

*Durbin Crossing Community  
Development District*

*APRIL 24, 2024*

# *AGENDA*

# Durbin Crossing Community Development District

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.durbincrossingcdd.com](http://www.durbincrossingcdd.com)

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April 17, 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 **Wednesday, April 24, 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 Agenda
  - A. Minutes of the March 25, 2024 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- V. Consideration of Request for Easement Release – 1367 Fryston Street
- VI. Consideration of Proposals for Fiscal Year 2024 Repair Items
- VII. Discussion of Fiscal Year 2025 Budget and Capital Expenditures
- VIII. Discussion of Location for Pickleball Courts
- IX. Staff Reports
  - A. Landscape & Irrigation Maintenance Team - Report

- B. District Counsel
- C. District Engineer – Discussion of Sidewalk Improvements
- D. District Manager
- E. General Manager - Report
- F. Operations Manager - Report
- G. Amenity Manager - Report
  
- X. Supervisors’ Request and Audience Comments
  
- XI. Next Scheduled Meeting – May 20, 2024 at 6:00 p.m. at the Durbin South Amenity Center
  
- XII. Adjournment

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

Sincerely,

*Daniel Laughlin*

Daniel Laughlin  
District Manager

*FOURTH ORDER OF BUSINESS*

*A.*

Minutes of Meeting  
Durbin Crossing  
Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, March 25, 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	Chairman
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
Shalene B. Estes	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel by telephone
Mike Yuro	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Margaret Alfano	Vesta/Amenity Services Group
Danelle DeMarco	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Kyle Sanders	Yellowstone

The following is a summary of the discussions and actions taken at the March 25, 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**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the February 26, 2024 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 items were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Fiscal Year 2024 Repair Items**

This item was tabled.

**SIXTH ORDER OF BUSINESS**

**Discussion of Location for Pickleball Courts**

After discussion staff was directed to bring back to the next meeting a drawing of the proposed courts at the south amenity, the acreage required from the open green space, the price to convert two tennis courts to pickleball and converting tennis courts with temporary lines, along with the proposed costs.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03 Classifying Surplus Tangible Property**

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor Resolution 2024-03 was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Appointment of Mediation Representative(s) for Epic Pool Litigation**

Mr. Eckert stated there likely will be a mediation soon and I suggest the board consider appointing the chairman as the mediation representative and appoint an alternate in the event he is unable to attend.



On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor Mr. Pollicino was appointed as the representative for the Epic Pool mediation and Supervisor Estes was appointed as an alternate.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance Team - Report**

Mr. Sanders gave an overview of the March landscape maintenance report.

**B. District Counsel**

Mr. Eckert stated we did discover that we got our interlocal agreement and maintenance agreement recorded for the water meter. We were waiting for the county to provide us with the documents, but they recorded them anyway, which is great and I provided that to staff.

**C. District Engineer**

Mr. Yuro stated I did see the sketch from Zach on the sidewalk by the school crossing and it makes sense to me. Did you want to do something closer to the cul-de-sac where the kids are walking across creating a dirt path? If you want to move forward with something, we will need an exhibit and get approval from the county.

Mr. Harrah stated bring a rendering and the cost to us in April so we can have a discussion.

**D. District Manager**

Mr. Laughlin stated I have reached out to multiple developers about impact fees in the area and asked them to contact me. As far as the D.R. Horton sale, Cheryl Fulks, our assessment administrator, has been in contact with D.R. Horton. Right now, the sale needs to be approved by the board of commissioners and that is on their April agenda. Once we get the authority for that we will finalize the agreement and they will transfer the money into an escrow account.

We have two seats that will be up for election this November, seat 4 Supervisor Clarke and seat 2 Supervisor Hall. We can send an eblast out about the qualifying period in June.

**E. General Manager - Report**

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



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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

***Durbin Crossing***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2024***



**Durbin Crossing**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 351,028	\$ -	\$ 505,802	\$ 856,830
Due from Other	1,116	-	-	1,116
<b>Investments:</b>				
State Board of Administration (SBA)	2,507	-	502,082	504,589
Custody	1,589,010	-	90,260	1,679,270
<b>Series 2017A1</b>				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	3,241,302	-	3,241,302
Prepayment	-	558	-	558
Cost of Issuance	-	11,019	-	11,019
<b>Series 2017A2 Term Bond 1</b>				
Reserve	-	132,938	-	132,938
Prepayment	-	3,496	-	3,496
<b>Series 2017A2 Term Bond 2</b>				
Reserve	-	40,000	-	40,000
Prepayment	-	4,764	-	4,764
Deposits	200	-	-	200
<b>Total Assets</b>	<b>\$ 1,943,860</b>	<b>\$ 4,777,798</b>	<b>\$ 1,098,145</b>	<b>\$ 7,819,803</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 1,826	\$ -	\$ 8,800	\$ 10,626
<b>Total Liabilities</b>	<b>\$ 1,826</b>	<b>\$ -</b>	<b>\$ 8,800</b>	<b>\$ 10,626</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 200	\$ -	\$ -	\$ 200
Restricted for:				
Debt Service - Series	-	4,777,798	-	4,777,798
Assigned for:				
Capital Reserve Fund	-	-	1,089,345	1,089,345
Unassigned	1,941,834	-	-	1,941,834
<b>Total Fund Balances</b>	<b>\$ 1,942,034</b>	<b>\$ 4,777,798</b>	<b>\$ 1,089,345</b>	<b>\$ 7,809,177</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,943,860</b>	<b>\$ 4,777,798</b>	<b>\$ 1,098,145</b>	<b>\$ 7,819,803</b>

**Durbin Crossing**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,588,202	\$ 2,546,341	\$ 2,546,341	\$ -
Interest Income	5,000	5,000	15,747	10,747
Misc Income	30,000	15,000	10,492	(4,508)
<b>Total Revenues</b>	<b>\$ 2,623,202</b>	<b>\$ 2,566,341</b>	<b>\$ 2,572,580</b>	<b>\$ 6,240</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 11,000	\$ 5,500	\$ 5,000	\$ 500
FICA Expense	842	421	383	39
Assessment Roll Administration	5,300	5,300	5,300	-
Engineering Fees	13,000	6,500	4,373	2,127
Dissemination Fees	7,632	3,816	3,816	-
Attorney Fees	50,000	46,545	46,545	-
Annual Audit	4,200	2,100	-	2,100
Trustee Fees	10,800	5,000	5,000	-
Arbitrage	1,200	600	-	600
Impact Fee Administration	15,900	7,950	7,950	-
Management Fees	54,403	27,202	27,201	0
Information Technology	1,590	795	795	-
Website Maintenance	1,060	530	530	0
Telephone	800	400	212	188
Postage	3,000	1,500	714	786
Printing & Binding	2,150	1,075	257	818
Insurance	8,592	8,592	8,083	509
Legal Advertising	2,000	1,000	611	389
Other Current Charges	1,000	500	-	500
Office Supplies	150	75	4	71
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 194,794</b>	<b>\$ 125,575</b>	<b>\$ 116,948</b>	<b>\$ 8,628</b>

**Operations & Maintenance**

**Amenity Center**

Insurance	\$ 41,544	\$ 41,544	\$ 41,828	\$ (284)
Repairs & Replacements	80,000	40,000	33,631	6,369
Recreational Passes	3,000	1,500	-	1,500
Office Supplies	5,000	2,500	2,999	(499)
Permit Fees	4,500	2,250	2,411	(161)
<b>Utilities</b>				
Water & Sewer	42,000	21,000	14,183	6,817
Electric	40,000	20,000	12,013	7,987
Cable/Phone/Internet	21,000	10,500	10,821	(321)
Security System	1,670	835	-	835

# Durbin Crossing

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b><u>Amenity Center Management Contracts</u></b>				
Managerial	253,658	126,829	126,829	0
Staffing	253,382	126,691	125,857	834
Lifeguards	89,442	-	-	-
Mobile App	3,500	1,750	1,750	(0)
Refuse Service	7,400	3,700	4,716	(1,016)
Pool Chemicals	34,000	17,000	16,104	896
Special Events	30,000	15,000	25,408	(10,408)
Holiday Décor	16,540	16,540	17,047	(507)
Pest Control	8,000	4,000	2,468	1,532
Pressure Washing	8,500	4,250	1,525	2,725
Fitness Equipment Maintenance	8,500	4,250	814	3,436
<b>Subtotal Amenity Center</b>	<b>\$ 951,636</b>	<b>\$ 460,139</b>	<b>\$ 440,406</b>	<b>\$ 19,733</b>
<b><u>Grounds Maintenance</u></b>				
Electric	\$ 5,708	\$ 2,854	\$ 3,915	\$ (1,061)
Water / Reuse	355,000	177,500	125,365	52,135
Streetlighting	80,572	40,286	36,252	4,034
Lake Maintenance	54,000	27,000	26,574	426
Landscape Maintenance	545,891	272,946	136,473	136,473
Landscape Contingency	72,500	36,250	59,980	(23,730)
Mulch	65,000	59,400	59,400	-
Sod Replacement	180,000	90,000	1,689	88,311
Fuel	1,100	550	423	127
Irrigation Repairs	15,000	7,500	5,197	2,303
Capital Reserve Funding	100,000	-	-	-
Water Quality Monitoring	2,000	2,000	2,300	(300)
<b>Subtotal Ground Maintenance</b>	<b>\$ 1,476,771</b>	<b>\$ 716,286</b>	<b>\$ 457,567</b>	<b>\$ 258,718</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,428,407</b>	<b>\$ 1,176,425</b>	<b>\$ 897,973</b>	<b>\$ 278,451</b>
<b>Total Expenditures</b>	<b>\$ 2,623,202</b>	<b>\$ 1,302,000</b>	<b>\$ 1,014,921</b>	<b>\$ 287,079</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 1,264,341</b>	<b>\$ 1,557,660</b>	<b>\$ 293,319</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 1,264,341</b>	<b>\$ 1,557,660</b>	<b>\$ 293,319</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 384,375</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,942,034</b>	







**Durbin Crossing**  
**Community Development District**  
**Debt Service Fund Series 2017 A1 & A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,005,551	\$ 3,005,551	\$ -
Interest Income	5,000	5,000	74,431	69,431
<b>Total Revenues</b>	<b>\$ 3,059,876</b>	<b>\$ 3,010,551</b>	<b>\$ 3,079,982</b>	<b>\$ 69,431</b>
<b>Expenditures:</b>				
<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	-	-	-
<b>Total Expenditures</b>	<b>\$ 2,998,394</b>	<b>\$ 624,197</b>	<b>\$ 624,197</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 61,482</b>	<b>\$ 2,386,355</b>	<b>\$ 2,455,786</b>	<b>\$ 69,431</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 61,482</b>	<b>\$ 2,386,355</b>	<b>\$ 2,455,786</b>	<b>\$ 69,431</b>
<b>Fund Balance - Beginning</b>	<b>\$ 783,772</b>		<b>\$ 2,322,012</b>	
<b>Fund Balance - Ending</b>	<b>\$ 845,254</b>		<b>\$ 4,777,798</b>	

**Durbin Crossing**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2024**

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 100,000	\$ -	\$ -	\$ -
Miscellaneous Revenue/Interest Income	10,000	10,000	13,291	3,291
Impact Fees	-	-	304,655	304,655
<b>Total Revenues</b>	<b>\$ 110,000</b>	<b>\$ 10,000</b>	<b>\$ 317,945</b>	<b>\$ 307,945</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 300,000	\$ 300,000	\$ 469,171	\$ (169,171)
Repair and Replacement	100,000	50,000	50,309	(309)
<b>Total Expenditures</b>	<b>\$ 400,000</b>	<b>\$ 350,000</b>	<b>\$ 519,480</b>	<b>\$ (169,480)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (290,000)</b>		<b>\$ (201,534)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (290,000)</b>		<b>\$ (201,534)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,258,811</b>		<b>\$ 1,290,879</b>	
<b>Fund Balance - Ending</b>	<b>\$ 968,811</b>		<b>\$ 1,089,345</b>	

**Durbin Crossing**  
**Community Development District**  
**Long Term Debt Report**

Series 2017A-1, Special Assessment Refunding Bonds	
Interest Rate:	Various
Maturity Date:	5/1/2037
Reserve Fund Definition	50% MADS
Reserve Fund Requirement	\$ 1,343,722
Reserve Fund Balance	1,343,722
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)
<b>Current Bonds Outstanding</b>	<b>\$ 28,455,000</b>

