect to aforesaid notice of protest wall provide to the District, simultaneous with the filling of the notice, a protest bond with a responsible surely to be approved by the District and in the amount of requirements regarding protests are set forth in the District's proposed Rules of Procedwere, which are available from the District managements regarding protests are set forth in the District's proposed

201 H F.A	ACCOUN	TNAME	ACCOUNT #	PAGE #	
<i>i ∛</i> LocaliG)	Durbin Cros	sing / Gms	764133	1 of 1
Florida	82.	INVOICE #	BILLING PERIOD	PAYMENT DU	E DATE
GANNETT		0006063653	Nov 1- Nov 30, 2023	December 20	, 2023
		PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	MT DUE*
		\$0.00	\$0.00	\$360.40)
BILLING ACCOUNT NAME AND ADDRESS Legal Entity: Gannett Media Durbin Crossing / Gms Terms and Conditions: Past due accounts are sut 18% per annum or the maximum legal rate (whichew for a credit related to rates incorrectly invoice dor pair to Publisher within 30 days of the invoice date or to redit towards future advertising must be used within credit will be forfeited. All funds payable in US do			subject to interest at the chever is less). Adverti- paid must be submitter or the claim will be we within 30 days of issua	ser claims d in writing alved. Any	
BILLING INQUIRIES/ADDRESS CHANGES	1-877-736-7612 or smb@ccc.ga	nnett.com		FEDERAL ID 47-	2390983
To sign-up for E-mailed invoices and MQR_15654	l'online payments please co	ntact abgspecial@g	annett.com, Previou	is account numb	er:
Date Description					Amount
11/1/23 Balance Forward					\$276.08
Package Advertising:) Number	De	ackage Cost
Start-End Date Order Number	Description	-	rbin Nov mtas		\$84.32
11/2/23 9430403	Durbin Nov mtgs	50	10111101 1000		1





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As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee If you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

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Total Cash Amount Due	\$360.40
Service Fee 3.99%	\$14.38
*Cash/Check/ACH Discount	-\$14.38
*Payment Amount by Cash/Check/ACH	\$360.40
Payment Amount by Credit Card	\$374.78

	PLEASE	DETACH AND RI	ETURN THIS POI	RTION WITH YOU	JR PAYMENT	
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	RESS (Include Account)		TO BAY WITH CRI		der sond franskrige son sonder en en en en en	TOTAL CREDIT CARD AMT DUE \$374.78
	nnett Florida Loca PO Box 631244 innati, OH 45263-		Card Number Exp Date Signature		CVV Code Date	

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LOCALIQ **FLORIDA**

PROOF OF PUBLICATION

Courtney Hogge Durbin Crossing / Gms 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

11/02/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/02/2023

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Legal Clerk	wh w	Ŵ
Notary, State of WI	, County of Brown	25:20
My commision exp	ires	
Publication Cost:	\$84,32	
Order No:	9430403	# of Copies:
Customer No:	764133	1
PO #:	Durbin Nov mtas	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

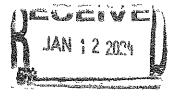
Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") Development District ("District") will hold a regular meeting on Monday, November 13, 2023 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting"). The Meeting is open to the public and will be conducted in accordance

and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such to be specified on the record at such Meeting. An electronic copy of the agenda for these meetings may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850) and is expected to also be available on the District's website at wave DurbinCrossing CDD com

www.DurbinCrossingCDD.com. There may be occasions when one or more Supervisors will participate by telephone or video conference. high subject visions with particular by releiphone or video conference. Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting, If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin District Manager Pub: Nov. 2, 2023; #9430403

₩LocaliQ	Durbin Cros	ssing / Gms	764133	1 of 1
Florida	INVOICE #	BILLINGPERIOD	PAYMENT DU	EDATE
GANNETT	0006133297	Dec 1- Dec 31, 2023	January 20,	2024
	PREPAY (Memo-Info)	UNAPPLIED (Included in amt due)	TOTAL CASH A	MT DUE*
	\$0.00	\$0.00	\$443.3	6
BILLING ACCOUNT NAME AND ADDRESS Durbin Crossing / Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 [/][4][4][4][4][4][4][4][4][4][4][4][4][4]	18% per annum or the for a credit related to ra to Publisher within 30	Legal Entity: Gannett Med s: Past due accounts are a maximum legal rate (which ates incorrectly invoiced or p days of the invoice date of dovertising must be used w All funds payable in US	subject to interest at hever is less). Advert paid must be submitte or the claim will be w ithin 30 days of Issue	lser claims d in writing aived. Any
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gar	nnett.com		FEDERAL ID 47-	2390983
To sign-up for E-mailed involces and online payments please cor MOR 15654	ntact abgspecial@ga	mnett.com. Previou	s account numb	en:
Date Description				Amount
12/1/23 Balance Forward				\$360.40
Package Advertising: Start-End Date Order Number Product Dr			and a second	
	escription ecember Meeting	PO Nu	moer Pa	\$82.96



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$443,36
Service Fee 3.99%	\$17.69
*Cash/Check/ACH Discount	-\$17.69
*Payment Amount by Cash/Check/ACH	\$443.36
Payment Amount by Credit Card	\$461.05

Durbin Crossing / Gms 764133 0006133297 \$82,96 CURRENT DUE 30 DAYS PAST DUE 60 DAYS PAST DUE 90 DAYS PAST DUE 120+ DAYS PAST DUE UNAPPLIED PAYMENTS TOTAL-CASH AM \$82.96 \$84.32 \$276.08 \$0.00 \$0.00 \$0.00 \$443.36 REMITTANCE ADDRESS (Infellule Account#& Involce# on officek) TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612 TOTAL CREDIT AMT DUE \$461.05			PLEASE	DETACH AND R	ETURN THIS PO	RTION WITH YOU	JR PAYMENT	
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PO Box 631244 To sign up for E-mailed invoices and online payments please contact				To sign up fo			nts please contact	

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LOCALIQ FLORIDA

PROOF OF PUBLICATION

Courtney Hogge Durbin Crossing / Gms 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

12/07/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/07/2023

U	Tel	7
Legal Clerk	Mhú	N
Notary, State of WI	, County of Brown	n. 26°26
My commision exp	ires	
Publication Cost:	\$82,96	
Order No:	9574370	# of Copies:
Customer No:	764133	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPER-VISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, December 18, 2023 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting").

ing"). The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting. An electronic copy of the agenda for these meetings may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850) and is expected to also be available on the District's website www.DurbinCrossingCDD.com. There may be occasions when one or more Supervisors will participate by telephone or video conference. Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appent any decision made by the Board with respect to any matter considwide the florid in the direction of the direction of the florid office.

Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of praceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimany and evidence upon which such appeal is to be based. Daniel Laughlin District Manager

Dolphin Backflow, Inc.

Plumbing Contractor

CFC1428994 lities: CUC 1224448 h: FPC11-000004
lit

BILL TO

Vesta Property Services, Inc Attn: Zach Davison 245 Riverside Avenue Suite 250 Jacksonville, FL 32202

WE SEND INSPECTION REPORT TO UTILITY

DATE	INVOICE #	ŀ
12/26/2023	39880	

P.O. NO.	TERMS
	Due on receipt

	DESCRIP	TION		QUANTITY	PRICE	AMOUNT
Inspection and Certification Durbin Crossing CDD, 145 Wilkins RP 2.5" 375 SN:L7	S. Durbin Pkwy, St.	Johns, FL 32259		1	45.00	45.00
IEA Report Submission Fee Acct# 8268402655				1	4.50	4.50
Backflow preventer passed, attached proposal.	but we recommend	you replace three valv	e handles, see			
BY:-	JAN 02 2024					
EMAIL ADDRESS OR TEXT NUM	BER NEEDED FOR CRI	EDIT CARD RECEIPTS				
	We Accept Visa,	Mastercard, AMX, Dis	cover	4		
			D'II'		BALAN	\$49.50
Credit Card #	Exp.	CVV	Billing Zip Code			

*Insulation not guaranteed to protect against all freeze damage.

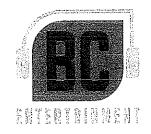
Environmental Services Cross Connection Control 21 W. Church St. T-8 Jacksonville, FL 32202				BA	CKFLOW TEST R	EP	
Name of p	Name of premises (company, person)			Jwner	or agent's name	ويستشورون بيستشق	ann fean ann an ann ann ann ann ann ann ann a
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145	S. Durbin	F F					
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JEA accou	nt number (required)		1		number (required)		
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Commerc	ial test purpose 🖓	Annual 🗀] Repair		Replacement	C	New Installation
Commerc	Commercial service type Fire Irrigation Process/Isolation Protable Fire bypass Is reclaimed water supplied ? Yes Process No						
Residential test purpose Annual Repair Replacement New Installation							
Residential service type 🗔 Potable 🗔 Irrigation / Is reclaimed water supplied? 🛄 Yes 🛄 No				No			
Device ty	pe Manufacturer	Size No	del Nur	nber	Serial Number		Installation date
RP	Wilkins	2.5 3	375		L71198		
	Check valve #1	Check valv	e #2	Diff	erential pressure relief valve	,	Pressure vacuum breaker
INITIAL	Closed tight	Der Closed ti	ight		Opened at 2.2		ir inlet opened at
TEST	at <u>3.4</u> psi	at <u>2.6</u>	_ psi	lbs r	educed pressure		psi
	🗔 Leaked	🗀 Leaked)id not open		Did not open
FINAL	Closed tight	Closed tight			Opened at		
TEST	atpsi	at	_psi		educed pressure		Satisfactory
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Repaired by		Company name			BFDT certificate number		Repaired Date
Final test pe	normed by	Company name	Sacut-Fl	ίνυ	BFDT certificate number	υ	Test Date 12-26-23

Date 12-26-23

Signature

******'

Rev. 09.19,08(a)



BC Entertainment Invoice

BC Entertainment P.O.Box 601072 Jacksonville, FL 32260

Event Type/Time/Date.