Series 2017A-2, Special Assessment Refunding Bonds	
Interest Rate:	5.00% -6.25%
Maturity Date:	5/1/2037
Reserve Fund Definition	50% MADS
Reserve Fund Requirement	\$ 172,938
Reserve Fund Balance	172,938
Bonds outstanding - 3/31/2017	\$ 4,580,000
Less: May 1, 2018	(130,000)
Less: May 1, 2018 (Prepayment)	(170,000)
Less: November 1, 2018 (Prepayment)	(10,000)
Less: May 1, 2019	(130,000)
Less: May 1, 2019 (Prepayment)	(25,000)
Less: November 1, 2019 (Prepayment)	(20,000)
Less: May 1, 2020	(140,000)
Less: May 1, 2020 (Prepayment)	(65,000)
Less: May 1, 2021	(145,000)
Less: May 1, 2021 (Prepayment)	(40,000)
Less: November 1, 2021 (Prepayment)	(20,000)
Less: May 1, 2022	(150,000)
Less: May 1, 2022 (Prepayment)	(95,000)
Less: May 1, 2023	(155,000)
Less: May 1, 2023 (Prepayment)	(95,000)
<b>Current Bonds Outstanding</b>	<b>\$ 3,190,000</b>

*C.*



*D.*



**Durbin Crossing**  
Community Development District

**Check Run Summary**  
**3/1/2024 thru 3/31/2024**

Fund	Date	Check No.	Amount
<b>General Fund</b>			
Payroll	3/26/24	50833-50836	\$ 738.80
			<u>Sub-Total \$ 738.80</u>
Accounts Payable	3/1/24	6768-6770	\$ 5,200.00
	3/8/24	6771-6776	59,765.45
	3/14/24	6777-6788	39,549.36
	3/21/24	6789-6795	5,224.89
	3/28/24	6796-6797	819.40
			<u>Sub-Total \$ 110,559.10</u>
<b>Capital Reserve Fund</b>	3/1/24	238-243	\$ 30,886.77
	3/14/24	244-246	128,856.00
			<u>Sub-Total \$ 159,742.77</u>
<b>Vesta Wells Fargo Credit Card*</b>	3/29/24	February Purchases	\$ 5,817.67
			<u>Sub-Total \$ 5,817.67</u>
<b>Total</b>			<b><u>\$ 276,858.34</u></b>

\*Wells Fargo Credit Card Invoices available upon request

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50833	11	SARAH G HALL	184.70	3/26/2024
50834	13	JASON S HARRAH	184.70	3/26/2024
50835	8	PETER E POLLICINO	184.70	3/26/2024
50836	18	SHALENE B ESTES	184.70	3/26/2024
TOTAL FOR REGISTER			738.80	


# ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: March 25, 2024

	Supervisor	In Attendance	Fees
1.	<b>William Clarke</b> <i>Assistant Secretary</i>	<input type="checkbox"/> NO	\$200
2.	<b>Peter Pollicino</b> <i>Chairman</i>	<input checked="" type="checkbox"/>	\$200
3.	<b>Sarah Gabel Hall</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
4.	<b>Shalene B. Estes</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
5.	<b>Jason Harrah</b> <i>Vice Chairman</i>	<input checked="" type="checkbox"/>	\$200

District Manager:



PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	00098	3/23/24	12810377	202403	320	53800	45511		PROGRESSIVE ENTERTAINMENT INC	*	1,200.00	1,200.00	006768
3/01/24	00406	2/19/24	4180	202402	320	53800	44200		ULTIMATE SURFACES OF	*	2,000.00	2,000.00	006769
3/01/24	00406	2/21/24	4183	202402	320	53800	44200		ULTIMATE SURFACES OF	*	2,000.00	2,000.00	006770
3/08/24	00021	3/01/24	519	202403	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	4,533.58	6,906.19	006771
		3/01/24	519	202403	310	51300	55000		PASKERT DIVERS THOMPSON	*	88.33	4,000.00	006772
		3/01/24	519	202403	310	51300	35100		POOLSURE	*	132.50	1,924.24	006773
		3/01/24	519	202403	310	51300	32500		SOLITUDE LAKE MANAGEMENT LLC	*	1,325.00	4,429.00	006774
		3/01/24	519	202403	310	51300	31300		TURNER PEST CONTROL	*	636.00	99.93	006775
		3/01/24	519	202403	310	51300	51000			*	.90		
		3/01/24	519	202403	310	51300	42000			*	102.65		
		3/01/24	519	202403	310	51300	42500			*	47.25		
		3/01/24	519	202403	310	51300	41000			*	39.98		
3/08/24	00407	3/06/24	03062024	202403	310	51300	31500			*	4,000.00		
3/08/24	00109	3/01/24	13129562	202403	320	53800	45510			*	1,924.24		
3/08/24	00283	3/01/24	PSI05398	202403	320	53800	46800			*	4,429.00		
3/08/24	00066	2/26/24	61872741	202402	320	53800	45513			*	99.93		

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/08/24	00252	3/01/24	417558	202403	320	53800	45502		GENERAL MANAGER	*	9,261.58		
		3/01/24	417558	202403	320	53800	45517		FACILITY MANAGER	*	5,556.95		
		3/01/24	417558	202403	320	53800	46000		FIELD OPS MANAGER	*	6,319.67		
		3/01/24	417558	202403	320	53800	45507		JANITORIAL SERVICES	*	2,035.86		
		3/01/24	417558	202403	320	53800	45505		COMMERCIAL POOL MAINT	*	2,783.14		
		3/01/24	417558	202403	320	53800	45515		FACILITY MONITOR	*	5,488.52		
		3/01/24	417558	202403	320	53800	45503		FACILITY ATTENDANT	*	6,708.19		
		3/01/24	417558	202403	320	53800	45210		MOBILE APP	*	291.67		
		3/01/24	417558	202403	320	53800	45518		MAINTENANCE TECHS	*	3,960.51		
VESTA PROPERTY SERVICES, INC.											42,406.09	006776	
3/14/24	00370	3/11/24	3365534	202402	310	51300	31500		FEB GENERAL SERVICES	*	4,815.85		
KUTAK ROCK LLP											4,815.85	006777	
3/14/24	00066	2/26/24	61872820	202402	320	53800	45513		FEB MOSQUITO SRVCS SOUTH	*	118.67		
TURNER PEST CONTROL											118.67	006778	
3/14/24	00066	2/29/24	61872741	202402	320	53800	45513		FEB PEST CONTROL NORTH	*	81.19		
TURNER PEST CONTROL											81.19	006779	
3/14/24	00066	2/29/24	61872820	202402	320	53800	45513		FEB MOSQUITO SRVCS NORTH	*	156.14		
TURNER PEST CONTROL											156.14	006780	
3/14/24	00354	2/29/24	C40255	202402	320	53800	44200		FILTER & INPECTION HVAC	*	252.00		
WEATHER ENGINEERS, INC.											252.00	006781	
3/14/24	00382	2/27/24	JAX66143	202402	320	53800	46210		INSTALL DRYWELL/SOD	*	7,285.65		
YELLOWSTONE LANDSCAPE											7,285.65	006782	
3/14/24	00382	3/04/24	JAX66714	202403	320	53800	46210		JAPENESE BLUEBERRY TREE	*	7,500.00		
YELLOWSTONE LANDSCAPE											7,500.00	006783	
DURB DURBIN CROSS OKUZMUK													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/14/24	00382	3/04/24	JAX66715	202403	320	53800	46210		POOL PLANT/MULCH SOUTH YELLOWSTONE LANDSCAPE	*	5,000.00	5,000.00	006784
3/14/24	00382	3/04/24	JAX66715	202403	320	53800	46210		TREE RING REVAMP SOUTH YELLOWSTONE LANDSCAPE	*	5,000.00	5,000.00	006785
3/14/24	00382	3/04/24	JAX66715	202403	320	53800	46210		POOL SLIDE PLANTING SOUTH YELLOWSTONE LANDSCAPE	*	5,000.00	5,000.00	006786
3/14/24	00382	3/04/24	JAX66715	202403	320	53800	46210		JACK-O-LANTERNS SOUTH YELLOWSTONE LANDSCAPE	*	2,807.10	2,807.10	006787
3/14/24	00049	9/20/23	092023	202309	320	53800	45519		PRESSURE WASHING AMENITY SERVICES GROUP, INC	*	1,532.76	1,532.76	006788
3/21/24	00378	1/11/24	6201229	202401	310	51300	48000		NTC OF BOS MTG #9709267 GANNETT MEDIA CORP DBA GANNETT FL	*	82.96	82.96	006789
3/21/24	00378	2/15/24	6269647	202402	310	51300	48000		2/26 MEETING #9838637 GANNETT MEDIA CORP DBA GANNETT FL	*	84.32	84.32	006790
3/21/24	00392	3/11/24	40563	202403	320	53800	44200		BACKFLOW INSPECTION/CERT DOLPHIN BACKFLOW INC	*	49.00	49.00	006791
3/21/24	00408	3/18/24	90011585	202403	320	53800	44200		TILE CLEANING STORM CLEAN INC DBA MR. STEAM LUX	*	1,720.61	1,720.61	006792
3/21/24	00408	3/18/24	90011585	202403	320	53800	45516		CARPET CLEANING STORM CLEAN INC DBA MR. STEAM LUX	*	514.50	514.50	006793
3/21/24	00386	3/19/24	84323	202402	310	51300	31500		POOL RESURF ATTORNEY FEE PASKERT DIVERS THOMPSON	*	2,121.00	2,121.00	006794
3/21/24	00402	3/13/24	3483	202402	310	51300	31100		FEB ENGINEERING SRVCS YURO & ASSOCIATES LLC	*	652.50	652.50	006795

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/28/24	00389	3/15/24 240242	202403 310-51300-31100	POOL RESURF ENGINEER FEE ALTA ENGINEERING COMPANY	*	669.40	669.40 006796
3/28/24	00391	3/22/24 03222024	202403 320-53800-45511	EASTER EVENT EXTRA HOUR FLORIDA BC ENTERTAINMENT AND	*	150.00	150.00 006797
TOTAL FOR BANK A						110,559.10	
TOTAL FOR REGISTER						110,559.10	

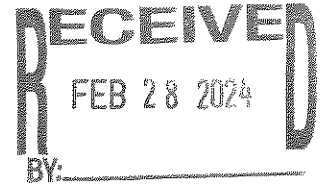
DURB DURBIN CROSS OKUZMUK



Total Entertainment Services

# Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225  
(904) 645-9068 Fax: (904)645-9082  
E-mail: bookme@progressiveent.com  
www.progressiveent.com



**Invoice date:** 3/23/2024      **Invoice #** 12810377      **Terms:** Due at event      **PO#**

**Customer name:** Durbin Crossing CDD      **Event type:** Easter Event

**Billing address:** 145 South Durbin Parkway, Jacksonville, Fl. 32259

**Original contact person:** Danelle DeMarco      **Cell:** 724-331-7695      **Wk:** 904-230-2011      **E-mail/ fax:** demarco@vestapropertyservices.com

**At event contacts with cell:**

**Event date:** Saturday, March 23rd, 2024      **Hours of event:** 10:30 am to 2:30pm      **Hours of service:** 4hrs      Same

**Approximate set up time:** Between: 10:00am and 10:15am

**Location name and address:** Durbin Crossing North Amenity Center, 730 N. Durbin Parkway, St. Johns Fl 32259

**Where to set up at location:** inside      **Power within 75':** Yes

**Set up-grass or pavement:**      **Water within 75':**      **Covered area for entertainer:** NA

**Notes:**

**SERVICES NEEDED:**

*Bunny Costume Character	Reg. Rate \$	700.00	Your Cost \$	600.00
*Female Bunny Costume Character	Reg. Rate \$	700.00	Your Cost \$	600.00
	Total \$	1,400.00		\$ 1,200.00
			Your Savings	\$200.00

*Danelle Demarco*  
320-53800-4511  
Special Events

<b>Sub Total:</b>	\$	1,200.00
<b>Sales Tax:</b>	\$	-
<b>Invoice Total:</b>	\$	1,200.00
<b>50 % Deposit required</b>	\$	Waived
<b>Balance due at set up</b>	\$	1,200.00
<b>Payments received</b>	\$	-
<b>Current Balance</b>	\$	1,200.00

**LATE FEE IF PAID AFTER EVENT DATE \$50**

**CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY**  
Any cancellation of this agreement by customer must be in writing at leasr 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x \_\_\_\_\_ Date: \_\_\_\_\_



UltimateSurfaces Of Jacksonville Inc.

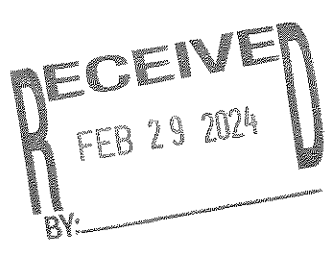
11715 Brady Rd.  
 Jacksonville, FL 32223  
 904-545-2912 office  
 904-260-8494 fax

Date	Invoice #
2/19/2024	4180

Job Location
145 S. Durbin Parkway St Johns, Fl

Contractor
Durbin Crossing CDD 475 West Town PLace Suite 114 ST Augustine , Fl 32092

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	GRIND EXISTING TEXTURE AND RESURFACE ENTRY PAD TO POOL WITH ACRYLIC KNOCKDOWN TEXTURE IN SCORED FLAGSTONE PATTERN ADDRESSING EXISTING CRACKS :  Apply scored flagstone pattern utilizing existing cracks in pattern  Color : Kool White  <i>1.320.53800.44200                      Repair / Replace</i>	2,000.00	2,000.00
<div style="text-align: center;">  </div>		<b>Total</b>	<b>\$2,000.00</b>

UltimateSurfaces Of Jacksonville Inc.

11715 Brady Rd.  
 Jacksonville, FL 32223  
 904-545-2912 office  
 904-260-8494 fax

Date	Invoice #
2/21/2024	4183

Job Location
730 North Durbin Parkway St. Johns , Fl

Contractor
Durbin Crossing CDD 475 West Tower Place Suite 114 St Augustine , F. 32092

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	GRIND EXISTING TEXTURE AND RESURFACE ENTRY PAD WITH ACRYLIC KNOCKDOWN TEXTURE IN SCORED FLAGSTONE PATTERN : Apply scored flagstone pattern utilizing existing cracks in pattern Color : ICT Kool White 6020  <i>1. 320.53800.44200</i> <i>Repair/Replace</i>	2,000.00	2,000.00
		<b>Total</b>	<b>\$2,000.0</b>

**RECEIVED**  
 FEB 29 2024  
 BY: \_\_\_\_\_

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

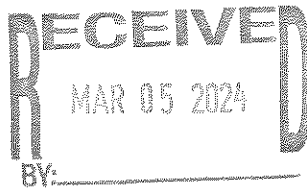
**Invoice**

**Invoice #:** 519  
**Invoice Date:** 3/1/24  
**Due Date:** 3/1/24  
**Case:**  
**P.O. Number:**

**Bill To:**

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

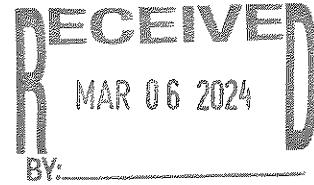
Description	Hours/Qty	Rate	Amount
Management Fees -March 2024		4,533.58	4,533.58
Website Administration - March 2024		88.33	88.33
Information Technology - March 2024		132.50	132.50
Impact Fee Collection Administration -March 2024		1,325.00	1,325.00
Dissemination Agent Services - March 2024		636.00	636.00
Office Supplies		0.90	0.90
Postage		102.65	102.65
Copies		47.25	47.25
Telephone		39.98	39.98



<b>Total</b>	<b>\$6,906.19</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,906.19</b>

**Durbin Crossing**  
**COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*



**Check Request**

Date	Amount	Authorized By
March 6, 2024	\$4,000.00	Daniel Laughlin

Payable to:

Paskert Divers Thompson Trust Account #407

Date Check Needed:

Budget Category:

ASAP	1.310.51300.31500
------	-------------------

Intended Use of Funds Requested:

Prepayment for the second expert's fees (expertise of pool maintenance)
<b>Mail Check to the following Address:</b>
100 North Tampa Street, Suite 3700
Tampa, FL 33602
<i>(Attach supporting documentation for request.)</i>



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

# Invoice

Date 3/1/2024

Invoice # 131295620156

Terms	Net 20
Due Date	3/21/2024
PO #	

<b>Bill To</b> GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092	<b>Ship To</b> Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259
--	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,924.24

**RECEIVED**  
FEB 16 2024  
BY: \_\_\_\_\_

Subtotal 1,924.24  
Shipping Cost (FEDEX GROUND) 0.00  
Total 1,924.24  
Amount Due \$1,924.24

**Remittance Slip**

Customer  
13DUR200  
Invoice #  
131295620156

Amount Due \$1,924.24  
Amount Paid \_\_\_\_\_  
Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295620156



**INVOICE**

Page: 1

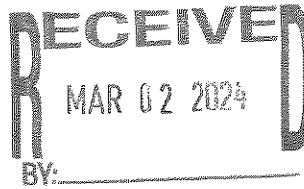
**Please Remit Payment to:**

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

Invoice Number: PSI053983  
 Invoice Date: 3/1/2024

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

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



Ship Via  
 Ship Date 3/1/2024  
 Due Date 3/31/2024  
 Terms Net 30

Customer ID 5459  
 P.O. Number  
 P.O. Date 3/1/2024  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2024 - 3/31/2024 Durbin Crossing Cdd-Lake-ALL		1	1	4,429.00	4,429.00

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 4,429.00

**Subtotal: 4,429.00**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 4,429.00**



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

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

**Service Slip/Invoice**

**INVOICE:** 618727414  
**DATE:** 2/26/2024  
**ORDER:** 618727414

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

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

Work Date	Time	Target Pest	Technician	Time In
2/26/2024	12:00 PM			12:00 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/26/2024		12:49 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$99.93
		<b>SUBTOTAL</b> \$99.93
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$99.93
		<b>AMOUNT DUE</b> \$99.93

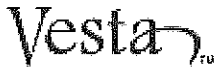
**RECEIVED**  
 FEB 27 2024  
 BY: \_\_\_\_\_

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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.

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



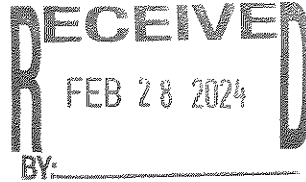
# Invoice

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

**Invoice #** 417558  
**Date** 03/01/2024  
**Terms** Net 30  
**Due Date** 03/31/2024  
**Memo** Monthly Fees

**Bill To**

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



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

Thank you for your business.

**Total** 42,406.09



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

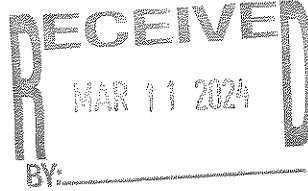
Telephone 404-222-4600  
Facsimile 404-222-4654

Federal ID 47-0597598

March 11, 2024

**Check Remit To:**

Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157



Reference: Invoice No. 3365534  
Client Matter No. 6123-1  
Notification Email: [eftgroup@kutakrock.com](mailto: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. 3365534  
6123-1

Re: General

For Professional Legal Services Rendered

02/02/24	M. Eckert	1.00	365.00	Pick up and deliver documents to St. Johns County Attorney's Office; confer with County Attorney's office
02/04/24	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
02/09/24	K. Haber	0.20	51.00	Correspond with Alfano regarding fitness center policies
02/12/24	K. Haber	2.20	561.00	Prepare revised language for fitness center policies; prepare fitness center application and liability waiver; correspond with Alfano regarding same
02/14/24	M. Eckert	0.40	146.00	Prepare for and attend agenda call
02/19/24	M. Eckert	0.20	73.00	Review green space sign; confer with Alfano
02/25/24	K. Haber	0.80	204.00	Prepare board meeting agenda memorandum

**KUTAK ROCK LLP**

Durbin Crossing CDD  
March 11, 2024  
Client Matter No. 6123-1  
Invoice No. 3365534  
Page 2

02/26/24	M. Eckert	4.70	1,715.50	Prepare for, travel to and attend board meeting; return travel; meeting follow up; confer with Yuro and Alfano; confer with litigation counsel
02/26/24	K. Haber	0.30	76.50	Correspond with Laughlin regarding mutual aid agreement; correspond and confer with mutual aid branch director regarding agreements
02/27/24	M. Eckert	1.40	511.00	Follow up from board meeting; confer with Alfano; prepare surplus property resolution; draft deposit and encroachment agreement; confer with Rostvold
02/27/24	K. Haber	1.20	306.00	Prepare children's pool resurfacing agreement; correspond with Davidson and Alfano regarding same; prepare roofing agreement; correspond with Davidson regarding same; correspond with Alfano regarding outstanding agreements
02/27/24	D. Wilbourn	1.50	262.50	Prepare encroachment agreement and escrow deposit agreement
02/28/24	K. Haber	1.20	306.00	Revise pool refinishing agreement; correspond with Davidson and Alfano regarding same; revise roofing services agreement; correspond with Davidson regarding same
02/29/24	M. Eckert	0.30	109.50	Review draft minutes and provide comments
TOTAL HOURS		15.70		

**KUTAK ROCK LLP**

Durbin Crossing CDD

March 11, 2024

Client Matter No. 6123-1

Invoice No. 3365534

Page 3

TOTAL FOR SERVICES RENDERED \$4,802.50

DISBURSEMENTS

Travel Expenses 13.35

TOTAL DISBURSEMENTS 13.35

TOTAL CURRENT AMOUNT DUE \$4,815.85



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

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

### Service Slip/Invoice

INVOICE: 618728208  
DATE: 2/26/2024  
ORDER: 618728208

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

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

Work Date	Time	Target Pest	Technician	Time In
2/26/2024	12:01 PM	MOSQUITO		12:01 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/26/2024		12:48 PM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$118.67
<b>SUBTOTAL</b>		\$118.67
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$118.67

AMOUNT DUE **\$118.67**

*Pest Control*  
1-320-53800-45513

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

**RECEIVED**  
MAR 09 2024  
BY: \_\_\_\_\_





PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-355-1489 • Toll Free: 800-225-6305 • turnerpest.com

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

## Service Slip/Invoice

INVOICE: 618727413  
DATE: 2/29/2024  
ORDER: 618727413

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

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

Work Date	Time	Target Pest	Technician	Time In
2/29/2024	01:12 PM			01:12 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/29/2024		01:21 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$81.19
<b>SUBTOTAL</b>		\$81.19
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$81.19

AMOUNT DUE **\$81.19**

*Pest Control*

1-320-53800-45513

**RECEIVED**  
MAR 09 2024  
BY: \_\_\_\_\_



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-1493 • Toll Free: 800-226-5305 • turnerpest.com

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

### Service Slip/Invoice

INVOICE: 618728209  
DATE: 2/29/2024  
ORDER: 618728209

Bill To: [137299]  
Durbin Crossing GDD  
C/O Vesta Properties  
200 Business Park Cir  
Saint Augustine, FL 32095-8822

Work Location: [137299] 904-230-2011  
Durbin Crossing North  
Amenity Center  
730 N Durbin Pkwy  
Jacksonville, FL 32259-8217

Work Date	Time	Target Pest	Technician	Time In
2/29/2024	05:18 PM	MOSQUITO		05:18 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	2/29/2024		05:36 PM

Service	Description	Price
CPCMOSULV	Commercial Mosquito Service	\$156.14
<b>SUBTOTAL</b>		\$156.14
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$156.14

*Pest Control*  
1-320-53800-45513

AMOUNT DUE **\$156.14**

**RECEIVED**  
MAR 09 2024  
BY: \_\_\_\_\_

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



# Weather Engineers, Inc.

Air Conditioning • Heating • Refrigeration • Clean Air Professionals



PO Box 37068  
 Jacksonville, FL 32236  
 Phone: (904) 356-3963  
 Fax: (904) 356-4969  
 www.weatherengineers.com  
 CAC041190

## Invoice

Number	Date
C40255	02/29/24

**BILL TO: #104602**

DURBIN CROSSING CDD

145 S DURBIN PARKWAY  
 ST. JOHNS FL 32259

**SERVICE PERFORMED AT:**

DURBIN CROSSING CDD  
 145 S DURBIN PKWY  
 730 N DURBIN PKWY  
 MAINTENANCE BILLING ONLY  
 ST. JOHNS FL 32259  
 Site Number: 104602-003

Amount Paid: \_\_\_\_\_

Return this portion with payment

Invoice Date	Customer #	P.O. Number	Salesman	Terms	Contract #
02/29/24	104602			30	

DESCRIPTION

Service Date: 02/20/24

Replaced the air filters for your HVAC equipment as per agreement.