Durbin Crossing Easter Event 2024

Saturday 03/23/2024

Event time: 11a-2p

Amount: \$700.00

-(\$125.00) Discount for Emma/Danelle/Durbin

- Total Due: \$575.00
- **Deposit:** \$300.00 Deposit is due upon agreement
- Balance Due: \$275.00 Balance is due 30 days prior to event

Thank you once again! Payment is due 30 days prior to event. Please make check payable to BC Entertainment

Danelle Demárco 320-53800-4511 Special Events

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763 Invoice

Invoice #: 517 Invoice Date: 1/1/24 Due Date: 1/1/24 Case: P.O. Number:

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

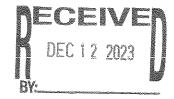
Description	Hours/Qty	Rate	Amount
Management Fees -January 2024 Website Administration - January 2024		4,533.58 88.33	4,533.58 88.33
Information Technology - January 2024 Impact Fee Collection Administration -January 2024		132.50 1,325.00	132.50 1,325.00
Dissemination Agent Services - January 2024 Office Supplies		636.00 0.90	636.00 0.90
Postage Copies		17.10 30.45	17.10 30.45
Telephone		18.47	18.47
JAN 03 2024			
	Total		\$6,782.33
	Payme	nts/Credits	\$0.00
	Balanc	e Due	\$6,782.33

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

December 12, 2023



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

Reference: Invoice No. 3325722 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. 3325722 6123-1

Re: General

For Professional Legal Services Rendered

11/01/23 11/03/23	M. Eckert K. Haber	0.10 0.30	35.00 76.50	Review draft agenda Confer with Laughlin regarding board meeting agenda; confer with Alfano regarding same; correspond with Alfano regarding tennis facilities agreement
11/07/23	M. Eckert	0.10	35.00	Review Laughlin email; confer with Laughlin regarding impact fees
11/07/23	K. Haber	0.40	102.00	Prepare tennis facilities usage agreement; correspond with Alfano regarding same
11/08/23	K. Haber	0.20	51.00	Revise tennis facilities usage agreement; correspond with Alfano regarding same
11/09/23	M. Eckert	0.20	70.00	Prepare for board meeting
11/10/23	K. Haber	1.20	306.00	Prepare board meeting agenda memorandum; revise resolution amending recreational field policies; prepare recommended language for field signage; correspond with Alfano regarding same

Durbin Crossing CDD December 12, 2023 Client Matter No. 6123-1 Invoice No. 3325722 Page 2

11/10/23K. John0.40106.00Review agenda; prepare meeting materials11/13/23M. Eckert2.901,015.00Prepare for, travel to and attend board meeting; return travel; meeting follow up11/14/23M. Eckert0.2070.00Confer with Fagan11/15/23K. John0.2053.00Prepare ethics training memorandum Review draft minutes and provide comments; follow up from board meeting11/20/23K. Haber0.3076.50Prepare materials for mutual aid portal access; correspond with Brown regarding same11/29/23K. Haber0.40102.00Research impact fee credit statutory revisions and prepare summary11/30/23K. Haber0.90229.50Research impact fee credit statutory revisions and prepare summary11/30/23K. Haber0.90229.50\$2,502.50DISBURSEMENTS\$1.74\$2,502.50Travel Expenses21.74TOTAL DISBURSEMENTS\$21.74TOTAL CURRENT AMOUNT DUE\$2,524.24					
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TOTAL DISBURSEMENTS 21.74	Travel Exp	enses		2	21.74
	*				
TOTAL CURRENT AMOUNT DUE\$2,524.24	TOTAL D	ISBURSEMENTS	3		<u>21.74</u>
	TOTAL C	URRENT AMOU	NT DUE		<u>\$2,524.24</u>

TALLAHASSEE, FLORIDA Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

January 11, 2024

Reference: Invoice No. 3339629 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

JAN 1

Invoice No. 3339629 6123-1

Re: General

For Professional Legal Services Rendered

12/01/23	M. Eckert	0.10	35.00	Review 352 Wellbeck Place easement encroachment request
12/01/23	K. Haber	0.10	25.50	Correspond with Laughlin and Alfano regarding easement encroachment request
12/03/23	M. Eckert	0.50	175.00	Research issues related to sale of impact fee credits
12/03/23	L. Whelan	0.30	115.50	Allocation of attorney time relative to legislative monitoring activities
12/04/23	M. Eckert	2.10	735.00	Research issues related to sale of impact fee credits
12/05/23	K. Haber	0.10	25.50	Revise ethics training memorandum; correspond with Laughlin regarding same
12/06/23	M. Eckert	0.30	105.00	Prepare for and attend agenda call; confer with Alfano regarding landscape questions
12/07/23	M. Eckert	0.10	35.00	Confer with Alfano

PRIVILEGED AND CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

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

Durbin Crossing CDD January 11, 2024 Client Matter No. 6123-1 Invoice No. 3339629 Page 2

12/12/23	M. Eckert	1.90	665.00	Prepare for board meeting; confer with Laughlin; confer with Alfano; research sale of impact fee credits
12/14/23	M. Eckert	0.20	70.00	Confer with Brown at St. Johns County regarding impact fee zones; follow up
12/14/23	K. Haber	3.10	790.50	Research means to protect CDD land from development and access
12/15/23	M. Eckert	1.00	350.00	Prepare memorandum on sale of impact fee credits
12/16/23	M. Eckert	1.20	420.00	Research and draft memorandum on the potential sale of impact fee credits
12/17/23	M. Eckert	0.20	70.00	Research and prepare memorandum and appointment/designation form for public records roles
12/17/23	K. John	1.40	371.00	Review agenda; prepare board meeting materials
12/18/23	M. Eckert	1.20	420.00	Prepare for board meeting; revise impact fee memo
12/18/23	K. John	3.30	874.50	Review agenda; prepare board meeting materials; attend meeting and follow up from same
12/19/23	M. Eckert	0.40	140.00	Follow up from board meeting; confer with Laughlin
12/20/23	M. Eckert	1.90	665.00	Confer with HOA attorney; research history of easement assignment, declaration and plat; confer with Pollicino
12/21/23	M. Eckert	1.00	350.00	Prepare engineering agreement; follow up from board meeting
12/24/23	M. Eckert	0.50	175.00	Follow up from board meeting; review draft minutes and provide comments
12/27/23	D. Wilbourn	0.20	33.00	Disseminate engineering services agreement for execution
12/28/23	M. Eckert	0.10	35.00	Research regarding designations of records custodian and records management liaison officer

.

Durbin Cro January 11, Client Matt Invoice No Page 3	, 2024 ter No. 6123-1			
12/28/23	K. Haber	1.90	484.50	Prepare additional landscape services work authorizations; prepare heating and air conditioning replacement services agreement; prepare drainage repair services agreement; correspond with Alfano regarding same
TOTAL HOURS		23.10		
TOTAL FOR SERVICES RENDERED				\$7,165.00
TOTAL CURRENT AMOUNT DUE				<u>\$7,165.00</u>

Wind River Environmenta

8892 Normandy Blvd Jacksonville FL 32221 Acquisition: Wind River Environmental

BILL TO

Customer Number: 2672827 Durbin Crossing CDD (Vesta) Accounts Payable 475 West Town Place Suite 114 St Augustine, FL 32092

Invoice



WINDRIVER & Wind River Environmental Company

Billing Questions: Service Questions:

978-841-5000

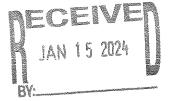
JOB SITE

VAC - Durbin Crossing CDD (Vesta) 110 Fernbrook Drive

Saint Johns, FL 32259 Zach

P.O.Number: Invoice Date: 27-Nov-2023 Orde	r Date: 16-Nov-2023
Quantity Service Type Price Amount T	ax% Tax <u>Total</u>
1.00 Fuel / Energy Recovery 392.00 \$392.00 C	0.000 \$0.00 \$392.00
1.00 Project-C-Hours-Dry Hi-Vac Truck 2,450.00 \$2,450.00 C	0.000 \$0.00 \$2,450.00

Subtotal Non Taxed:	\$2,842.00
Subtotal Taxed:	\$0.00
Tax:	\$0.00
Total:	\$2,842.00



Credits:	\$0.00
Payments:	\$0.00

Balance:

\$2,842.00

From:

Customer Number:2672827Durbin Crossing CDD (Vesta)475 West Town PlaceSuite 114St Augustine, FL 32092

Remit To:

Wind River Environmental LLC.

P.O. Box 22074 New York, NY 10087-2074

Please detach here and return the bottom portion with your payment.

Payment Terms:	Net 30		
Order Number	Invoice Number	Invoice Date	Amount Due
8490181918	6127191	27-Nov-2023	\$2,842.00

If your payment is returned NSF it will be re-presented electronically, and you will be assessed a processing fee, the maximum allowed by law.

To pay your invoice, please call 978.841.5080. We accept the following credit cards within 30 days of the invoice date. When paying your invoice with a credit card, Wind River Environmental will appear on your credit card statement for this transaction. For questions please visit www.wrenvironmental.com/policies or call 800.499.1682





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

January 9, 2024

<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 December 31, 2023

Dear Margaret,

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

Matter Name	Durbin Crossing CDD
Matter No.	122411
PDT Invoice No. (Reference this number on your payment.)	83139
This Month's Charges	\$1,071.00

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

002389

122411

83139

MGD

January 09, 2024

Client:

Matter:

Invoice #:

Resp. Atty:

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

For Professional Services Rendered Through December 31, 2023

COVER SHEET

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

Total Services **TOTAL THIS INVOICE** Previous Balance *Less Payments* Total Due To Date \$1,071.00 \$1,071.00 \$15,022.70 (\$15,022.70) \$1,071.00

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.

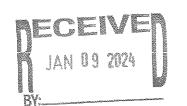


Phone: (813) 229-3500

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

Fax: (813) 229-3502

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



January 09, 2024 Client: 002389 Matter: 122411 Invoice #: 83139 Resp. Atty: MGD Page: 1

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

RE: Durbin Crossing CDD - Pool Resurfacing

For Professional Services Rendered Through December 31, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
12/05/2023	JSM	Researched potential pool experts to combat Epic's defenses regarding pool maintenance and chemical imbalance.	0.60	\$168.00
12/05/2023	JSM	Good faith correspondence with counsel for Epic related to discovery and depositions.	0.10	\$28.00
12/05/2023	JSM	Researched case law and prior court orders in support of Durbin's position related to inadequate discovery responses, specifically, privacy of projects and customers.	0.40	\$112.00
12/07/2023	JSM	Correspondence with Epic's counsel related to Epic's request to inspect pools.	0.60	\$168.00
12/07/2023	JSM	Calls/correspondence with client related to Epic's inspection and request to collect samples, and upcoming depositions.	1.40	\$392.00
12/11/2023	JSM	Call with Expert regarding scopes of opinion.	0.30	\$84.00
12/11/2023	JSM	Correspondence with client regarding inspection by Epic.	0.20	\$56.00
12/27/2023	MGD	Receipt, review and response to Mr. Eckert's email regarding expert.	0.10	\$35.00
12/29/2023	JSM	Correspondence with Epic's counsel regarding amended/supplemental responses to discovery requests.	0.10	\$28.00
		Total Professional Services	3.80	\$1,071.00

PERSON RECAP

Person		Level	Hours	Rate	Amount
MGD	Matthew G. Davis	Partners	0.10	\$350.00	\$35.00
JSM	Jessica S Mazariego	Associates	3.70	\$280.00	\$1,036.00



 January 09, 2024

 Client:
 002389

 Matter:
 122411

 Invoice #:
 83139

 Resp. Atty:
 MGD

 Page:
 2

Total Services

\$1,071.00

TOTAL THIS INVOICE

\$1,071.00



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

www.poolsure.com

Invoice	Date
---------	------

Invoice #

1/1/2024

131295619150

Ship To Bill To GMS, LLC Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259 475 West Town Place, Suite 114 St. Augustine FL 32092 Amount Qty Units Description Item ID 1,924.24 1 ea Water Management Flat Billing Rate WM-CHEM-FLAT DEC 18 2023 BY

Save in 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

 Subtotal
 1,924.24

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 1,924.24

 Amount Due
 \$1,924.24

Remittance Slip		
Customer	Amount Due	\$1,924.24
13DUR200	Amount Paid	
Invoice # 131295619150	Make Checks Payable Poolsure PO Box 55372 Houston, TX 77255-537	





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

Invoice	Date	1/1/2024
	Invoice #	131295619155

Terms	Net 20
Due Date	1/21/2024
PO #	

Bill To		Ship To			
Attn: Office Durbin Crossing North 475 West Town Place, Suite St. Augustine FL 32092	114	Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259			
Item ID	Descriptio	n	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rat		1	ea	1,011.51

Save in 2024 by prepaying your annual amount. Customers who prepay for 2024 by 12/31/2023 will receive a 5% discount on their annual rate. Contact ar@poolsure.com and request your 2024 annual invoice.