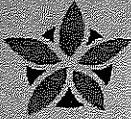
*Repair/Replace*

*1-320.53800.44200*

**RECEIVED**  
 MAR 09 2024  
 BY: \_\_\_\_\_

TOTAL : \$ 252.00

Thank you for your business!  
 Please make all checks payable to Weather Engineers, Inc.  
 Remit To: PO Box 37068 Jacksonville, FL 32236  
 Phone: (904)356-3963 \* Fax (904) 356-4969



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 661430	2/27/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Durbin Crossing CDD

**Address:** 145 South Durbin Parkway  
St. Johns, FL 32259

**Invoice Due Date:** March 28, 2024

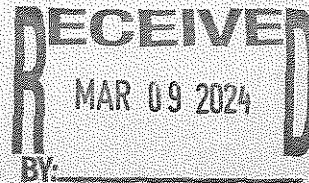
**Invoice Amount:** \$7,285.65

Description	Current Amount
Drywell Installation @ Tollerton Liftstation & Common Area along with St. Augustine Sod Installation	
Drainage Enhancement	\$7,285.65

**Invoice Total**

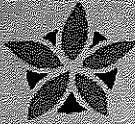
**\$7,285.65**

*Please check w/ Daniel on coding  
Landscape Contingency*  
IN COMMERCIAL LANDSCAPING  
1-320.53800-46210



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





# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 667149	3/4/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Durbin Crossing CDD

**Invoice Due Date:** April 3, 2024

**Address:** 145 South Durbin Parkway  
St. Johns, FL 32259

**Invoice Amount:** \$7,500.00

Description	Current Amount
Castlegate Glen Tree Installation - Japanese Blueberry Tree Version	
Castlegate Glen Tree Installation - Japanese Blueberry Tree Version	\$7,500.00

**Invoice Total**

**\$7,500.00**

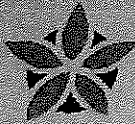
*Landscape Contingency*

1.320.53800.46210

IN COMMERCIAL LANDSCAPING

**RECEIVED**  
MAR 09 2024  
BY: \_\_\_\_\_

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



# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 667151	3/4/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Property Name:** Durbin Crossing CDD

**Address:** 145 South Durbin Parkway  
 St. Johns, FL 32259

**Invoice Due Date:** April 3, 2024

**Invoice Amount:** \$5,000.00

Description	Current Amount
-------------	----------------

Durbin South Amenity Center Pool Mulch Installation	
Durbin South Amenity Center Pool Plantings & Mulch	\$5,000.00

**Invoice Total**

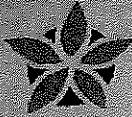
**\$5,000.00**

*Landscape Contingency*  
 1-320-538000-46210

IN COMMERCIAL LANDSCAPING

**RECEIVED**  
 MAR 09 2024  
 BY: \_\_\_\_\_





# YELLOWSTONE LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
JAX 667152	3/4/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Durbin Crossing CDD

**Address:** 145 South Durbin Parkway  
St. Johns, FL 32259

**Invoice Due Date:** April 3, 2024

**Invoice Amount:** \$5,000.00

Description	Current Amount
Durbin South Amenity Tree Ring Revamp	
Durbin South Amenity Tree Ring Revamp	\$5,000.00

**Invoice Total**

**\$5,000.00**

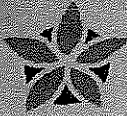
*Landscape Contingency*

1.320.53800.46210

IN COMMERCIAL LANDSCAPING

**RECEIVED**  
MAR 09 2024  
BY: \_\_\_\_\_

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



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 667153	3/4/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Durbin Crossing CDD  
**Address:** 145 South Durbin Parkway  
St. Johns, FL 32259

**Invoice Due Date:** April 3, 2024  
**Invoice Amount:** \$5,000.00

Description	Current Amount
Durbin South Amenity Center Pool Slide Area Planting	
Durbin South Amenity Center Pool Slide Area Planting	\$5,000.00

**Invoice Total**

**\$5,000.00**

*Landscape Contingency*

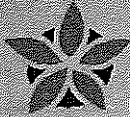
*1-320-53800-46210*

IN COMMERCIAL LANDSCAPING

**RECEIVED**  
MAR 09 2024  
BY: \_\_\_\_\_

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





**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
JAX 667154	3/4/2024
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Durbin Crossing CDD

**Address:** 145 South Durbin Parkway  
St. Johns, FL 32259

**Invoice Due Date:** April 3, 2024

**Invoice Amount:** \$2,807.10

Description	Current Amount
Replacement Liriope @ Durbin South Amenity	
Replacement Liriope @ Durbin South Amenity	\$2,807.10

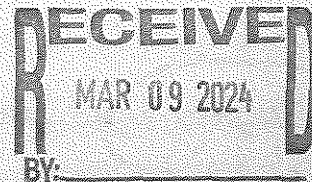
*(\* Jack o. Lanterns)*

**Invoice Total**

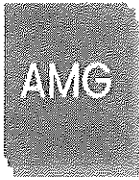
**\$2,807.10**

*Landscape Contingency*

IN COMMERCIAL 320.53800.46210 NG



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



AMENITY  
MAINTENANCE  
GROUP

September 20, 2023

245 Riverside Ave Suite #300, 32202  
Ph: 904-654-6304 / Fax: 904-355-1832

DCCDD092023

Durbin Crossing CDD  
475 W. Town Place Suite 114  
St. Augustine, Florida 32092

DESCRIPTION	AMOUNT
Pressure Wash St. Andrews Entrance: Monuments (2), right side brick wall 270 ft. (front and back of wall), left side brick 60 ft. (front and back of wall), (3) white caps	\$687.40
North Durbin Parkway brick wall 462 ft. 8 ft tall, (4) white caps	\$370.68
Vinyl fencing 134 Staplehurst Lane 282 ft. (front and back)	\$180.48
Vinyl Fencing 147 Eagles Nest 130 ft (front and back)	\$83.20
Mallbox canopy cover Sanctuary 20ft x 15 ft	\$105.50
Mallbox canopy cover Heron Landing 20ft x 15 ft	\$105.50
Licensed and insured as a department of Vesta Property Services	
	\$1,532.76
	\$
<b>TOTAL</b>	<b>\$1,532.76</b>

Payment is due 30 days upon completion.  
Thank you for your business!

*Pressure washing*

*1-320-53800-45516*

*F4 22-23*





# LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## **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:

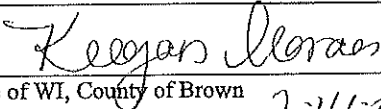
01/11/2024

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 01/11/2024



Legal Clerk



Notary, State of WI, County of Brown

2-14-28

My commission expires

Publication Cost:	\$82.96	
Order No:	9709267	# of Copies:
Customer No:	764133	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KEEGAN MORAN Notary Public State of Wisconsin
---

### 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") will hold a regular meeting on Monday, January 22, 2024 at 6:00 p.m. at the Durbin Crossing South Amenities 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, 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 [www.DurbinCrossingCDD.com](http://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 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 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin  
District Manager






ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	PAGE # 1 of 1
INVOICE # 0006269647	BILLING PERIOD Feb 1- Feb 29, 2024	PAYMENT DUE DATE March 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$167.28	

**BILLING ACCOUNT NAME AND ADDRESS**

Durbin Crossing / Gms  
475 W. Town Pl. Ste. 114  
Saint Augustine, FL 32092-3649



Legal Entity: Gannett Media Corp.  
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
All funds payable in US dollars.

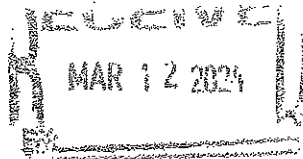
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com

Date	Description	Amount
2/1/24	Balance Forward	\$82.96

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/15/24	9838637	SAG St Augustine Record	2/26 Meeting		\$84.32



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	\$167.28
Service Fee 3.99%	\$6.67
*Cash/Check/ACH Discount	-\$6.67
*Payment Amount by Cash/Check/ACH	\$167.28
Payment Amount by Credit Card	\$173.95

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT NUMBER 764133		INVOICE NUMBER 0006269647		AMOUNT PAID <b>\$84.32</b>
CURRENT DUE \$84.32	30 DAYS PAST DUE \$82.96	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$167.28
REMITTANCE ADDRESS (Include Account # & Invoice # on check)  Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL:  1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$173.95
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764133000000000000000062696470001672867173

# LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

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

Saint Augustine FL 32092

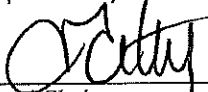
STATE OF WISCONSIN, COUNTY OF BROWN

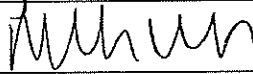
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

02/15/2024

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 02/15/2024

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown. 8 25 26

My commission expires

Publication Cost: \$84.32  
Order No: 9838637 # 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 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, February 26, 2024 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, 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 [www.DurbinCrossingCDD.com](http://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 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 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin  
District Manager  
#9838637; 2/15/2024

# Dolphin Backflow, Inc.

Plumbing Contractor

P. O. Box 2591  
 Orange Park, FL 32067-2591  
 www.dolphinbackflow.com

Phone: (904) 269-5489 FAX (904) 215-6025

## Invoice

Plumbing CFC1428994  
 Underground Utilities: CUC 1224448  
 Fire Protection: FPC11-000004

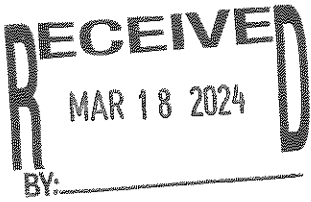
BILL TO

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

DATE	INVOICE #
3/11/2024	40563

P.O. NO.	TERMS
	Due on receipt

**WE SEND INSPECTION REPORT TO UTILITY**

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer at: Durbin Crossing, 730 Durbin Pkwy. St. Johns, FL 32259 Wilkins RP 2.5" Model 375 SN: L122108 Meter# 83113743	1	45.00	45.00
JEA Report Submission Fee Acct# 8268402655	1	4.00	4.00
			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover		BALAN...	\$49.00
Credit Card #	Exp. CVV Billing Zip Code		
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your continued business.			

\*Insulation not guaranteed to protect against all freeze damage.



Environmental Services  
 Cross Connection Control  
 21 W. Church St. T-8  
 Jacksonville, FL 32202

# BACKFLOW PREVENTER TEST REPORT

IBF

MAR 12 2023

Name of premises (company, person) <i>Durbin Crossing</i>		Owner or agent's name	
Service address <i>ST. Johns FL 32259</i> <i>730 Durbin Pkwy</i>		Mailing address <i>EMAILED</i> <i>MAR 12 2024</i>	
Physical location of device <i>Right side of Ent.</i>		Contact phone number	
JEA account number (required) <i>8268402655</i>		Meter number (required) <i>83113743</i>	
Commercial test purpose <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation			
Commercial service type <input type="checkbox"/> Fire <input type="checkbox"/> Irrigation <input type="checkbox"/> Process/Isolation <input checked="" type="checkbox"/> Potable <input type="checkbox"/> Fire bypass Is reclaimed water supplied? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation			
Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation / Is reclaimed water supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Device type <i>RP</i>	Manufacturer <i>Wilkins</i>	Size <i>2.5</i>	Model Number <i>375</i>
Serial Number <i>L122108</i>		Installation date	
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at <i>8.2</i> psi <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at <i>2.4</i> psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input checked="" type="checkbox"/> Opened at <i>2.0</i> lbs reduced pressure <input type="checkbox"/> Did not open
	Pressure vacuum breaker <input type="checkbox"/> Air inlet opened at _____ psi <input type="checkbox"/> Did not open		
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure <input type="checkbox"/> Satisfactory
Repairs/unusual installation conditions/replacement details: _____ _____			

*Comp SW*

**Please print/type information below**

Initial test performed by <i>Wry Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFD certificate number <i>J11-22-15130</i>	Test Date <i>3-11-24</i>
Repaired by	Company name	BFD certificate number	Repaired Date
Final test performed by <i>Wry Boehnke</i>	Company name <i>Dolphin Backflow</i>	BFD certificate number <i>J11-22-15130</i>	Test Date <i>3-11-24</i>

**PASS/FAIL CERTIFICATION**

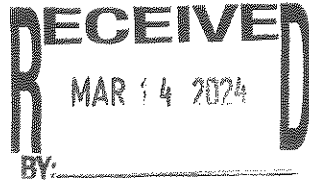
I hereby certify the assembly described above  passed /  failed and supportive data is accurate.

Signature *[Signature]* Date *3-11-24*



INVOICE	#90011585
SERVICE DATE	Mar 18, 2024
DUE	Upon receipt
AMOUNT DUE	\$1,720.61

Durbin Crossing CDD  
 145 S. Durbin PKWY  
 Saint Johns, FL 32259



CONTACT US

239 Meadow Creek Dr  
 Jacksonville, FL 32259

(724) 331-7695  
 malfano@vestapropertyservices.com

(904) 813-1401  
 aaron@steamlux.com

Service completed by: Your Tech .

INVOICE

Services	qty	unit price	amount
South: Tile and grout cleaning Social hall	1.0	\$754.57	\$754.57
Hard Floor Surface Cleaning - Grout Protection Sealer Application Hall next to kitchen in social hall	1.0	\$35.10	\$35.10
No slip treatment Hall next to kitchen in social hall	1.0	\$80.10	\$80.10
Tile and grout kitchen Kitchen area in social hall	1.0	\$25.35	\$25.35
No slip treatment Kitchen area	1.0	\$57.85	\$57.85
Tile and Grout cleaning Mens bathroom in social hall	1.0	\$51.48	\$51.48
No slip treatment Mens bathroom in social hall	1.0	\$117.48	\$117.48
Tile and Grout Cleaning Ladies Bathroom in social hall	1.0	\$65.52	\$65.52

No slip treatment Ladies Bathroom in social hall	1.0	\$149.52	\$149.52
Tile and grout cleaning Gym mens bathroom	1.0	\$45.52	\$45.52
No slip treatment Gym mens bathroom	1.0	\$95.12	\$95.12
Tile and grout cleaning Gym womens bathroom	1.0	\$60.00	\$60.00
No slip treatment Gym womens bathroom	1.0	\$118.00	\$118.00
Commercial Carpet Cleaning - Commercial Floor Cleaning Services Clean carpet tiles in South office	1.0	\$65.00	\$65.00
<b>Total</b>			<b>\$1,720.61</b>

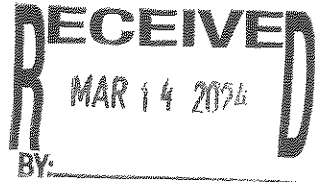
Thank you for doing business with us. We always look forward to serving you.

*Danielle Demarco*  
 Repair/Replace--1-320-53800-44200



INVOICE	#90011585-2
SERVICE DATE	Mar 18, 2024
DUE	Upon receipt
AMOUNT DUE	<b>\$514.50</b>

Durbin Crossing CDD  
145 S. Durbin PKWY  
Saint Johns, FL 32259



CONTACT US  
239 Meadow Creek Dr  
Jacksonville, FL 32259

(724) 331-7695  
malfano@vestapropertyservices.com

(904) 813-1401  
aaron@steamlux.com

Service completed by: Your Tech .

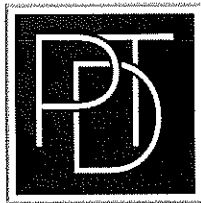
### INVOICE

Services	qty	unit price	amount
Custom Job 1050 square feet at .49	1050.0	\$0.49	\$514.50

**Total** **\$514.50**

Thank you for doing business with us. We always look forward to serving you.

*Danella Demarco*  
Fitness- 1-320-53800-45516



Paskert  
Divers  
Thompson  
ATTORNEYS AT LAW

100 North Tampa Street  
Suite 3700  
Tampa, Florida 33602

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

March 19, 2024

**Via E-mail only**

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

Re: Invoice - Services rendered through February 29, 2024

Dear Margaret,

Attached is an invoice for services rendered and costs incurred through February 29, 2024 for the following matter:

Matter Name	<b>Durbin Crossing CDD</b>
Matter No.	122411
PDT Invoice No. ( <i>Reference this number on your payment.</i> )	84323
<b>This Month's Charges</b>	<b>\$2,121.00</b>

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

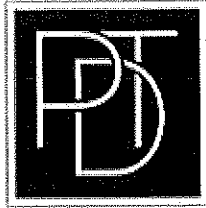
Best regards,

PASKERT DIVERS THOMPSON

Matthew G. Davis

MGD/jd  
Attachment  
cc: Todd Polvere





Paskert  
Divers  
Thompson  
ATTORNEYS AT LAW

Phone: (813) 229-3500

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

Fax: (813) 229-3502

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

March 19, 2024  
Client: 002389  
Matter: 122411  
Invoice #: 84323  
Resp. Atty: MGD

RE: Durbin Crossing CDD – Pool Resurfacing

**COVER SHEET**

For Professional Services Rendered Through February 29, 2024

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

Total Services	\$2,121.00
<b>TOTAL THIS INVOICE</b>	<b>\$2,121.00</b>
Previous Balance	\$574.00
<i>Less Payments</i>	<i>(\$574.00)</i>
Total Due To Date	<b>\$2,121.00</b>
<b>Trust Balance</b>	<b>\$4,000.00</b>

**Remittance Advice**

Payment is due within 30 days of the invoice date.

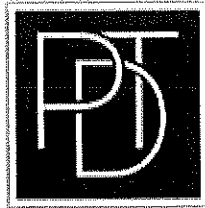
**Check Payable To:**

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

**ACH & Wire Transfers:**

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

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



**Paskert  
Divers  
Thompson**  
ATTORNEYS AT LAW

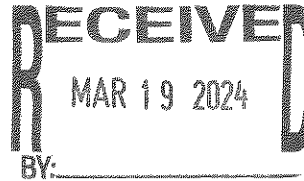
Phone: (813) 229-3500

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

Fax: (813) 229-3502

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

March 19, 2024  
Client: 002389  
Matter: 122411  
Invoice #: 84323  
Resp. Atty: MGD  
Page: 1



RE: Durbin Crossing CDD – Pool Resurfacing

For Professional Services Rendered Through February 29, 2024

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

**SERVICES**

Date	Person	Description of Services	Hours	Amount
02/06/2024	MGD	Meet with Ms. Mazariego regarding deposition and discovery strategy.	0.20	\$70.00
02/14/2024	MGD	Phone call with Mr. McLaughlin regarding baby pool delamination issues and meet with Ms. Mazariego re same.	0.30	\$105.00
02/16/2024	MGD	Receipt, review and response to Mr. Laughlin's email regarding kiddie pool repairs.	0.10	\$35.00
02/21/2024	JSM	Correspondence with opposing counsel regarding notice of baby pool damages and opportunity to inspect.	0.30	\$84.00
02/21/2024	JSM	Call and correspondence with Daniel at Vesta regarding second expert retention and case updates.	0.70	\$196.00
02/22/2024	MGD	Meet with Ms. Mazariego to discuss deposition strategy and needed second expert.	0.30	\$105.00
02/22/2024	JSM	Calls and correspondence with client regarding upcoming board meeting, second expert retention, and case update.	0.50	\$140.00
02/22/2024	JSM	Prepared for and attended internal meeting with M. Davis regarding case updates and case strategy.	0.30	\$84.00
02/26/2024	JSM	Call with client's personal counsel, Mr. Eckert, regarding experts and upcoming board meeting.	0.30	\$84.00
02/26/2024	JSM	Correspondence with M. Alfano and M. Eckert regarding upcoming board meeting.	0.40	\$112.00
02/26/2024	JSM	Correspondence with opposing counsel regarding inspection and depositions.	0.20	\$56.00
02/26/2024	JSM	Preparation for and Attendance at CDD Board Meeting regarding case update and motion to approve litigation/expert retention costs.	0.70	\$196.00
02/27/2024	MGD	Meet with Ms Mazariego re mediation and deposition strategy.	0.20	\$70.00
02/27/2024	JSM	Correspondence with client regarding resurfacing and potential witnesses.	0.40	\$112.00



**SERVICES**

Date	Person	Description of Services	Hours	Amount
02/27/2024	JSM	Reviewed proposed corporate representative topics provided by opposing counsel.	0.30	\$84.00
02/27/2024	JSM	Good faith call with Epic's counsel regarding case management, discovery, mediation, and experts.	0.80	\$224.00
02/28/2024	JSM	Correspondence with client regarding case management, discovery, mediation, and experts.	0.20	\$56.00
02/28/2024	JSM	Correspondence with opposing counsel regarding case management, discovery, mediation, and experts.	0.20	\$56.00
02/28/2024	JSM	Call with expert regarding inspection of baby pool.	0.10	\$28.00
02/28/2024	JSM	Call with client regarding baby pool repair timeline, inspections, and experts.	0.30	\$84.00
02/29/2024	JSM	Call with expert regarding inspection of baby pool.	0.20	\$56.00
02/29/2024	JSM	Correspondence with opposing counsel regarding case management and baby pool inspection.	0.30	\$84.00
Total Professional Services			7.30	\$2,121.00

**PERSON RECAP**

Person	Level	Hours	Rate	Amount
MGD Matthew G. Davis	Partners	1.10	\$350.00	\$385.00
JSM Jessica S Mazariego	Associates	6.20	\$280.00	\$1,736.00
Total Services				\$2,121.00

**TOTAL THIS INVOICE** **\$2,121.00**

**Trust Balance** **\$4,000.00**



Civil Engineering  
 Land Surveying & Mapping  
 Permitting  
 ADA Consulting

# Invoice

Date	Invoice #
3/13/24	3483

<b>Bill To</b>
Governmental Management Services Daniel Laughlin

P.O. No

Yuro & Assoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
		DURBIN CROSSING CDD - FEBRUARY ENGINEERING			
CDD Engine...	2/14/24	Agenda Conference Call	0.5	145.00	72.50
CDD Engine...	2/20/24	Impact fee spreadsheet & review landlock areas	2	145.00	290.00
CDD Engine...	2/26/24	CDD meeting	2	145.00	290.00

**RECEIVED**  
 MAR 13 2024  
 BY: \_\_\_\_\_

<b>Total</b>	<b>\$652.50</b>
--------------	-----------------

**alta**  
 engineering company  
 www.altaengineeringco.com  
 450 SR 13 N, Unit 106  
 Box # 406  
 St. Johns, FL 32259  
 9048800301  
 lisa@altaengineeringco.com  
 EIN: 27-2379874

**Invoice**

**Date:** 3/15/2024  
**Invoice #:** 240242  
**Project:** Durbin Crossing Pool  
 145 South Durbin Parkway  
 St. Johns, Florida 32259

**Bill To:**

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

Date	Description	Quantity	Service Item	Rate	Amount
1/4/2024	Phone meeting with counsel.	0.3	Expert	350.00	105.00
2/29/2024	Communication with counsel.	0.1	Case Manager	125.00	12.50
3/1/2024	Travel & site visit to observe baby pool	1.5	Expert	350.00	525.00
3/1/2024	Mileage	18	Trip Mileage	0.80	14.40
3/7/2024	Communication with counsel.	0.1	Case Manager	125.00	12.50

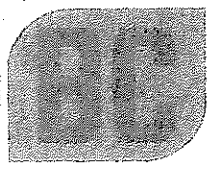
**RECEIVED**  
 MAR 22 2024  
 BY: \_\_\_\_\_

**Total \$669.40**

Thank you for the opportunity to provide our professional services.

Payment is due within 30 days.

www.altaengineeringco.com



**BC Entertainment Invoice REVISED INVOICE: Friday 3/22/24**

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

**Event Type/Time/Date.**

Durbin Crossing Easter Event 2024 EXTRA HOUR

Saturday 03/23/2024

Event time: ~~11a-2p~~

Revised Time: 10:30am-2:30p

Amount: \$850.00

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

Total Due: \$725.00

Already PAID: \$575.00

Still Owed: \$150.00 Please pay prior to or at event

**RECEIVED**  
MAR 25 2024  
BY: \_\_\_\_\_

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

Special Events: 320-53800 - ~~45571~~  
45571

*Danelle J. Demarco*

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	00079	2/23/24	21157	202402	600	53800	61000		FLORIDA BACKYARD BY EBEL INC	*	1,399.74	1,399.74	000238
			50% DEP MGP CHAISE TABLE										
3/01/24	00079	2/23/24	21157A	202402	600	53800	61000		FLORIDA BACKYARD BY EBEL INC	*	1,399.74	1,399.74	000239
			FINAL MGP CHAISE TABLE										
3/01/24	00079	2/23/24	21158	202402	600	53800	61000		FLORIDA BACKYARD BY EBEL INC	*	1,395.72	1,395.72	000240
			50% DEP UMBRELLA BASE										
3/01/24	00079	2/23/24	21158A	202402	600	53800	61000		FLORIDA BACKYARD BY EBEL INC	*	1,395.72	1,395.72	000241
			FINAL UMBRELLA BASE										
3/01/24	00079	2/27/24	21169	202402	600	53800	61000		FLORIDA BACKYARD BY EBEL INC	*	12,647.92	12,647.92	000242
			50% DEP DESERT DINE TABLE										
3/01/24	00079	2/27/24	21169A	202402	600	53800	61000		FLORIDA BACKYARD BY EBEL INC	*	12,647.93	12,647.93	000243
			FINAL DESERT DINE TABLE										
3/14/24	00076	2/28/24	DCN-1	202402	600	53800	60000		PINCH A PENNY 146	*	81,165.00	81,165.00	000244
			50% DEP POOL REFINISH N										
3/14/24	00076	2/28/24	DCS-3	202402	600	53800	60000		PINCH A PENNY 146	*	35,941.00	35,941.00	000245
			FINAL PAY POOL REFINISH S										
3/14/24	00076	2/28/24	DCSKP-1	202402	600	53800	60000		PINCH A PENNY 146	*	11,750.00	11,750.00	000246
			50% DEP POOL REFINISH										
TOTAL FOR BANK B											159,742.77		
TOTAL FOR REGISTER											159,742.77		

DURB DURBIN CROSS OKUZMUK

**Florida Backyard by Ebel Inc.**

11770 Philips Highway  
 Jacksonville, FL 32256  
 904.880.0228  
 info@flbackyard.com

**FLORIDA BACKYARD**

ALWAYS IN SEASON ALWAYS IN STYLE

**Invoice**

Date	S.O. No
2/23/24	21157

**Bill To:**  
 Durbin Crossing  
 145 S. Durbin Parkway  
 St Johns, FL 32259

904-337-8760

**Info:**

**Pick Ups:**  
 Please provide 24 hour notice prior to picking up.  
 Warehouse Hours: Monday-Friday 10am- 4 pm

**Deliveries:**  
 We will always contact you to confirm delivery dates.

**RECEIVED**  
 FEB 28 2024  
 BY: \_\_\_\_\_

P.O. No	Rep	Est Completion
21157	DVB	4/30/24
Ordered	Rate	Amount
12	233.29	2,799.48

Item	Description
50-521X	10' x 27' MGP Chaise Table, Kona Delivery scheduled TBD

\* We will p/u both checks @ GMS office.  
 Need two separate checks, please  
 50% deposit  
 50% upon delivery

Reserve/Capital  
 K#1 / 1.320.53800.46700 / \$1,399.74  
 K#2 / 1.320.53800.46700 / \$1,399.74  
\$2,799.48

Signature \_\_\_\_\_

Date \_\_\_\_\_

Thank you - we appreciate your business.