 Subtotal
 1,011.51

 Shipping Cost (FEDEX GROUND)
 0.00

 Total
 1,011.51

 Amount Due
 \$1,011.51

Remittance Slip

Customer 13DUR100

Invoice # 131295619155



Amount Due

\$1,011.51

Amount Paid Make Checks Payable To

Poolsure PO Box 55372 Houston, TX 77255-5372



1-866-218-5823 WWW.Sesac.com FED ID: 83-2154058

INVOICE

Music Performance License

Account Name:	Vesta Property Services
Account #:	120089
Bill To #:	882725
Statement Period Through End Date	12/31/2024
Payment Due Date	01/01/2024

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

BAAAAA BEIDDESUAAAAA

Alexa alexa alexande statente presidente

Current Relique Revineme Due PastPeriol(s) Payment Due

noal Amonni Due tanePayment Received 11/26/2023

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Important Information

SESAC wishes you Happy Holidays and a Prosperous New Year.

If you need to connect with our team, please contact Customer Service at www.sesac.com by logging into your account adday

	Log in at sesa	C.COM TO EXPLORE NEW TOOLS	S AND FE	ATURES	DEC 12202828
(S)	MAKE IT AUTOMATIC	UPDATE AND REPORT	Ę	CONNECT WITH US	WRITE
<u>``</u>	Enroll in Autopay and	License details, billing info,	-25	Customer Service is only	35 Music Square East
	eBilling today	reporting requirements		a click away	Nashville, TN 37203
	·····	Please detach and return the b	oltem portion v	hen paying by check.	* Correspondence only processed at the Nashville address
	QUICKPAY BY CARD / eCHEC	K: WWW.SESAC.COM/PAY	TO AV	/OID LATE CHARGES, PAY TOT	AL BY THE DUE DATE Internal Use Only
	SESAC		ALMRY M	VISA Account: 12008	
	35 MUSIC SQUARE EAST NASHVILLE, TN 37203-436	2		DISCOVER Bill To: 88272	25
	INVOICE ENCLOSED		TG	TAL DUE BY 01/01/2024	\$1,966.00
			CHE	СК # СН	ECK AMOUNT

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T48 P1

Make check payable to:

001200890041837100001966009

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

Account: 120089

Bill To: 882725

Durbin Crossing Community Dev Dist

Inv Number Inv Date	Inv Amount	Paid/Applied	Late Charge	Other Adj	Balance
10707071 01/01/2024	\$1,966.00				\$1,966.00
Durbin Crossing	145 S Durbin Pl	wy, St. Johns, FL			\$1966.00
Contract No.: 106032-1	Multi-Unit Resid	ential, Jan 01, 202	4 - Dec 31, 2024		

Group Total: \$1,966.00

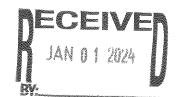
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Please Remit Payment to:

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



Page: 1

PSI038471 1/1/2024

5459

INVOICE

Ship To:

Customer ID

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

Invoice Number:

Invoice Date:

Bill

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

Ship Via Ship Date Due Date	1/1/2024 1/31/2024			P.O. Num P.O. Date Our Orde		1/1/2024
Terms Item/Descri	Net 30 ption	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Main January Billin	g	Carana an Anna	1	1	4,429.00	4,429.00

1/1/2024 - 1/31/2024 Durbin Crossing Cdd-Lake-ALL

Amount Subject to Sales Tax	0.00	Subtotal:	4,429.00
Amount Exempt from Sales Tax	4,429.00	Invoice Discount:	0.00
		Total Sales Tax	0.00
		Payment Amount:	0.00
		Total:	4,429.00

Trutech, LLC PO Box 6849 Marietta, GA 30065 800.842.7296



Account / Invoice Purchase Order 943400 3555625

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Durbin Crossing Cdd 475 W Town PI Ste 114 St Augustine FL 32092-3649

Trutech, LLC PO Box 6849 Marietta, GA 30065

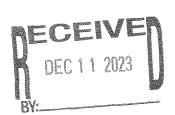
00000094340060010000024851080000000810093

Please Return this portion with your payment

Invoice 3555625

Date	Description	Quantity	Amount	Tax	Total
Service Address:	1901 Dumfries Ct Saint Johns, FL 32259-7280				
10/16/2023	Monthly Service		\$81,00	\$0,00	\$81.00

Good morning today i per your monthly service for armadillos i inspected mulch area and sprayed deterrent heavy to help stop armadillos from coming if you have any concerns please give us a call thank you so much





 Some customers may see a slight rate increase beginning February 2023
 Adjustment
 \$0.00

 Account#943400
 Lic#:
 Total:
 \$81.00

 Account#943400
 Total:
 \$81.00

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

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

Online Bill Pay Registration Number: 9340519D



Please fill out below if paying by Credit Card.

Ligge up our nerota p boluid nà cier	13.6 Nec 6.8 P 0.0 2	
	CAND NUMBER	exp. date
SIGNATURE.	ANOUNT PARI	

Please update any information that has changed since your last statement.

LASTNAME	PRST NAME	MODIE INITIAL
STIREET ADDRESS	ΥΤĊ	STATE ZIP CODE
TELEPHONE ()	EMPLOYERSNAME	EMPLOYER'S TELEPHONE ()
ENPLOYER'S STREET	Δĩγ	STATE ZIÞ CODE

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	Turner Pest Control DRESS: Control LC + P.O. Box 952503 + Atlanta, Georgia 31192-2503 D+ Fax: 984-353-1499 + Toll Free: 800-225-5305 + turnerpeal.com	Turner Pest Control LLC P.O. Box 952503 Atlanta, GA 31192-2503 904-355-5300	INVOICE: 618203699 DATE: 12/21/2023 ORDER: 618203699	
D	176599] Durbin Crossing CDD .75 W Town PI Ste 114 Saint Augustine, FL 32092-3649	Work Locatic	Durbin Crossing CCD Durbin Crossing CCD 145 S Durbin Pkwy Saint Johns, FL 32259-7224	
Vork Date 12/21/2023 Purcha	Time Target Pest 09:48 AM 1se Order Terms	Technician	ode	Time I 09:48 AM Time O
	NET 30	12/21/2023		10:35 AM
51	ervice	Description		Price
PCM	Commercial Pes	st Control - Monthly Service	SUBTOTAL	\$97.02
			ТАХ	\$0.00
			AMT. PAID TOTAL	\$0.00 \$97.02
			AMOUNT DUE	\$97.02
	DEC 2 1 20		m	
	BY.		TECHNICIAN SIGN	IATURE
			CUSTOMER SIGN	ATURE

PLEASE PAY FROM THIS INVOICE

THE TAXABLE AND A PARTY	I LOVALON / ATTAX - W

ATTER Control LC + PO. Box 8 904-356-5300 + Fax: 904-353-1499 + F	LCL P.O. E	r Pest Control LLC 3ox 952503 a, GA 31192-2503 55-5300	INVOICE: 618204489 DATE: 12/28/2023 ORDER: 618204489	
Bill To: [137299] Durbin Crossing C/O Vesta Prop 200 Business P Saint Augustine	erties	Wark Location:	[137299] 904-230-2011 Durbin Crossing North Amenity Center 730 N Durbin Pkwy Jacksonville, FL 32259-8217	
Work Date Time 12/28/2023 01:33 PM Purchase Order	Target Pest MOSQUITO Terms La NET 30	Technician st Service Map Code 12/28/2023		Time In o1:33 PM Time Out 01:44 PM
Service		Description		Price
CPCMOSULV	Commercial Mosquito Service			\$151.59
	DEC 2 9 2023		SUBTOTAL TAX AMT. PAID TOTAL	\$151.59 \$0.00 \$0.00 \$151.59
	BY:		AMOUNT DUE	\$151.59
			TECHNICIAN SIG	NATURE
			CUSTOMER SIG	NATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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WORDSHAW

-155 2

Thereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



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

Bill To

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

Invoice

Invoice # Date 415974 01/01/2024

Net 30

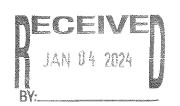
Due Date

Memo

Terms

01/20/2024

Monthly Fees



Description General Manager 1-320-53800-45502 Facility Manager/ Special Event Coordinator 1-320-5380-45517 Field Operations Manager 1-320-53800-46000 Janitorial Services 1-320-53800-45507 Commercial Pool Maintenance 1-320-53800-455-05 Facility Monitor 1-320-53800-45515 Facility Attendant 1-320-53800-45503 Mobile App 1-320-53800-42510 Maintenance Techs 1-320-53800-45518	Quentity Ba 1 1 1 1 1 1 1 1 1 1 1	% 9,261.58 5,556.95 6,319.67 2,035.86 2,783.14 5,488.52 6,708.19 291.67 3,960.51	0100000 9,261.58 5,556.95 6,319.67 2,035.86 2,783.14 5,488.52 6,708.19 291.67 3,960.51
Maintenance Techs 1-320-53800-45518	1	3,960.51	3,960.51

Thank you for your business.

Total

42,406.09

Vestan_

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

Bill To

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

Invoice

Invoice # Date

Terms

Memo

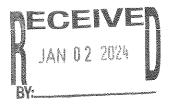
Due Date

416176 12/31/2023

Net 30

01/30/2024

Maintenance Services



Beset/phion	QUEININ	Shire	Amount
Santa event two nights	1	1,396.86	1,396.86

Total 1,396.86

Billable Services Invoice



Vesta

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

Vested in your community.

To:

Invoice #: <u>202312–SE</u> Date: <u>12-27-2023</u>

For:

Durbin Crossing CDD 475 W. Town Place Suite 114 St. Augustine, Florida 32092 904-940-5850 Non-contractual Billable Services Special Event Hours

DESCRIPTION	HOURS	RATE	AMOUNT
Santa 2023 Event / Two Nights 12-15 & 12-16	62.00	22.53	\$1,396.86
		1	
		1	
		5	
		TOTAL	\$1,396.8



Vested in your community.

Thank you for your business!

Vesta-__

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

Invoice

Invoice # 416481 Date 12/31/2023 Terms 12/31/2023 Due Date Memo

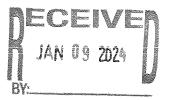
Bill To

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

and a desired as	Description Quantity Rate	Amount
	Billable Expenses M.ALFANO - Amazon - Special Events - Craft and Event Supplies M.ALFANO - Amazon - Holiday decor - Inflatables M.ALFANO - Microsoft - office supplies - newsletter M.ALFANO - Amazon - Holiday decor - Inflatables M.ALFANO - Amazon - Special Events - Craft and Event Supplies Total Billable Expenses	363.51 337.53 69.99 95.84 105.08 971.95
		1,,,

Total

971.95



amazon.com

Final Details for Order #111-8170198-4764251

Order Placed: December 12, 2023 Amazon.com order number: 111-8170198-4764251 Order Total: \$363.51

Shipped on December 13, 2023	
tems Ordered Of: Soaoo 48 Pcs Christmas Wooden Tags Labels Ornaments Wood Christmas Wishes Tree Decorations Rustic Hanging Crafts	Price \$15.99
Vooden Slices Tag Labels with Ropes for Xmas Party Holiday Decor old by: Xialaer <u>(seller profile)</u> Condition: New	
Of: 10-Pack Clear Plastic Ornaments, 80mm Clear Plastic Refillable Decorative Ball, 3.15 inch Christmas Fillable Balls for DIY Crafts, Christmas Tree Decoration, Wedding Party, Christmas House Decoration Sold by: xujingsheng (seller profile) Condition: New	\$18.99
Shipping Address: Item(s) Subtotal:	\$129.93
Durbin Crossing CDD Shipping & Handling:	\$0.00
AS South Durbin Pkwy SAINT JOHNS, FL 32259 Jnited States	
Total before tax:	\$129.4
Shipping Speed: Sales Tax:	\$0.0
REE Prime Delivery	
Total for This Shipment:	\$129.4
Shipped on December 13, 2023	
Items Ordered	Pric
6 of: <i>Lulu Home Christmas Holiday Goody Bags, 72 Pcs Colorful Small Christmas Bags, Assorted Party Holiday Treat Bags</i> Sold by: Giona LLC <u>(seller profile)</u> Condition: New	\$16.9
Shipping Address: Item(s) Subtotal	\$101.9
Durbin Crossing CDD Shipping & Handling	
145 South Durbin Pkwy SAINT JOHNS, FL 32259	
United States Total before tax	\$101.9
Sales Tax	\$0.0
Shipping Speed:	
FREE Prime Delivery Total for This Shipment	

\$21.55 1 of: Clear Plastic Ball Ornaments for Crafts Fillable - 12 Pack Bulk, 80mm 3.15" Transparent Shatterproof Christmas Ornaments for DIY Crafts to Paint Or Fill by 4E's Novelty Sold by: 4Es Novelty (seller profile) **Business** Price Condition: New \$15.99 1 of: Soaoo 48 Pcs Christmas Wooden Tags Labels Ornaments Wood Christmas Wishes Tree Decorations Rustic Hanging Crafts Wooden Slices Tag Labels with Ropes for Xmas Party Holiday Decor Sold by: Xialaer (seller profile) Condition: New \$37.54 Item(s) Subtotal: Shipping Address: Durbin Crossing CDD Shipping & Handling: \$0.00 145 South Durbin Pkwy -\$0.48 Promotion applied: SAINT JOHNS, FL 32259 _____ United States Total before tax: \$37.06 \$0.00 Sales Tax: **Shipping Speed: FREE Prime Delivery Total for This Shipment:** \$37.06 ----Shipped on December 14, 2023

Sinpped on Decomber 14, 2020	
Items Ordered	Price
2 of: Clear Plastic Ball Ornaments for Crafts Fillable - 12 Pack Bulk, 80mm 3.15" Transparent Shatterproof Christmas Ornaments	\$21.55
for DIY Crafts to Paint Or Fill by 4E's Novelty	
Sold by: 4Es Novelty <u>(seller profile)</u> Business Price	
Condition: New	
4 Of: Christmas Ribbon 30 Yards(6 X 5yds) 1 Inch Red Green Grosgrain Ribbon Chevron Swirl Quatrefoil Printed Sold by: Dakota Girl (<u>seller profile</u>) Condition: New	\$12.99
Shipping Address: Item(s) Subtotal:	\$95.06
Durbin Crossing CDD Shipping & Handling:	\$0.00
145 South Durbin Pkwy	
SAINT JOHNS, FL 32259 United States Total before tax:	\$95.06
Sales Tax:	\$0.00
Shipping Speed: FREE Prime Delivery Total for This Shipment:	\$95.06
FREE Prime Delivery Total for This Shipment:	φ55.00

Payment information Item(s) Subtotal: \$364.47 Payment Method: American Express | Last digits: 1125 Shipping & Handling: \$0.00 -\$0.96 Promotion applied: Billing address Total before tax: \$363.51 245 RIVERSIDE AVE STE 250 JACKSONVILLE, FL 32202-4944 **Estimated Tax:** \$0.00

Vesta

United States

Credit Card transactions

American Express ending in 1125: December 14, 2023: \$363.51

To view the status of your order, return to Order Summary .

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Final Details for Order #112-5709080-2025856 Print this page for your records.

Order Placed: December 11, 2023 Amazon.com order number: 112-5709080-2025856 Order Total: \$337.53

Shipped on December 12, 2023

Items Ordered

Price

1 of: 6 FT Christmas Inflatable Frame with Santa Claus and Snowman, Blow Up Outdoor \$74.99 Decorations Built-in Led Lights, Funny Xmas Photo Props Garden Yard Party Decor Sold by: Lucky king (seller profile) Supplied by: Lucky king (seller profile)

Condition: New

1 of: LYWYGG 12X10FT Christmas Backdrop Snow Floor Photo Backgrounds Wooden Wall \$59.98 Photography Backdrops for Child CP-70-1210 Sold by: Wen Yi Backdrop Store (seller profile) Supplied by: Wen Yi Backdrop Store (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on December 12, 2023

Items Ordered

1 of: *Bearington Santa Claus Plush, 16 Inch Stuffed Santa, Christmas Plush Toys* \$31.99 Sold by: Enchanted Jungle (<u>seller profile</u>) | Product question? <u>Ask Seller</u> Supplied by: Enchanted Jungle (<u>seller profile</u>)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on December 12, 2023

Price

1 of: AIIKES 10X10FT Snowy Scenery Backdrop Winter Backdrop Winter Snowman Forest \$49.99 Snow Tree Photography Backdrop Baby Shower Birthday Party Decorations Photo Studio Props12-482 Sold by: AIIKESI backdrop (seller profile) Supplied by: AIIKESI backdrop (seller profile)

Condition: New

1 of: COMIN Christmas Inflatables Snowman Outdoor Decorations 5FT, Blow up\$29.99Snowman Yard Decoration with Built-in LEDs, Holiday Decor for Christmas IndoorOutdoor Yard Lawn Garden PatioSold by: COMIN INC (seller profile)Supplied by: COMIN INC (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Shipped on December 12, 2023

Items Ordered

1 of: Poptrend Inflatable Christmas Decorations 8 Foot Inflatable Christmas Arch – \$69.99 Christmas & X'mas Yard Inflatables with Bright LED Christmas Lights – Wacky, Funny, Festive Holiday Spirit (8ft Arch) Sold by: Spinosaurus (seller profile) Supplied by: Spinosaurus (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method: American Express ending in 1125

Billing address

Margaret Alfano 245 Riverside Avenue Suite 250 Jacksonville, Florida 32202 United States Item(s) Subtotal: \$316.93 Shipping & Handling: \$0.00 Total before tax: \$316.93 Estimated tax to be collected: \$20.60

Grand Total:\$337.53

Price

Credit Card transactions

AmericanExpress ending in 1125: December 18, 2023: \$337.53

To view the status of your order, return to Order Summary.



Thanks for shopping with us

Dear Margaret Alfano,

Order date: December 23, 2023 Thanks for your order from Microsoft on December 23, 2023. You'll find your order details below.

Order number: Z62M8MOP4 Z62M8MOP421S

Bill to: Margaret Alfano 245 Riverside Avenue Suite 300 Jacksonville, FL 32202 United States 904.355.1831



Final Details for Order #112-7971048-6402650 Print this page for your records.

Order Placed: December 11, 2023 Amazon.com order number: 112-7971048-6402650 Order Total: \$95.84

Shipped on December 12, 2023

Items Ordered

Price

1 of: Best Choice Products 8.5 x 5ft Lighted Inflatable Christmas Train & Animated Santa, \$89.99 Large Outdoor Holiday Decor w/LED Lights, Penguins, Candy Cane Wheels, Gifts Sold by: BestChoiceproducts (seller profile) Supplied by: Other

Condition: New

Shipping Address:

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

Shipping Speed:

Local Express Shipping

Payment information

Payment Method: American Express ending in 1125

Billing address

Margaret Alfano 245 Riverside Avenue Suite 250 Jacksonville, Florida 32202 United States Item(s) Subtotal: \$89.99 Shipping & Handling: \$0.00

Total before tax: \$89.99 Estimated tax to be collected: \$5.85

Grand Total:\$95.84

Credit Card transactions

AmericanExpress ending in 1125: December 12, 2023: \$95.84

To view the status of your order, return to Order Summary.

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Final Details for Order #112-5663991-8961821 Print this page for your records.

Order Placed: November 25, 2023 Amazon.com order number: 112-5663991-8961821 Order Total: \$105.08

Shipped on November 28, 2023

Items Ordered

Price

1 of: Creative Hobbies® - Bulk Value Pack of 25 pcs - 67mm (2-5/8 Inch) Round Clear \$19.99 Plastic Ball Ornaments - Great for Crafting DIY Christmas Ornaments Sold by: Wholesale Crafts (seller profile) Supplied by: Wholesale Crafts (seller profile)

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on November 29, 2023

Items Ordered 2 of: <i>Cotton Twine Green Red and White Baker String 2mm Thick 328 Feet Christmas</i> <i>Twine for Gift Wrapping DIY Crafts Home Decoration Gardening</i> Sold by: Leecogo (<u>seller profile</u>) Supplied by: Leecogo (<u>seller profile</u>)	Price \$6.99
Condition: New 1 of: Kingrol 30 Pack 3.15 Inch Clear Plastic Fillable Ornament Balls, for DIY Craft Projects, Christmas, Wedding, Party, Home Decor Sold by: Kingrol (<u>seller profile</u>) Supplied by: Kingrol (<u>seller profile</u>)	\$33.99
Condition: New 2 of: Vivifying Red and White Twine, 656 Feet 2mm Cotton Bakers Twine String for Gift Wrapping, Baking, Butchers, DIY Crafts, Tying Cake and Pastry Boxes Sold by: Vivifying Direct (<u>seller profile</u>) Supplied by: Vivifying Direct (<u>seller profile</u>)	\$6.98
Condition: New	

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Shipped on November 27, 2023

Items Ordered

Price

3 of: *Cotton Twine Green and White Baker String 2mm Thick 328 Feet Christmas Twine for* \$5.59 *Gift Wrapping DIY Crafts Home Decoration Gardening* Sold by: Leecogo (<u>seller profile</u>) Supplied by: Leecogo (<u>seller profile</u>)

Condition: New

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method: American Express ending in 1125

Billing address

Margaret Alfano 245 Riverside Avenue Suite 250 Jacksonville, Florida 32202 United States Item(s) Subtotal: \$98.69 Shipping & Handling: \$0.00 -----Total before tax: \$98.69 Estimated tax to be collected: \$6.39

Grand Total: \$105.08

Credit Card transactions

AmericanExpress ending in 1125: November 29, 2023: \$105.08

To view the status of your order, return to Order Summary.