Subtotal	\$2,799.48
Sales Tax (0.0%)	\$0.00
<b>Total</b>	<b>\$2,799.48</b>



Florida Backyard by Ebel Inc.  
 11770 Philips Highway  
 Jacksonville, FL 32256  
 904.880.0228  
 info@flbackyard.com

# FLORIDA BACKYARD

ALWAYS IN SEASON ALWAYS IN STYLE

## Invoice

Date	S.O. No
2/23/24	21157A

Bill To  
 Durbin Crossing  
 145 S. Durbin Parkway  
 St Johns, FL 32259

904-337-8760

**RECEIVED**  
 FEB 28 2024  
 BY: \_\_\_\_\_

Info:  
**Pick Ups:**  
 Please provide 24 hour notice prior to picking up.  
 Warehouse Hours: Monday-Friday 10am- 4 pm  
**Deliveries:**  
 We will always contact you to confirm delivery dates.

P.O. No	Rep	Est. Completion
21157	DVB	4/30/24
Ordered	Rate	Amount
12	233.29	2,799.48

Item	Description
50-521X	10' x 27" MGP Chaise Table, Kona Delivery scheduled TBL

\* We will p/u both checks @ GMS office.  
 Need two separate checks, please  
 50% deposit  
 50% upon delivery

Reserve/Capital  
 K#1 / 1.320.53800.46700 / \$1,399.74  
 K#2 / 1.320.53800.46700 / \$1,399.74  
\$2,799.48

Signature \_\_\_\_\_ Date \_\_\_\_\_

Thank you - we appreciate your business

Subtotal	\$2,799.48
Sales Tax (0.0%)	\$0.00
<b>Total</b>	<b>\$2,799.48</b>

Florida Backyard by Ebel Inc.

11770 Philips Highway  
Jacksonville, FL 32256  
904.880.0228  
info@flbackyard.com

# FLORIDA BACKYARD

ALWAYS IN SEASON ALWAYS IN STYLE

## Invoice

Date	S.O. No.
2/23/24	21158

Bill To:  
Durbin Crossing  
145 S. Durbin Parkway  
St Johns, FL 32259

904-337-8760

Info:  
Pick Ups:  
Please provide 24 hour notice prior to picking up.  
Warehouse Hours: Monday-Friday 10am- 4 pm

Deliveries:  
We will always contact you to confirm delivery dates.

**RECEIVED**  
FEB 28 2024  
BY: \_\_\_\_\_

P.O. No.	Rep	Est Completion
21158	DVB	4/30/24

Item	Description	Ordered	Rate	Amount
BA500-Bronze	Art Deco 50 Lb. Umbrella Base, Bronze	4	156.80	627.20
SO-BG150	150 Lbs Commercial Base, Bronze	3	403.20	1,209.60
P101	Head Rest Pillow for Adirondacks, 44349-0027	18	34.98	629.64
Freight Out	Shipping Charge from vendor		325.00	325.00
	- Fabric: 44349-0027 Estl Limestone			
	- Deliver wt 21157 21169			

We will p/u both checks @ GMS office.  
Need two separate checks, please  
50% deposit  
50% upon delivery  
Reserve / Capital

check #1 / 1. 320.53800.46700 / \$1,395.72  
check #2 / 1. 320.53800.46700 / \$1,395.72

Signature \_\_\_\_\_ Date \_\_\_\_\_

Subtotal	\$2,791.44
Sales Tax (0.0%)	\$0.00
<b>Total</b>	<b>\$2,791.44</b>

Thank you - we appreciate your business.



Florida Backyard by Ebel Inc.

11770 Philips Highway  
Jacksonville, FL 32256  
904.880.0228  
info@flbackyard.com

# FLORIDA BACKYARD

ALWAYS IN SEASON ALWAYS IN STYLE

## Invoice

Date	S.O. No.
2/23/24	21158 A

**Bill To:**  
 Durbin Crossing  
 145 S. Durbin Parkway  
 St Johns, FL 32259

904-337-8760

**Info:**

**Pick Ups:**  
 Please provide 24 hour notice prior to picking up.  
 Warehouse Hours: Monday-Friday 10am- 4 pm

**Deliveries:**  
 We will always contact you to confirm delivery dates.

**RECEIVED**  
 FEB 28 2024  
 BY: \_\_\_\_\_

P.O. No.	Rep	Est Completion
21158	DVB	4/30/24
Ordered	Rate	Amount
4	156.80	627.20
3	403.20	1,209.60
18	34.98	629.64
	325.00	325.00

Item	Description
BA500-Bronze	Art Deco 50 Lb. Umbrella Base, Bronze
SO-BG150	150 Lbs Commercial Base, Bronze
P101	Head Rest Pillow for Adirondacks, 44349-0027
Freight Out	Shipping Charge from vendor
	- Fabric: 44349-0027 Est 1, limestone
	- Deliver w/ 21157 21169

We will p/u both checks @ GMS office.  
 Need two separate checks, please  
 50% deposit  
 50% upon delivery  
 Reserve / Capital

check #1 / 1. 320.53800.46700 / \$1,395.72  
 check #2 / 1. 320.53800.46700 / \$1,395.72

Signature _____	Date _____	\$2791.44	Subtotal	\$2,791.44
			Sales Tax (0.0%)	\$0.00
			<b>Total</b>	<b>\$2,791.44</b>

Thank you - we appreciate your business.

Florida Backyard by Ebel Inc.  
 11770 Philips Highway  
 Jacksonville, FL 32256  
 904.880.0228  
 info@fibackyard.com

# FLORIDA BACKYARD

ALWAYS IN SEASON ALWAYS IN STYLE

## Invoice

Date	S O No.
2/27/24	21169

Bill To:  
 Durbin Crossing  
 145 S. Durbin Parkway  
 St Johns, FL 32259

904-337-8760

**RECEIVED**  
 FEB 28 2024  
 BY: \_\_\_\_\_

Info:  
 Pick Ups:  
 Please provide 24 hour notice prior to picking up.  
 Warehouse Hours: Monday-Friday 10am- 4 pm

Deliveries:  
 We will always contact you to confirm delivery dates.

Item	Description
SO-T11X	36" MGP Table Top w/ hole, Desert
SO-2W2X	Dining Table Legs, Kona
SO-735X	9' Umbrella w Pin, Antique Bronze, 48145-0005
SO-738	8' Auto Tilt Market Umbrella, Antique Bronze, 48145-0004
Delivery	Delivery
	- Fabric: 48145-0005 Remix Mesa, 48145-0004 Remix Mushroom
	- Deliver w/ 21157 21158

P.O. No.	Rep	Est Completion
21169	DVB	4/30/24
Ordered	Rate	Amount
22	451.44	8,931.68
22	217.11	4,776.42
22	403.20	8,870.40
3	422.45	1,267.35
	450.00	450.00

\* We will p/u both checks @ GMS office.  
 Need two separate checks, please  
 50% deposit  
 50% upon arrival

Reserve/Capital

check # 1/1. 320.53800. 46700 / \$12,647.92  
 check # 2/1. 320.53800. 46700 / \$12,647.93

\$ 25,295.85

Signature _____	Date _____	Subtotal	25,295.85
		Sales Tax (7.5%)	\$0.00
		<b>Total</b>	<b>25,295.85</b>

Thank you - we appreciate your business

# Invoice

Florida Backyard by Ebel Inc.  
 11770 Philips Highway  
 Jacksonville, FL 32256  
 904.880.0228  
 info@flbackyard.com

**FLORIDA BACKYARD**  
ALWAYS IN SEASON ALWAYS IN STYLE

Date	S O No.
2/27/24	21169 A

Bill To:  
 Durbin Crossing  
 145 S. Durbin Parkway  
 St Johns, FL 32259

904-337-8760

**RECEIVED**  
 FEB 28 2024  
 BY: \_\_\_\_\_

Info:  
**Pick Ups:**  
 Please provide 24 hour notice prior to picking up.  
 Warehouse Hours: Monday-Friday 10am- 4 pm

**Deliveries:**  
 We will always contact you to confirm delivery dates.

Item	Description
SO-T11X	36" MG# Table Top w/ hole, Desert
SO-2W2X	Dining Table Legs, Kona
SO-735X	9' Umbrella w/ Pin, Antique Bronze, 48145-0005
SO-736	7' Auto Tilt Market Umbrella, Antique Bronze, 48145-0004
Delivery	Delivery
	- Fabric: 48145-0005 Remix Mesa, 48145-0004 Remix Mushroom
	- Deliver w/ 21157 21158

P.O. No.	Rep	Est Completion
21169	DVB	4/30/24
Ordered	Rate	Amount
22	451.44	8,931.68
22	217.11	4,776.42
22	403.20	8,870.40
3	422.45	1,267.35
	450.00	450.00

\* We will p/u both checks @ GMS office.  
 Need two separate checks, please

50% deposit  
 50% upon arrival  
 Reserve/Capital

check # 1 / 1. 320.53800. 46700 / \$ 12,647.92  
 check # 2 / 1. 320.53800. 46700 / \$ 12,647.93  
\$ 25,295.85

Signature _____	Date _____	Subtotal	525,295.85
		Sales Tax (7.5%)	\$0.00
		<b>Total</b>	<b>\$25,295.85</b>

Thank you - we appreciate your business



# PINCH·A·PENNY POOL·PATIO·SPA®

The Perfect People For A Perfect Pool

## Invoice

DCN-1

Swimming Pool Refinish

DATE: 2/28/2024

Pinch A Penny 146  
12220-117 Atlantic Blvd, Jacksonville Fl 32225  
[Phone] 904-220-9490  
[e-mail] [manager146@pinchapenny.com](mailto:manager146@pinchapenny.com)

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

Phone 904-258-2044

JOB Durbin Crossing  
North Pool  
730 North Durbin Pkwy  
Pool 2512 sf, 280 lf

Per the pool refinish agreement 50% of the total job cost is due before work commencement.

The total cost for the south pool is \$162,330.

Total Due **\$81,165**

RECEIVED  
MAR 09 2024  
BY: \_\_\_\_\_



The Perfect People For A Perfect Pool

Invoice

DLS-3

Swimming Pool Refinish

DATE: 2/28/2024

Pinch A Penny 146  
12220-117 Atlantic Blvd, Jacksonville FL 32225  
[Phone] 904-220-9490  
[e-mail] [manager146@pinchapenny.com](mailto:manager146@pinchapenny.com)

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 5800 sf, 468 lf

Phone 904 258-2044

Per the pool refinish agreement the final 10% is due 30 days after water fill.

The total cost for the south pool is \$359,410.

Paid November 16, 2023: \$179,705  
Paid February 5, 2024 \$143,764

Final payment due \$35,941

RECEIVED  
MAR 09 2024  
BY: \_\_\_\_\_





Invoice  
DCSKP-1  
Swimming Pool Refinish

DATE: 2/28/2024

Pinch A Penny 146  
12220-117 Atlantic Blvd, Jacksonville FL 32225  
[Phone] 904-220-9490  
[e-mail] [manager146@pinchapenny.com](mailto:manager146@pinchapenny.com)

TO Durbin Crossing CDD  
475 West Town Place, Suite 114  
St Augustine, FL 32092  
Attn: Zach Davidson  
  
Phone 904 258-2044

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

Per the pool refinish agreement 50% of the total job cost is due before work commencement.

The total cost for the baby pool is \$23,500.

Pool refinish	\$20,975
Coping replacement	\$2,525

Total Due \$11,750





*FIFTH ORDER OF BUSINESS*

## Sherry Adair

---

**From:** CBANY LLC <cbanyllc@gmail.com>  
**Sent:** Thursday, March 21, 2024 10:34 AM  
**To:** Sherry Adair  
**Cc:** Troy Hershner  
**Subject:** ARC Review for Pool 1367 Fryston St  
**Attachments:** ARB Payment for Pool 1367 Fyston St.pdf; Pool Rendering on Survey for 5ft BRL Consideration.pdf; SJRW Management Letter of 5ft BRL Variance approval.pdf; Yepez ARC Application for Pool 1367 Fryston St.pdf; Yepez Pool 3d Rendering 1367 Fryston St.jpg

Good Afternoon Sher

Please find attached the application for a Pool request which I will be looking to contract work with Innovative Pools, Inc.

I am looking for a 5ft BRL variance approval to be able to have a Pool installed as our lot is smaller than most. We are excited that our new pool company can make this work for us if the variance is considered and approved.

I have also gone ahead and received approval from the St. Johns River Water Management District for the variance request per attached letter. We had sent them over the attached survey with Pool rendering on it.

I have been a resident of the Durbin Crossing North Neighborhood since Dec 2022 and am very happy with our home, neighbors, and community. This pool request will allow my family and our neighbors to enjoy our backyard and home. It will beautify our property and add tremendous value to our neighborhood.

Please find attached the following:

1. ARB Application for Pool
2. Receipt of ARB Payment
3. St. Johns River Water Mgmnt District 5ft BRL Approval Letter
4. Pool Design w measurements and Survey with Pool Overlay and measurements which was also sent to St. Johns River Mgmnt District for review
5. 3d Rendering of Pool

If you have any questions or concerns please feel free to contact me.

Thank you for your time and help.