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Bill To:

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

Property Name: Durbin Crossing CDD

INVOICE

INVOICE #	INVOICE DATE
JAX 604323	10/1/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: October 31, 2023 Invoice Amount: \$45,490.98

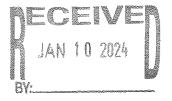
Description	Current Amount
Monthly Landscape Maintenance October 2023	\$45,490.98



Invoice Total

\$45,490.98

IN COMMERCIAL LANDSCAPING



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



<u>Bill To:</u>

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 606612	10/10/2023
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Total

\$1,688.58

Invoice Due Date:November 9, 2023Invoice Amount:\$1,688.58

Description	Current Amount
Phase II-North Durbin Sod Replacement	
Sod (Sub)	\$0.00
Sod Replacement	\$1,688.58
:	

Retainage (0.00%) \$0.00

IN COMMERCIAL LANDSCAPING

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

SIXTH ORDER OF BUSINESS

As requested, we have broken down the list of Capital Expenditure suggestions from our last meeting. That report is included below for your review.

NEED TO DO	Approximate Cost	Reserve Study Year	Reserve Funds	Variance	
Both Tennis Court Resurfacing	\$30,000.00	2023-24	\$38,593.00	\$8,593.00	
Both Basketball Court Resurfacing	\$14,000.00	2023-24	\$12,608.00	\$1,392.00	
Phase 3 Sod Conversion	\$180,000.00	N/A	N/A	N/A	
Security Camera Updgrade	\$69,000.00	2021-22	\$60,014.00	\$8,986.00	
New Access System	\$32,000.00	2021-22	\$25,029.00	\$6,971.00	
North Staffing	\$114,000.00	N/A	N/A	N/A	
South Security	\$11,500.00	N/A	N/A	N/A	
Trash Cans	\$10,000.00	2021-22	\$12,113.00	\$2,113.00	
Park Benches	\$10,000.00	2022-23 \$12,440.00		\$2,440.00	
Monument Stucco Repairs	\$15,000.00	2021-22 \$127,406.00		\$112,406.00	
Stanchion replacement	\$29,000.00	00 N/A N/A		N/A	
Sand Tank for Baby Pool Repair / Replace	\$4,500.00	\$4,500.00 2021-22 \$3		\$900.00	
Harbury Entrance Landscaping re-do	\$32,500.00	Annually	\$25,000.00	N/A	
Gym Doors / Window conversion	\$36,000.00	N/A	N/A	N/A	
LIKE TO DO					
N & S Vac-Pac Pool Tank Repair / Replace	\$15,000.00	N/A	N/A	N/A	
South Pool Pump Motor Conversion	\$25,000.00	N/A	N/A	N/A	
Sand Volleyball Court NEW	\$22,500.00	N/A	N/A	N/A	
South Pool Deck Stairs Coping	\$35,000.00	N/A	N/A	N/A	

Landscaping Smart Irrigation	\$25,000.00	Annually	\$10,000.00	N/A
Irrigation wiring and storm protection	\$22,678.00	Annually	\$10,000.00	N/A
South field fencing without gates	\$32,500.00	N/A	N/A	N/A
Door Replacement South	\$90,000.00	N/A	N/A	N/A
Door Replacement North	\$64,000.00	N/A	N/A	N/A
WISH LIST				
North gym finialize conversion	\$27,000.00	N/A	N/A	N/A
Close in North covered area to Social Hall	\$75,000.00	N/A	N/A	N/A
Entrance landscaping redesign / two each fiscal year	\$25,000.00	N/A	N/A	N/A
Both pool decks paver tree rings	\$38,000.00	N/A	N/A	N/A



TOMORROW

AND BEYOND...







WE HAVE COME A LONG WAY!



OUR RESIDENT AND BOARD COMMUNICATIONS HAVE REACHED GROUNDBREAKING HEIGHTS!

OUR METHODS OF COMMUNICATION AND NUMBERS PARTICIPATING ARE AT AN ALL TIME HIGH.

THE MOST RECENT ADDITION OF OUR CUTTING-EDGE BOX OFFICE HAS PUT TEAM VESTA AND TEAM DURBIN AT THE SUMMIT OF SURROUNDING COMMUNITIES.

OUR APP IS TRULY A ONE-STOP SHOP FOR ALL THINGS DURBIN!

WE PAVED THE WAY TO BIGGER AND BETTER!



FROM DREAMS...

...TO REALITIES!

/

WHAT'S NEXT?

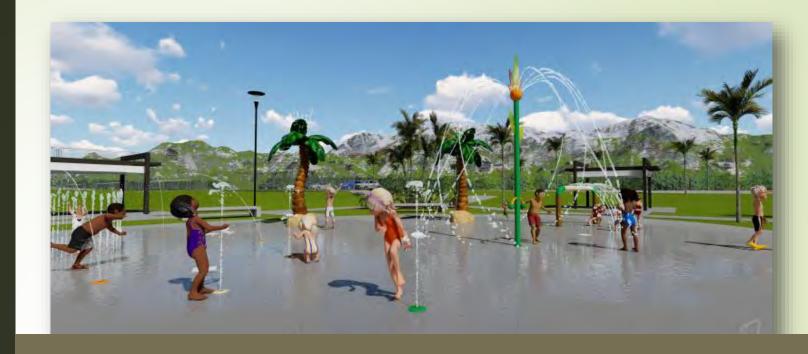


THERE ARE A FEW OPTIONS TO KEEP THE DURBIN BRAND COMPETITIVE AND CREATE VALUE.









LOOKS AS BEAUTIFUL SPLASHING AS IT DOES WHEN IT ISN'T... A WORK OF ART!





SPLASH HERE!

PLAY HERE!







EXPAND & UPGRADE

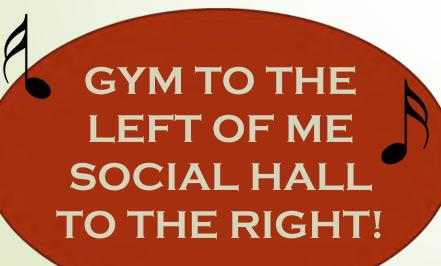




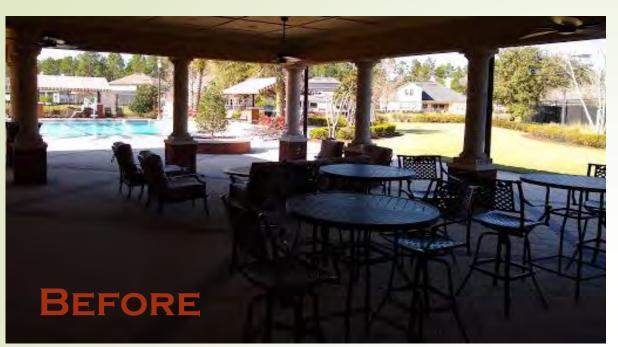
DIVIDE AND CONQUER!



North Amenity Center







NEW NORTH SOCIAL HALL





ADDITIONAL STORAGE

Station of the Station



North GYM

COMPLETE THE GYM CONVERSION

ADDITIONAL EQUIPMENT / NEW ITEMS UPGRADE FLOOR FINISH REMOVE KITCHENETTE

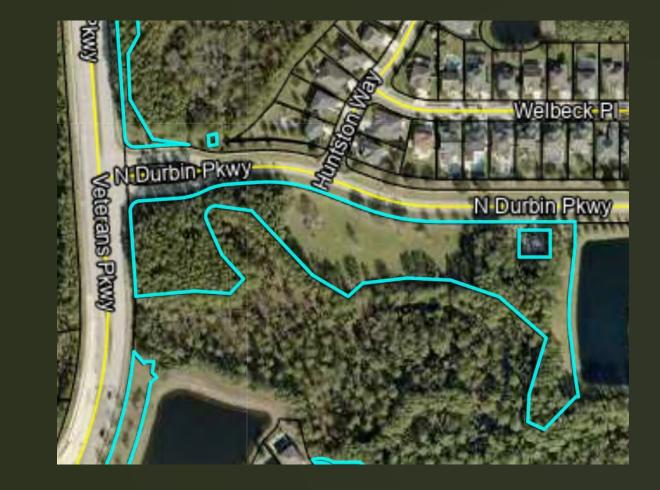
ONE MORE LOOK!











PICKLEBALL!

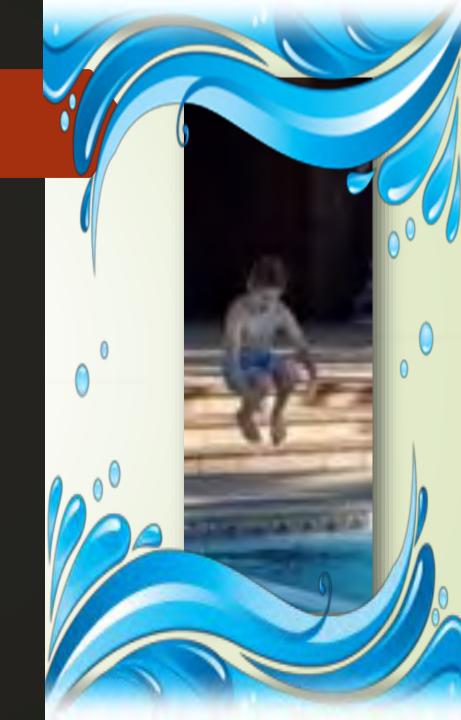
THIS PLAN WOULD INCLUDE A PARKING LOT, OFFICE, RESTROOMS, BENCHES, ETC. DURBIN CROSSING COURT COMPLEX



POSSIBLE HEATING OF THE POOL

 EXTEND THE SWIM SEASON AN ADDITIONAL 3-4 MONTHS
 THE ABILITY TO SWIM ON WARM DAYS IN DECEMBER, ETC.
 CONTROL POOL TEMPERATURES









THE FUTURE IS BRIGHT!

- TOGETHER WE CAN CONTINUE TO REACH NEW HEIGHTS
 - KEEP OUR BRAND VITAL
 - MAKE OUR RESIDENTS PROUD TO CALL THEIR COMMUNITY HOME!

DURBIN CROSSING... ODAY, TOMORROW & BEYOND! SEVENTH ORDER OF BUSINESS

RESOLUTION 2024-02

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

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

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

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

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

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

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

<u>Section 1</u>. The Board is currently made up of the following individuals:

Peter E. Pollicino – 1749 Pennan Place, St. Johns, FL 32259; Sarah Gabel Hall – 475 West Town Place, Suite 114, St. Augustine, FL 32092; Shalene B. Estes – 174 Heron Landing Road, St. Johns, FL 32259; William H. Clarke – 212 West Berkswell Drive, St. Johns, FL 32259; Jason Harrah – 197 Rockcreek Drive, St. Johns, FL 32259;

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

Supervisor & Seat	Term (Including Expiration Date)
Peter E. Pollicino – Seat 1	11/2022 - 11/2026
Sarah Gabel Hall – Seat 2	11/2020 - 11/2024
Jason Harrah – Seat 3	11/2022 - 11/2026
William H. Clarke – Seat 4	11/2020 - 11/2024
Shalene B. Estes – Seat 5	11/2022 - 11/2026

Section 3. Seats 2 and 4 are scheduled for the General Election in November 2024.

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

<u>Section 5.</u> The term of office for the individuals elected to the Board in the November 2024 General Election is four years.

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

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

PASSED AND ADOPTED THIS 26TH DAY OF FEBRUARY, 2024.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EIGHTH ORDER OF BUSINESS

Durbin Crossing Master Association, Inc 414 Old Hard Rd Suite 502 Fleming Island, FL 32003 Phone: 904-592-4090 Fax: 904-269-2729

Erik Rostvold and Patricia Rodriguez–Rostvold 124 Staplehurst Dr St. Johns FL 32259

ARCHITECTURAL DENIAL

11/6/2023

124 Staplehurst Dr

Certified Mail, Return Receipt Requested

Dear Erik Rostvold and Patricia Rodriguez-Rostvold:

We thank you for your adherence to the Community Guidelines via your above referenced submittal. Unfortunately, however, your request cannot be approved as submitted.

1) The committee tabled the request for a patio extension and pergola pending research regarding whether other similar projects exceeding the side walls of the dwelling had been approved.

2) Walkway requires approval from the Community Development District.

3) Engineering Report for walkway is waived as there are no adjacent neighbors.

4) Accordingly, your ACC request was denied pending completion or resolution of the above concerns.

The Association is charged with the responsibility of preserving the aesthetic appearance and integrity of the Community in an effort to help preserve and protect the value of your and your neighbors' homes. As such, occasionally a homeowner's request cannot be approved.

We appreciate your cooperation in submitting this architectural review request. Your original application is enclosed.

Respectfully,

- By: Herbert Boyett, Architectural Review Director Floridian Property Management
- For: Durbin Crossing Master Association, Inc

7. <u>124 Staplehurst Dr (Rostvold) Patio, Gazebo, Walkway (Resubmittal)</u>

Number of YES votes: _Conditional approval - walkway approved conditionally with CDD approval on (2 ft) setback (we will waive the engineer report as an exception since there are no neighbors adjacent).

Number of NO votes: Deny for need more information - We are tabling patio and pergola with <u>research</u>. Follow up with Herb on <u>this</u>, Herb to provide opinion if any other homes have been approved with projects going beyond the walls of the home and visible to the public from the front of the house.

Questions from Herb

-The type engineer (civil or otherwise) that is required to prepare such report? -

Most cases we will require a civil engineer opinion letter. This we may be able to grant exception due to no neighbors next <u>door</u>

-Does the ARC have a preferred list of engineering providers?

not at the moment, we will recommend <u>non members</u> of DC (homeowners that may be civil engineers) due to conflicts of interest.

-What design or construction plans, and specificity of same, would be required in the report? Opinion letter addressing if the construction will impose drainage issues to adjacent lots and if so what would be the remedy if constructed to avoid this detriment to adjacent lots

-Would a particular design scale be required with any drawings or plans submitted? Not necessarily but would help in the <u>decision making</u> process.

Page 2 of 6

-What minimum setbacks (from dwelling & property line) the ARC would require? Follow <u>the</u> <u>Durbin</u> Crossing guidelines not St Johns County. DC guidelines are <u>more strict</u>.

-Should actual mathematical drainage calculations be provided? That would be <u>helpful</u>, but we are mainly concerned with an opinion if adjacent lot will incur extra drainage from the new / proposed improvement(s). If so, can it be remedied, how so?

-Should the necessity of underdrain be addressed in the report? Yes

-Would photos be required as part of the report? Yes Photos would be helpful

Sherry Adair

From:	Herb Boyett	
Sent:	Saturday, October 14, 2023 2:39 PM	
То:	Sherry Adair	
Subject:	FW: Disposition of ARC Application - Durbin - 124 Staplehurst	
Attachments:	124 Staplehurst - Walkway.pdf; Durbin ARC Application - 124 Staplehurst Dr - All.pdf	

Print out attachments with below email and bring to me.....

From: Erik Rostvold <erostvold@gmail.com>

Sent: Saturday, October 14, 2023 1:17 PM

To: Sharon Conklin <sharon@fpm.company>; Herb Boyett <hb@fpm.company> Cc: ARB Durbin <durbincrossing.arb@gmail.com>; Wendy F <wendy.farfan48@gmail.com> Subject: Re: Disposition of ARC Application - Durbin - 124 Staplehurst

Good morning all - following up to my attendance at the prior ARB meeting and per the committee's request, I am requesting that my application be resubmitted (I believe added to the agenda as "old request"?) with a specific request for a setback exception/variance for the planned paver walkway.

As discussed at the meeting, improvements will be made on the side of the house that is surrounded by preserve space (ie no neighbors to the side or behind). Attached is a page with photos indicating where the walkway is intended.

I am also re-attaching the original application which includes the survey.

Thanks in advance.

Erik Rostvold

On Mon, Aug 28, 2023 at 2:43 PM Sharon Conklin <<u>sharon@fpm.company</u>> wrote:

Mr. and Mrs. Rostvold,

Please see the attached correspondence, and let me know if you have any questions. You may forward the additional information required to Herbert Boyett at <u>hb@fpm.company</u>.

Thank you,

Sharon W. Conklin, LCAM

Architectural Review Coordinator

Floridian Property Management

414 Old Hard Road, Suite 502

124 Staplehurst Dr – Rostvold Request for setback exception/variance



e

Paver Walkway



124 Staplehurst Dr – Rostvold Request for setback exception/variance

Paver Walkway



Preserve

Paver Walkway Will be behind hedge



festimite

Durbin Crossing Master Association, Inc.

Mail To: Durbin Crossing Master Association Architectural Control Committee CEIVER 414 Old Hard Road, Suite 502 – Fleming Island, FL 32003 - Office: (904) 592-4090

PLEASE **READ CAREFULLY** SO AS TO **NOT DELAY** YOUR REQUEST (Scheduled ARC Meetings are the 1st and 3rd Tuesday of each month.)

Applications must be received no later than the Tuesday prior to the ARC Hearing Approval Correspondences are mailed out the week following ARC Hearings.

"THIRTY (30) DAYS are ALLOWED FOR THE APPROVAL PROCESS"

Directions for Electronic Filings:

- 1. When submitting application *via* email Application and all supporting documentation should be transmitted as one attachment to the email, which can be downloaded and printed as a single and complete document. Email with the receipt, if applicable, to sherry@fpm.company
- 2. Online Payment: Go to Floridianpropertymanagement.com. Go to "SERVICES" then "ARB REQUESTS." Fill out the form found there and then "SUBMIT." Applications will not be entered for processing until receipt of payment.

From: Name:	Erik Rostvold	
Address:	124 Staplehurst Dr	
	ip: St Johns, FL 32259	
		Email: erostvold@gmail.com
Lot Number: <u>360</u> Phase: <u>2C</u>		Application Date: <u>8/4/2023</u>

Fee Structure: CHECK PAYABLE TO "FLORIDIAN PROPERTY MANAGEMENT, LLC"

Room Additions: \$100.00 All other: \$50.00 Note: No Fee for Satellite Dishes or Solar Panels

Minimum Submittal Requirements

- A. <u>SURVEY</u> (see your Closing Package) <u>MUST BE SUBMITTED WITH APPLICATION (Except Painting)</u>.
- **B.** <u>THE SURVEY MUST DENOTE</u> the placement of any changes, structures, or improvements, including but not limited to FENCES, PATIOS, WALKS, PORCH, POOL, SCREEN ENCLOSURE, LANDSCAPING, etc.

C. <u>PLANS AND SPECIFICATIONS</u> are required in the case of **POOLS**, **PATIOS**, and **ENCLOSURES**.

D. PHOTOS ARE HELPFUL WITH THE APPROVAL PROCESS IN ALL CASES.

REV 02.22

(Circle Improvement Type Below)

1. Fencing Most Interior Lots: White vinyl, "Lexington Style" tongue and groove, with lattice top and New England caps, six feet (6') tall, eight-foot (8') panel width. Fencing Lake Lots: Black aluminum, "Wellington Style" three (3)-rail, flat top, four-foot (4') high fencing. Must submit survey showing fence location.

2. (A) Pool Only (B) Pool with Screen Enclosure: (Scaled plans and drawings, pool, patio, and screen enclosure specifications to be provided by Certified Pool Contractor. All improvements including pool equipment must be drawn to scale on **SURVEY showing all measurements and Setbacks**.)

3. (A) Glass (B) Screen Enclosure of existing porch or lanai (Must include color of supports and screen.)

4. New Screen Enclosure: (Must submit scaled Plans & Specifications from Certified Contractor.)

5. Patio, Driveway, and Sidewalk extensions: (Must Submit Scaled plans and drawings showing all proposed improvements plotted to scale on survey with measurements and setbacks accurately denoted. Must provide all material specifications - Name, Type, Color, and Description of any and all materials. Photo examples obtained from Internet Web Sources will facilitate the submittal process.)

6. Detached Structures, Pergola, Gazebo, Trellis, etc.: (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design and all dimensions of proposed improvements. Structure location to be drawn to scale with measurements and setbacks shown on survey.)

7. Storage Sheds: (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design, and all dimensions of proposed improvements. Storage shed location to be drawn to scale with measurements and setbacks shown on survey. Storage sheds and buildings must be mounted on a concrete slab or foundation, of frame construction, with walls painted the same color as dwelling and with roofing shingles that match dwelling shingles. No plastic, aluminum, etc. sheds allowed.)

8. Landscaping (Must submit Survey showing location of all landscape improvements. Must provide Plant List with written and pictorial specifications for all plant types, plant sizes, plant quantity, as well as mulch type and landscape border specifications.)

9. Recreational Equipment, Play Structures, Garden Statues, Trampolines, Wells, etc: (Must submit plans with all dimensions – height/width/length/etc. – all accurately plotted on survey. Color copy examples and specifications obtained from Internet Web Sources will facilitate the submittal process.)

10. Roof Replacement: (Must submit specifications showing manufacturer, type of shingle, and length of warranty, as well as a color sample of shingle from brochure.)

11. Emergency Generators: (Must submit specifications including manufacturer, dimensions, and information regarding propane tanks, if any. Location of generator and tanks must be shown on survey.)

12. Satellite Dish or Solar Panels: (Provide written and pictorial specifications for all equipment with installation locations accurately plotted on survey and any other pictorial representations.)