Carlos Yepez  
212-920-4700  
Cbanyllc@gmail.com



# St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

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7775 Baymeadows Way • Suite 102 • Jacksonville, FL 32256 • 904-730-6270 • [www.sjrwmd.com](http://www.sjrwmd.com)

March 19, 2024

Troy Hershner  
Innovative Pools, Inc.  
Sent via e-mail: [troy@innovativepoolsinc.com](mailto:troy@innovativepoolsinc.com)

Re: 1367 Fryston Street Rear Lot Pool  
Permit Determination Number 90834-82  
(Please reference the Permit Determination number on all correspondence)

Dear Mr. Hershner:

On March 7, 2024, the St. Johns River Water Management District received your letter and plans, requesting a permit determination. The project involves the construction of a rear lot pool and wooden bulkhead adjacent to the existing stormwater pond. The District has no objection to the bulkhead encroaching a maximum 5 feet into the 10-foot drainage easement as shown on the submitted plans.

Based on the information provided, this project does not exceed any permitting thresholds pursuant to Chapter 62-330.020, Florida Administrative Code (F.A.C.). Therefore, a District permit is not required. Please be aware that this determination only applies to the District and does not relieve you from the permitting requirements of other agencies or your homeowner's association.

Thank you for your cooperation with the permitting and compliance process. If you have any questions, please contact me at (904) 448-7937 or by email at [jkpartlow@sjrwmd.com](mailto:jkpartlow@sjrwmd.com).

Sincerely,

Jackson Partlow  
Engineer I

Division of Regulatory Services

CC: Regulatory File

---

GOVERNING BOARD

Rob Bradley, CHAIR  
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR  
ORMOND BEACH

J. Chris Peterson, SECRETARY  
WINTER PARK

Cole Oliver, TREASURER  
MERRITT ISLAND

Ryan Atwood  
MOUNT DORA

Doug Bournique  
VERO BEACH

Douglas Burnett  
ST. AUGUSTINE

Ron Howse  
COCOA

Janet Price  
FERNANDINA BEACH

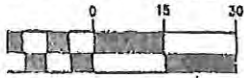


# BOUNDARY SURVEY

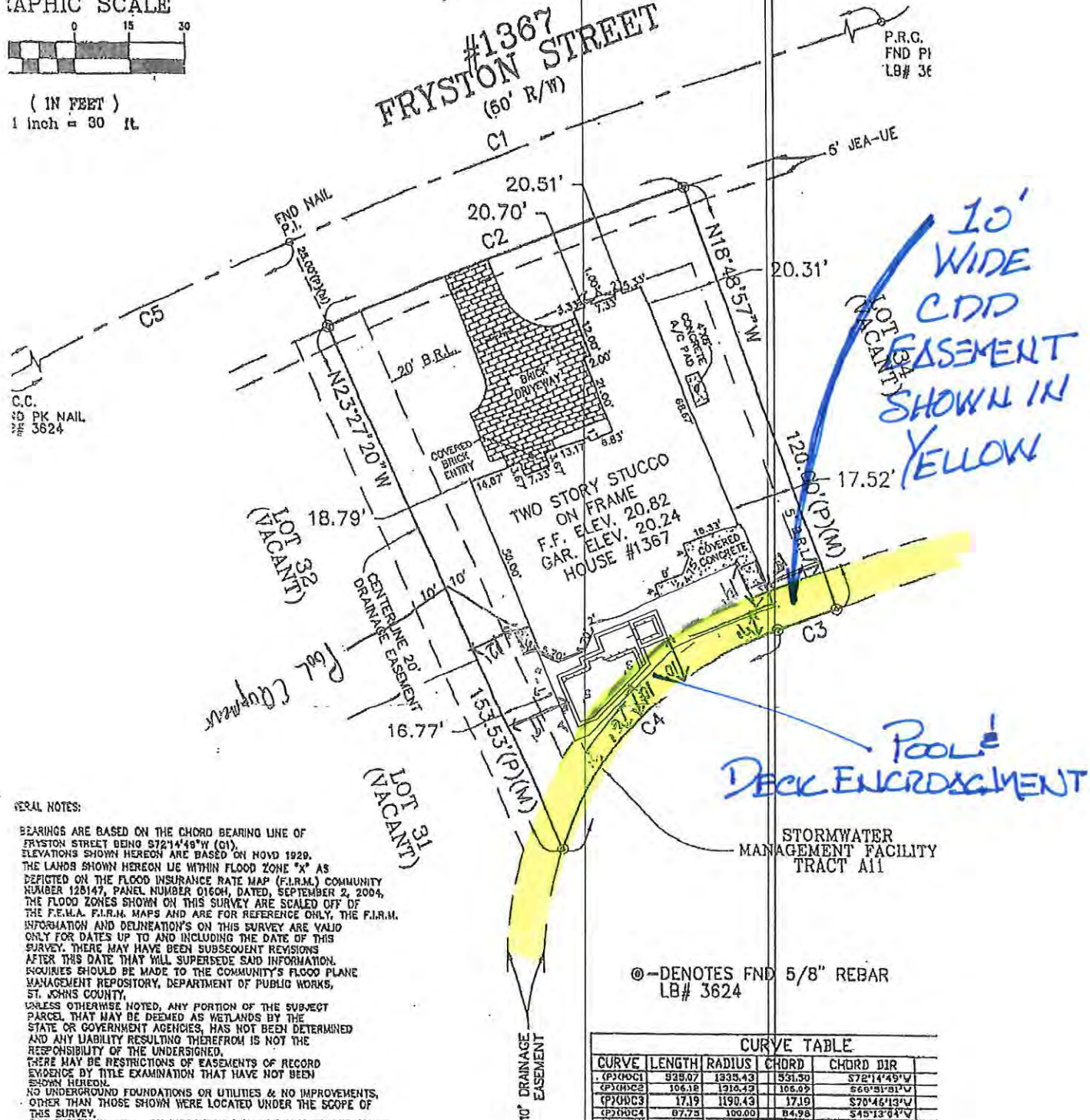
LOT 33 BLOCK E1 AS SHOWN ON MAP  
 DURBIN CROSSING NORTH PHASE 1-UNIT 4

RECORDED IN MAP BOOK 59 PAGES 101-112 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS CO.

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.



**GENERAL NOTES:**

BEARINGS ARE BASED ON THE CHORD BEARING LINE OF FRYSTON STREET BEING S72°14'49"W (C1). ELEVATIONS SHOWN HEREON ARE BASED ON NVD 1928. THE LANDS SHOWN HEREON ARE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 128147, PANEL NUMBER 01604, DATED, SEPTEMBER 2, 2004. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATION'S ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS, ST. JOHNS COUNTY. UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PARCEL THAT MAY BE DEEMED AS WETLANDS BY THE STATE OR GOVERNMENT AGENCIES, HAS NOT BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED. THERE MAY BE RESTRICTIONS OF EASEMENTS OF RECORD EVIDENCE BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.

⊙ - DENOTES FND 5/8" REBAR LB# 3624

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
CP1/CD1	338.07	1935.43	1551.50	S72°14'49"W
CP2/CD2	106.18	1916.43	168.82	S66°51'51"W
CP3/CD3	17.19	1190.43	17.19	S70°46'13"W
CP4/CD4	87.73	100.00	84.98	S45°13'54"W

*SEVENTH ORDER OF BUSINESS*

# *Durbin Crossing*

*Community Development District*

*Proposed Budget  
FY 2025*

*Presented by:*



# Table of Contents

1-2	<u>General Fund</u>
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9	<u>Debt Service Fund Series 2017</u>
10	<u>Series 2017-1 Amortization Schedule</u>
11	<u>Series 2017-2 Amortization Schedule</u>
12	<u>Capital Reserve Fund</u>
13	<u>Assessment Schedule</u>

**Durbin Crossing**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 2,588,202	\$ 2,546,341	\$ 41,788	\$ 2,588,129	\$ 2,685,662
Interest income	5,000	15,747	12,000	27,747	15,000
Other Revenues	30,000	10,492	19,508	30,000	30,000
Carry Forward Surplus	-	-	-	-	63,683
<b>TOTAL REVENUES</b>	<b>\$ 2,623,202</b>	<b>\$ 2,572,580</b>	<b>\$ 73,296</b>	<b>\$ 2,645,877</b>	<b>\$ 2,794,345</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 11,000	\$ 5,000	\$ 6,000	\$ 11,000	\$ 12,000
FICA Taxes	842	383	459	842	918
Assessment Roll Administration	5,300	5,300	-	5,300	5,618
Engineering Fees	13,000	4,373	8,627	13,000	13,000
Dissemination Fees	7,632	3,816	3,816	7,632	8,090
Attorney Fees	50,000	46,545	13,455	60,000	50,000
Annual Audit	4,200	-	4,200	4,200	4,500
Trustee Fees	10,800	5,000	5,800	10,800	10,800
Arbitrage	1,200	-	1,200	1,200	1,200
Impact Fee Administration	15,900	7,950	7,950	15,900	16,854
Management Fees	54,403	27,201	27,202	54,403	57,668
Information Technology	1,590	795	795	1,590	1,685
Website Maintenance	1,060	530	530	1,060	1,124
Telephone	800	212	588	800	800
Postage	3,000	714	2,286	3,000	3,000
Printing & Binding	2,150	257	1,893	2,150	2,150
Insurance General Liability	8,592	8,083	-	8,083	9,461
Legal Advertising	2,000	611	1,389	2,000	2,000
Other Current Charges	1,000	-	500	500	500
Office Supplies	150	4	146	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 194,794</b>	<b>\$ 116,948</b>	<b>\$ 86,837</b>	<b>\$ 203,785</b>	<b>\$ 201,693</b>



**Durbin Crossing**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>Operations &amp; Maintenance</b>					
<b>Amenity Center</b>					
Insurance	\$ 41,544	\$ 41,828	\$ -	\$ 41,828	\$ 46,680
Repairs & Replacements	80,000	33,631	46,369	80,000	80,000
Recreational Passes	3,000	-	3,000	3,000	3,000
Office Supplies	5,000	2,999	2,001	5,000	5,000
Permit Fees	4,500	2,411	2,089	4,500	4,500
<b>Utilities</b>					
Water & Sewer	42,000	14,183	23,717	37,900	38,900
Electric	40,000	12,013	17,987	30,000	30,960
Cable/Phone/Internet	21,000	10,821	10,000	20,821	21,000
Security System	1,670	-	1,670	1,670	1,670
<b>Amenity Center Management Contract</b>					
Managerial (Vesta)	253,658	126,829	126,829	253,658	255,503
Staffing (Vesta)	253,382	125,857	127,525	253,382	273,601
Lifeguards (Vesta)	89,442	-	89,442	89,442	98,189
Mobile App/Website (Vesta)	3,500	1,750	1,750	3,500	2,866
Refuse Service	7,400	4,716	4,200	8,916	9,000
Pool Chemicals	34,000	16,104	17,896	34,000	34,000
Special Events	30,000	25,408	19,592	45,000	30,000
Holiday Décor	16,540	17,047	2,953	20,000	20,000
Pest Control	8,000	2,468	5,532	8,000	8,000
Pressure Washing	8,500	1,525	6,975	8,500	8,500
Fitness Equip Maintenance	8,500	814	7,686	8,500	8,500
<b>TOTAL AMENITY CENTER</b>	<b>\$ 951,636</b>	<b>\$ 440,406</b>	<b>\$ 517,212</b>	<b>\$ 957,618</b>	<b>\$ 979,869</b>
<b>Grounds Maintenance</b>					
Electric	\$ 5,708	\$ 3,915	\$ 6,085	\$ 10,000	\$ 10,638
Water & ReUse	355,000	125,365	174,635	300,000	300,000
Streetlighting	80,572	36,252	38,748	75,000	75,000
Lake Maintenance	54,000	26,574	27,426	54,000	54,000
Landscape Maintenance	545,891	136,473	409,418	545,891	562,267
Landscape Contingency	72,500	59,980	12,520	72,500	72,500
Mulch	65,000	59,400	5,600	65,000	65,000
Sod Replacement	180,000	1,689	178,311	180,000	180,000
Fuel	1,100	423	677	1,100	900
Irrigation Repairs	15,000	5,197	9,803	15,000	15,000
Capital Reserve Funding	100,000	-	100,000	100,000	275,179
Water Quality Monitoring	2,000	2,300	-	2,300	2,300
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$ 1,476,771</b>	<b>\$ 457,567</b>	<b>\$ 963,224</b>	<b>\$ 1,420,791</b>	<b>\$ 1,612,783</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,623,202</b>	<b>\$ 1,014,921</b>	<b>\$ 1,567,273</b>	<b>\$ 2,582,193</b>	<b>\$ 2,794,345</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 1,557,660</b>	<b>\$(1,493,976)</b>	<b>\$ 63,683</b>	<b>\$ -</b>

**Durbin Crossing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. The assessments will be collected by the St. Johns County Tax Collectors Office.