13. Paint: Durbin Paint Schemes may be found online at DURBIN FRONTSTEPS. (Go to Documents – then Architectural Review – then Durbin Paint Book). Photos of your home and each side yard neighbors' homes are required with your application. If you prefer a color scheme other than those found within the Durbin Paint Schemes, you may submit alternative colors. Must submit Manufacturer – Product Code – Color Name – and Color Samples for BODY-TRIM-ACCENT-or any other color).

14. Other: _

5. Paver patio (Tremron Old Towne: color "Lions Bridge") addition at SE corner with paver walkway along side yard connecting to driveway

6. 12x12 Wood Pergola (black stain) and 3x12 Outdoor kitchen (Stonegate: color "granite" w/ travertine counter)

See included survey and sample photo of pergola style along with paver sample photos



.

4



You paid \$50.00 USD

to Floridian Property Management Details \checkmark

Paid with

US BANK NA-4399

Shipped to

Erik Rostvold

124 Staplehurst Dr, St Johns, FL 32259

Purchase details

Receipt number: 5YW86225CT592594D

We'll send confirmation to: labrujitaimports@gmail.com

Merchant details

Floridian Property Management

Return to Merchant

\$50.00 USD

Durbin Crossing Master Association, Inc 414 Old Hard Rd Suite 502 Fleming Island, FL 32003 Phone: 904-592-4090 Fax: 904-269-2729

Erik Rostvold and Patricia Rodriguez–Rostvold 124 Staplehurst Dr St. Johns FL 32259

ARCHITECTURAL DENIAL

8/28/2023

124 Staplehurst Dr

Certified Mail, Return Receipt Requested

Dear Erik Rostvold and Patricia Rodriguez–Rostvold:

We thank you for your adherence to the Community Guidelines via your above referenced submittal. Unfortunately, however, your request cannot be approved as submitted.

The ARC application regarding the above property could not be approved by the committee as submitted.
 The patio, walkway and other proposed improvements do not comply with the community's setback requirements (Guidelines are attached).

3) The committee requires an engineering report to address whether the project will result in any drainage issues for neighboring properties, and if so, how those problems will be addressed and remediated.
4) Based on the foregoing, your ARC request was denied.

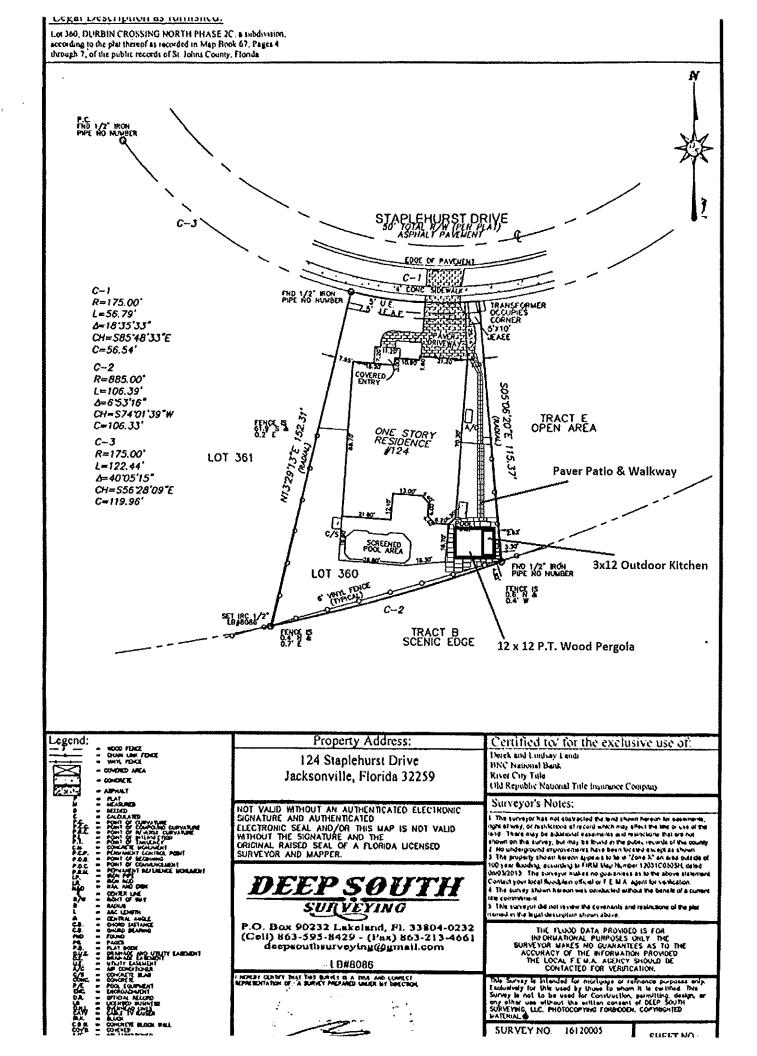
The Association is charged with the responsibility of preserving the aesthetic appearance and integrity of the Community in an effort to help preserve and protect the value of your and your neighbors' homes. As such, occasionally a homeowner's request cannot be approved.

We appreciate your cooperation in submitting this architectural review request. Your original application is enclosed.

Respectfully,

By: Herbert Boyett, Architectural Review Director Floridian Property Management

For: Durbin Crossing Master Association, Inc









NINTH ORDER OF BUSINESS

KUTAKROCK



District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the Florida Commission on Ethics' ("COE") website.

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

Florida Commission on Ethics Training Resources

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, twohour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

Office of the Attorney General Training Resources

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

Kutak Rock's Development and Improvement Districts Practice Group

Kutak Rock's Florida Development and Improvement Districts **Practice Group**



Partner (850) 264-6882

Jonathan Johnson



Joseph Brown Partner (850) 692-7303



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Wesley Haber Partner



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Betty Zachem Attorney (850) 692-7300



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Michelle Rigoni



TENTH ORDER OF BUSINESS

A.



Durbin Crossing CDD / Update for February 2024:

• General Maintenance

- The team has continued with our winter schedule per contractual scope. Fall and Winter cutbacks have almost been completed and we will be over the next couple of weeks completing the pool areas for March 1st opening.
- \circ Shrubs throughout the community have been pruned to provide a neat and formed appearance.
- \circ The Winter flowers have been maintained and are flourishing and have been chemically treated monthly to insure survivability. Dead heading of annuals will be upcoming this next week of Feb. 19 23rd.
- Irrigation
 - Monthly inspections & repairs are being completed per scope. The team has been performing general repairs, and mainline breaks as they have been discovered.
 - Our irrigation team has continued working with Zach to make sure all steps are covered with the Borland Grover project.
 - Boreland Groover Irrigation items:
 - Boring across Longleaf complete
 - Installation of 6" sleeve in middle island complete
 - $\circ~$ We are now waiting on Borland Groover to finish the second turn lane so we can complete our installations afterwards.

• Chemical & Fertilizer Application

- We have applied a blanket foliar turf application consisting of insecticides, pre & post emergent, and fertilizer. Fungicide has needed to be applied to combat brown patch issues that have been discovered. All areas have been treated and none are active as of Feb.16th.
- The team has been keeping an eye out for Mole Crickets. We have discovered two small sections that have been treated, but we will be keeping a close eye on this moving forward.
- Projects
 - Longleaf Pine Pkwy Sod Replacement Project due to some of the restrictions we are currently experiencing with the above Boreland Groover project we have our process and plans ready to implement for the replacement but are in a holding pattern until the resolution from this issue due to watering/irrigation.
 - Castlegate Glen tree Installation material has been ordered, and I am awaiting an install date which should be no later than March 1st. We have the map provided by the engineer as a reference on where placement will be.
 - The South Durbin Amenity Center Oak Tree Arbor Jet injection for the oaks around the pool area is completed.
 - The drywell and turf installation around the lift station on Tollerton Dr. is complete.
 - The erosion issue at 110 Fernbrook Dr. has been filled in, packed as instructed by the engineer and sod completed.

E.

1.



Date of report: 2-26-2024

Submitted by: Margaret Alfano

SOUTH POOL UPDATE / Board approval pool furniture and umbrellas:

The South pool resurfacing has been completed. The pool looks fresh, clean, and inviting. Our goal pending inspections, water chemistry, etc. is to open the South pool for swimming on March 1. We could not be more excited! The North pool will be underway shortly and we will have a scheduling update at our meeting.

We are grateful for the time we have had for these renovations, and we do not want to take it for granted. We have instituted what we have called the "Cher" plan, where we "turn back time"! We have a few outstanding items prior to our reopening date. We will be addressing the landscaping around the pool deck perimeter, the palm tree rings, and under the slide. As reported in the Field Ops report we have pressure washed the pool deck, cleaned the furniture, organized and prepped our pump rooms, and more. The pool deck portion of the zero-entry area will be removed, and a new surface poured prior to opening. We truly hope that this will keep that area looking fresh for an entire season and beyond.

As the Board is aware, our goal is to keep Durbin Crossing looking upscale and timeless. To that end, there are two purchases that we are requesting approval for. With approval, these items should arrive prior to this swim season. The first plan is to address our four-top dining tables. This plan will span this and the next fiscal year. This year, the existing tables on the South pool deck will receive a fresh new coat of paint in their preparation to head to the North facility. We are requesting new tables this year for the South pool deck and then new tables for North the following year. However, we do show the combined totals should the Board wish to upgrade all tables this fiscal year.

Our second request is regarding umbrellas for the South pool deck. Again, we have included all the information and details for the South pool this year, also a combined total if the Board wishes to proceed in that manner. We have also included the Reserve Study information for these improvements.

Patio Table Information	Price #1	Price #2	South Pool Deck	North Pool Deck	Total Request
South Patio Table Base	\$225.58	\$217.11	N/A	N/A	
South Patio Table Top	\$361.22	\$451.44	N/A	N/A	
Combined Total Per Table	\$586.80	\$668.55	\$10,028.25	\$4,679.85	\$14,708.10
Umbrella Information	Price #1	Price #2			
Crank Umbrellas	N/A	\$252.00			
Mid-Grade Pin Umbrellas	\$460.89	\$403.20	\$6,913.35	\$3,226.23	\$10,139.58
Top-Grade Pin Umbrellas	N/A	\$785.97			
TOTAL FOR BOTH CENTERS			South - \$16,941.60	North - \$7,906.08	Both - \$24,847.68
Reserve Study 2024-25			<mark>South - \$43,993.00</mark>	North - \$20,734.00	

WADING POOL RENOVATIONS / Board direction requested:

The proposal to resurface the kids wading pool on the South pool deck is included following this report.

AMENITY AGE RESTRICTIONS / No Board action required:

We are prepared and ready for our February 20, 2024, launch date. We will have a full report of our Fitness Fifteen Program release at our upcoming Board of Supervisors meeting.



FINAL GREEN SPACE POLICIES / Board discussion and approval required:

Below is our final recommendation of the policies for our green space areas. Upon approval the signs will be ordered and posted.

Durbin Crossing

Please enjoy your green space and be aware of the following:

All efforts are being made to avoid negatively impacting the green space or neighboring homes in any way.

- 1. This green space is available for use from dawn to dusk.
- 2. Use of the green space is at your own risk.
- 3. Use of green space is strictly reserved for Durbin Crossing residents and annual fee payors and their guest(s). Maximum of five (5) guests.
- 4. Use green space for the intended purpose, only.
- 5. Commercial organized sport companies or their participants are strictly prohibited from using this green space, no exceptions.
- 6. Absolutely NO parking in or on green spaces. Keep vehicles on roadways and in areas designated for parking.
- 7. Smoking is prohibited.
- 8. Littering or dumping is prohibited.
- 9. Pets must always remain on a leash. Owners must pick up after their pets.
- 10. Violating any of these or the full District policies and procedures could result in suspension of use and/or issuance of a trespass violation.
- 11. In case of an emergency, please dial 911.
- 12. For questions or concerns during office hours, please contact the Amenity Office at (904)230-2011.



Box Office announcement continued on the next page...

DURBIN CROSSING – THE BOX OFFICE IS OPEN! / No Board action required:

As we know our events are becoming very popular and well loved by our residents and others. We had tremendous success this past year at our Santa event using tickets to enter. This was not only helpful in making sure our residents had the experience we intended but the folks in attendance were indeed residents. Overcrowding will now be a thing of the past. Your Vesta Team at Durbin Crossing works hard to make sure we are resort ready and ready to serve our residents at all levels. We certainly do not want to keep our light under a bushel either. The more ways we can communicate and serve our residents brings us great satisfaction.

This news is a tad bittersweet. For years when events have required an RSVP or ticket our residents CAME to the South Box Office window to receive their tickets. We love interacting with our residents and we enjoyed seeing them for their tickets. However, with the guidance and support of our Vesta Marketing Team residents can now RSVP or even purchase their tickets from the comfort of their home. They do not need to have additional clicks taking you to a reservation or payment site, this is all right inside your existing social media platforms. In addition to these upgraded services, they can also use their debit or credit cards for these purchases. We will miss seeing you at the actual Box Office window but look forward to greeting you and seeing you at the events and your amenities as well. Congrats to Team Vesta, Team Durbin, and especially our residents on this new and exciting feature!

CREEKSIDE SWIM TEAM / No Board action required:

Currently, Julington Creek Plantation (JCP) is the home of the Creekside Swim Team for their practices and meets. Julington Creek is planning a large expansion to their amenities which would affect the Swim Teams pool usage for their 2024-25 season. At this time, JCP is waiting for a more definite schedule for renovations. We just wanted the Board to be aware we have been approached for the Team to use our South facility in the months of August, September, and October of 2024. Stay tuned to our March agenda for further details, information, and a formal request.

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



JBE / NG

2.



Proposal

Swimming Pool Refinish

DATE: 2/12/2024

Pinch A Penny 146
12220-117 Atlantic Blvd, Jacksonville FL 32225
[Phone] 904-220-9490
[e-mail] <u>owner146@pinchapenny.com</u>

TO Durbin Crossing CDD
 475 West Town Place, Suite 114
 St Augustine, FL 32092
 Attn: Zach Davidson

JOB Durbin Crossing South Pool 145 South Durbin Pkwy Pool 150 sf, 44 lf

Phone 904 258-2044

- Remove 44ft of old coping, rebuild coping base and install bellgard Bullnose Heritage 4"x9"
- Drain & secure swimming pool
- Prep pool surface, check for hollow spots and repair as needed, chip around all fittings, light fixtures and floor fittings
- Install 45 linier ft of 6" x 6" waterline tile
- Install all necessary depth markers
- Replace all returns and main drain frames & grates
- Bond coat applied to entire pool prior to refinish material
- Apply pebble pool finish CLI Sunstone Pearl Cove Blue Warranty: 15 year material, 3 year labor
- Perform 30 day start up with twice a week service including chemicals
- Cost of permits & inspections included

Total Job Cost \$23,500

Pricing is good for 30 days

F.



Date of report: 2-26-2024

Submitted by: Zach Davidson

RECLAIMED WATER TRANSFER AT BALL FIELDS / No Board action required:

This project is still a work in progress.

BORLAND & GROOVER / No Board action required:

Yellowstone has installed the 6" pipe in the median. Once Boreland & Groover finish the final turn lane on Longleaf, Yellowstone can install the last of the sleeving under the turn lane to complete the reconnection of our system. Upon completion of this project, we will bring the Longleaf sod replacement project and time frames back to the Board.

AMENITY ROOF INSPECTIONS & PRESSURE WASHING / Board vendor selection required:

We are currently awaiting scheduling for the pressure washing and cleaning of the roofs. Our vendor will be cleaning both Amenity Centers, and this will also include the roofs on all five towers. Then once that is completed, we have obtained three bids to repair the areas of concern. Those bids are listed below:

Company Name:	Proposal Amount:		
NexGen Roofing	\$6,030.00		
CG Roofing LLC	\$9,000.00		
Premier Roofing	\$8,436.00		

SOLITUDE LAKE MAINTENANCE / No Board action required:

Solitude was out this month and treated all ponds. All concerns were reported to Solitude, and they were treated within 24-48 hours. Also working with the District Manager and Solitude to prepare well in advance adding more carp to our permit for future stocking.

DRAINAGE ISSUE 110 FERNBROOK / Project Completed.

We are thrilled with the outcome of these repairs. We were pleased with the repairing of the drain and the backfill and sodding of the area as well, happy residents. We will keep an eye on this area moving forward. Before and after pictures are below.



NORTH AMENITY CENTER AC UNIT / Project completed.

SOUTH AMENITY CENTER OAK TREE INJECTIONS / Project Completed.

CASTLEGATE AND VETERANS NOISE COMPLAINT / No Board action required:

Met with the District Engineer and decided location for install of 8 trees, send the locations over to Yellowstone for install.

FIELD OPERATIONS UPDATES / No Board action required:

- Spring Break and pool deck restorations are in full swing.
- Cleaned all parking lot light fixture dome covers at North and South Amenity Centers.
- 3 tennis court lights were not functioning at North. The wiring was burnt and not connected to the relay. Repaired the wire and replaced the connections. The lights are now in 100% working condition.
- All tennis court widescreens have been fastened and secured from the January storm.
- Performed street light ride on 2-13, all issue has been reported to JEA.
- Pressure washing of the South pool deck has been completed.
- Washing of slide and recaulking of all seams have been completed.
- All top rust has been removed for the slide tower and painted.
- All chipped and fading caps on top of the fencing at the South pool deck and playground have now been completely touched up.
- Grip tape on slide tower stairs and lifeguard chairs have been inspected and replaced where needed.
- A playground inspection was performed week of 1-29. We found that one of the structures at North was damaged. For safety reasons it has been taped off. The parts are under warranty and on order for a scheduled arrival in April. We also had two bolts missing on a structure, those have been replaced.
- New throw ropes for all life rings at North and South have been ordered and replaced.
- Light on one of Lauriston's monuments was out, repair was done week of 2-19.

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



G.



Date of report: 2-26-2024

Submitted by: Danelle DeMarco

EASTER EVENT

Hop on over to the North Amenity Center on March 23rd between 10:30am and 2:30pm for an Easter EGGStravaganza! Mr. and Mrs. Easter Bunny will be the masters of ceremony to kick start all the fun. We don't want to delay the main event, so the egg hunt will start shortly after arrival, leaving more time to meet and shake hands with Mr. and Mrs. Easter Bunny, play a few egg-cellent games, and take a photo in our eggs-tra special photo-"HOP" opportunities. Four sessions will be available to sign up for, making parking more available and the egg hunt more spacious and enjoyable for our families.

BC Entertainment will be the DJ for the day, keeping the tunes playing, announcing the egg hunt, and interacting with our families. There will be a Cake Walk that is sponsored by Lulis Cupcakes and she will supply the mini cakes and other goodies. Our premiere sponsor at Dr Cochran, Soares, and Associates will be donating beautifully filled Easter baskets and little fun giveaways for the children. We are excited to bring some fun to North Amenity Center and make some Easter history at Durbin Crossing. You seen the rest, why not live in the BEST community in St Johns and beyond!

SPRING BREAK GLOW FOAM PARTY

The weather in March is challenging, as we all know. Historically, it is rainy, and the pool water temps, and the air are still chilly. So, this year we are having one big party for Spring Break and making it memorable! First Coast Foam is bringing their two big foam guns to the South Pool on Friday evening, March 15th, from 7pm-9pm. They provide music, dancing, black lights, and endless glowing foam. But we can assure you that the only thing that the foam leaves behind is happy and tired children. The foam is bio-degradable, non-staining, non-toxic, with no added scents or dyes. The foam, should it blow into the pool, will not affect pool chemistry.

Back to the fun details that will really make this night GLOW... Airbrush Events will also be on hand to create awesome personalized t-shirts for every child. Our staff we be passing out glow sticks and glow items to complement their t-shirts and stand out in the sea of glowing foam. Drinks and snacks will be provided along with a photo-op area to capture all the fun with a picture. The cost for this Spring Break fun is \$10 per Spring Breaker. A pre-paid ticket and a parent to accompany are required to attend the event. We are excited to see that ticket sales are booming, and we get to share with our residents a Spring Break for the books!

ANCIENT CITY DESIGNS

Spring is in the air! After popular demand, Ancient City Designs is coming back to Durbin on March 10th at 2pm in the South Social Hall to help our residents create their very own springtime door design. Residents can choose from various Boards: Hello Spring, Easter, St Patrick's Day, Gnomes, Gone Fishing, and more. Ancient City provides the materials and the instruction, and the residents just need to bring their painting skills. With a simple click of a link, they can pick their design and pay. We look forward to another fun craft night with our residents.

LIFEGUARDS

We have filled our lifeguard roster and training has begun. We have Nine who are returning from last year and are eager to be leaders. Most of our Durbin Guard staff are also Durbin residents. It is exciting to interview the

residents and hear their stories. The potential new hires either wanted to be a guard too from "looking up" at the guards for all those years or they remember being told not to run, etc. Spring Break will be well attended and we will be kicking the swim season off with knowledgeable lifeguards and friendly familiar faces. Saturday, March 9th is the opening day of the water slide and the first scheduled day for lifeguards. Slide hours for the remaining Saturdays and Sundays in March and April are 11am-6pm. Starting in May, we will be adding Friday night slide hours of 5-8pm. Summer fun is right around the corner and springtime is a great warm up for us all!

COMMUNITY YARDS SALES

Durbin Crossing Yard Sales for 2024 are April 6th, 7am-1pm and October 5th, 7am-1pm. Florida Welcome Home is once again offering their location in Durbin Station as the drop off for unsold items. Haven Hospice trucks will pick up the items there and be available to go directly to a resident's home if needed.

SUPER FAN SUPER BOWL CHALLENGE

Our residents kicked it through the uprights with this year's challenge. We had more entries than ever before, and our new sign-up process was a game changer. The families that entered and chose the chiefs to win were entered in a drawing to win \$100 in Fanatics gift cards, a Super Bowl LVIII NFL T-shirt, Football tumblers, and official sized football, and more. We gave a shout out to the winning family with a photo in the Thursday Blast and our social media. We get a "kick" out of our resident challenges!

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