**Interest Income**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Other Revenues**

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

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Assessment Roll Administration**

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

**Engineering Fees**

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

**Dissemination Fees**

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

**Attorney Fees**

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

**Annual Audit**

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

**Trustee Fees**

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

**Arbitrage**

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

**Impact Fee Administration**

Charges to the District for the services of Governmental Management Services, LLC to collect St. Johns County Impact Fees on behalf of the District, manage the Series 2017A-1/A-2 Impact Fee Bonds, and maintain the Lien Books.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Durbin Crossing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures - Administrative (continued)**

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Expenditures - Amenity Center**

**Insurance**

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

**Repairs & Replacements**

Represents monies budgeted for repairs and replacements for the District.

**Recreational Passes**

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

**Office Supplies**

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

**Permit Fees**

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

**Water & Sewer**

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

<b>Account #</b>	<b>Description</b>		<b>Monthly</b>		<b>Annual</b>
68155430/86131620	145 S Durbin Pkwy Sewer	\$	300	\$	3,600
79200641	145 S Durbin Pkwy Reclaim		609		7,308
86131620	145 S Durbin Pkwy Water		210		2,520
67579848	145 S Durbin Pkwy Water		373		4,476
83113743	730 Durbin PY N Sewer		291		3,492
68090736	730 Durbin PY N Reclaim		837		10,044
85083672	730 Durbin PY N Water		304		3,648
83113743	731 Durbin PY N Water		207		2,484
	Contingency		111		1,328
	<b>Total</b>	<b>\$</b>	<b>3,242</b>	<b>\$</b>	<b>38,900</b>

**Durbin Crossing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

<b>Expenditures – Amenity Center (continued)</b>
--

**Electric**

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

<u>Account #</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
20335949	145 S Durbin Pkwy	\$ 1,662	\$ 19,944
22357510	730 Durbin PY N	808	9,696
	Contingency	110	1,320
	<b>Total</b>	<b>\$ 2,580</b>	<b>\$ 30,960</b>

**Cable/Phone/Internet**

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

<u>Account #</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
8495 74 140 1015619	Durbin Crossing South Amenity	\$ 450	\$ 5,400
8495 74 140 0420497	Durbin Crossing South Amenity	200	2,400
8495 74 140 1246669	Durbin Crossing North Amenity	600	7,200
8496 74 140 1022920	Durbin Crossing North Amenity	420	5,040
	Contingency	80	960
	<b>Total</b>	<b>\$ 1,750</b>	<b>\$ 21,000</b>

**Security System**

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

**Managerial**

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 21,292	\$ 255,503

**Staffing**

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 22,800	\$ 273,601

**Lifeguards**

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Vesta	\$ 8,182	\$ 98,189

**Mobile App/Website**

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

**Refuse Service**

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

**Pool Chemicals**

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

<u>Contractor</u>	<u>Monthly</u>	<u>Annual</u>
Poolsure	\$ 2,770	\$ 33,240
Contingency	63	760
<b>Total</b>	<b>\$ 2,833</b>	<b>\$ 34,000</b>

**Special Events**

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

**Holiday Décor**

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

**Durbin Crossing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Amenity Center (continued)**

**Pest Control**

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

<b>Contractor</b>		<b>Monthly</b>	<b>Annual</b>
Monthly Service	\$	550	\$ 6,600
Annual Termite Treatment		-	700
Contingency		58	700
<b>Total</b>	<b>\$</b>	<b>608</b>	<b>\$ 8,000</b>

**Pressure Washing**

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

**Fitness Equip Maintenance**

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

**Expenditures – Field**

**Electric**

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

<b>Account #</b>	<b>Description</b>		<b>Monthly</b>	<b>Annual</b>
22840516	101 Castlegate Ln	\$	33	\$ 396
79442225	104 Durbin PY N		59	708
93385371	1049 Longleaf Pine Parkway		121	1,452
99911097	107 Tollerton Ave		42	504
89863663	1513 Longleaf Pine Pkwy		40	480
26895017	16 Cloisterbane Dr Apt LL01		27	324
22580514	20 Orchid Way Apt IR01		33	396
99911094	2401 St Johns PY APT SG01		40	480
13727885	28 Heron Landing Rd Apt SG01		38	126
89866912	291 Durbin PY N		33	396
89863016	501 Saddlestone Dr		34	408
22969723	590 N Durbin Pkwy		34	408
89863705	694 N Durbin Pkwy		34	408
24067070	72 Englewood Tr Apt SG01		37	444
79442208	857 Durbin Py N Apt SG01		33	396
89315721	861 Durbin PPY N Apt SG01		33	396
14892379	910 Durbin PY N Apt SG01		33	396
79447186	94 Staplehurst Dr Apt IR01		33	396
79447185	95 Woodcross Dr Apt IR01		33	396
22840515	96 Cresthaven Pl		32	384
99912413	987 Durbin PY N		32	384
89865800	997 Lauriston Dr		33	396
	Contingency		47	564
	<b>Total</b>	<b>\$</b>	<b>914</b>	<b>\$ 10,638</b>

**Water & ReUse**

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

<b>Account #</b>	<b>Description</b>		<b>Monthly</b>	<b>Annual</b>
86131602	102 Durbin PY N	\$	4,500	\$ 54,000
70115360	102 Merkland Ct		106	1,272
72360080	1021 Lauriston Dr		284	3,408
69877485	104 Harbury Dr		103	1,236
66534516/85979418	105 S Durbin Pkwy		2,044	24,528
70115339	106 Charmed Pl		103	1,236
67386400/85979412	109 Islesbrook Pkwy		866	10,392
68090726/86131627	1090 Durbin PY N		307	3,684
74704275	116 Averley Wy Apt IR01		154	1,848
74704274	118 Pineta Wy Apt IR01		159	1,908
70115336	124 Weathered Oak Ct		141	1,692
71890295	1244 Leith Hall Dr		547	6,564
74704249	126 Cantley Wy Apt IR01		168	2,016
73697024	128 Willow Winds Parkway		361	4,332
71890305	1305 Fryston St		451	5,412
71890313	138 Tollerton Ave		105	1,260
71890303	1386 Fryston St		508	6,096
	<b>Total</b>	<b>\$</b>	<b>10,907</b>	<b>\$ 130,884</b>

**Durbin Crossing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Field (continued)**

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
	<b>Balance Brought Forward</b>	<b>\$ 10,907</b>	<b>\$ 130,884</b>
68682298	1503 Cullaig Ct.	108	1,296
74704273	155 Telford Dr Apt IR01	50	606
71890297	158 Castlegate LA	94	1,132
75457834	16 Cloisterbane Dr Apt LL01	86	1,028
71890296	1620 Fenton Av	78	934
83716990	185 Islesbrook Pkwy	163	1,956
85563431	2050 Longleaf Pine PY	2,373	28,473
68682232	240 Tollerton Ave	47	564
81948581	241 Islesbrook Pkwy Apt IR01	46	552
67862610	265 Willow Winds Pkwy	259	3,108
69214857	293 Willow Winds Pkwy	36	432
82196245	310 N Glen Laurel Dr	78	936
69877486	358 Willow Winds PKWY	50	600
72360078	585 Saddlestone Dr	180	2,160
80532666	594 Saddlestone Dr	151	1,812
64240486/85979458	606 Longleaf Pine PY	3,015	36,180
64240480	810 Durbin PY N	5,084	61,008
87614656	84 Willow Winds PY	88	1,055
74704276	867 Durbin PY N Apt IR01	168	2,016
74704251	868 Durbin PY N Apt IR01	50	600
67386405	89 Heron Landing Rd Apt IR01	744	8,928
68081639	90 Woodcross Dr	402	4,824
68081637	91 Staplehurst Dr	470	5,640
74704265	912 Durbin PY N Apt IR01	75	900
64240168	96 Cresthaven Place	48	576
	Contingency	150	1,800
	<b>Total</b>	<b>\$ 25,000</b>	<b>\$ 300,000</b>

**Streetlighting**

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
70 watts/254 Units	104 Durbin PY N	\$ 2,050	\$ 24,600
200 watts/4 Units	105 Durbin PY N	66	792
70 watts/66 Units	128 Willow Winds Pkwy	553	6,636
28763969	104 Durbin PY N Apt 2	33	396
200 watts/56 Units	145 S Durbin Pkwy	639	7,663
70 watts/170 Units	145 S Durbin Pkwy	1,322	15,865
70 watts/90 Units	145 S Durbin Pkwy	688	8,256
70 watts/25 Units	16 Cloisterbane Dr	208	2,500
70 watts/32 Units	16 Cloisterbane Dr	259	3,108
70 watts/44 Units	89 Heron Landing Rd Apt IR01	352	4,224
	Contingency	80	960
	<b>Total</b>	<b>\$ 6,250</b>	<b>\$ 75,000</b>

**Lake Maintenance**

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

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

**Landscape Maintenance**

The District is under contract with Yellowstone for maintenance of the common areas in the District.

<b>Contractor</b>	<b>Monthly</b>	<b>Annual</b>
Yellowstone	\$ 46,856	\$ 562,267

**Landscape Contingency**

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

**Mulch**

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

**Durbin Crossing**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2025**

**Expenditures – Field (continued)**

**Sod Replacement**

Represents estimated costs for sod replacement around common areas in the District.

**Fuel**

Fuel purchases for maintenance equipment.

**Irrigation Repairs**

The cost of miscellaneous irrigation repairs and maintenance incurred.

**Capital Reserve Funding**

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

**Water Quality Monitoring**

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

**Durbin Crossing**  
**Community Development District**  
**Proposed Budget**

**Debt Service Series 2017-1 and 2 Special Assessment Refunding Bonds**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 3,054,876	\$ 3,005,551	\$ 49,325	\$ 3,054,876	\$ 3,284,322
Interest Earnings	5,000	74,431	55,000	129,431	5,000
Carry Forward Surplus <sup>(1)</sup>	783,772	-	783,772	783,772	969,685
<b>TOTAL REVENUES</b>	<b>\$ 3,843,648</b>	<b>\$ 3,079,982</b>	<b>\$ 888,097</b>	<b>\$ 3,968,079</b>	<b>\$ 4,259,007</b>
<b>EXPENDITURES:</b>					
<b>Series 2017A-1</b>					
Interest 11/1	\$ 535,347	\$ 535,347	\$ -	\$ 535,347	\$ 513,416
Interest 5/1	535,347	-	535,347	535,347	513,416
Principal 5/1	1,595,000	-	1,595,000	1,595,000	1,645,000
<b>Series 2017A-2</b>					
Interest 11/1	88,850	88,850	-	88,850	84,788
Interest 5/1	88,850	-	88,850	88,850	84,788
Principal 5/1	155,000	-	155,000	155,000	165,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,998,394</b>	<b>\$ 624,197</b>	<b>\$ 2,374,197</b>	<b>\$ 2,998,394</b>	<b>\$ 3,006,406</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,998,394</b>	<b>\$ 624,197</b>	<b>\$ 2,374,197</b>	<b>\$ 2,998,394</b>	<b>\$ 3,006,406</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 845,254</b>	<b>\$ 2,455,786</b>	<b>\$(1,486,100)</b>	<b>\$ 969,685</b>	<b>\$ 1,252,601</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$ 488,741
Interest Due 11/1/25	80,444
	<u>\$ 569,184</u>



**Durbin Crossing**  
**Community Development District**  
**AMORTIZATION SCHEDULE**

**Debt Service Series 2017-1 Special Assessment Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 28,455,000	2.750%	\$ 1,595,000	\$ 535,347	
11/01/24	26,860,000		-	513,416	513,415.63
05/01/25	26,860,000	3.000%	1,645,000	513,416	
11/01/25	25,215,000		-	488,741	2,647,156.25
05/01/26	25,215,000	3.125%	1,695,000	488,741	
11/01/26	23,520,000		-	462,256	2,645,996.88
05/01/27	23,520,000	3.250%	1,750,000	462,256	
11/01/27	21,770,000		-	433,819	2,646,075.00
05/01/28	21,770,000	3.375%	1,810,000	433,819	
11/01/28	19,960,000		-	403,275	2,647,093.75
05/01/29	19,960,000	3.375%	1,870,000	403,275	
11/01/29	18,090,000		-	371,719	2,644,993.75
05/01/30	18,090,000	3.500%	1,935,000	371,719	
11/01/30	16,155,000		-	337,856	2,644,575.00
05/01/31	16,155,000	5.000%	1,995,000	337,856	
11/01/31	14,160,000		-	287,981	2,620,837.50
05/01/32	14,160,000	5.000%	2,095,000	287,981	
11/01/32	12,065,000		-	235,606	2,618,587.50
05/01/33	12,065,000	3.750%	2,235,000	235,606	
11/01/33	9,830,000		-	193,700	2,664,306.25
05/01/34	9,830,000	3.750%	2,320,000	193,700	
11/01/34	7,510,000		-	150,200	2,663,900.00
05/01/35	7,510,000	4.000%	2,405,000	150,200	
11/01/35	5,105,000		-	102,100	2,657,300.00
05/01/36	5,105,000	4.000%	2,500,000	102,100	
11/01/36	2,605,000		-	52,100	2,654,200.00
05/01/37	2,605,000	4.000%	2,605,000	52,100	2,657,100.00
<b>Total</b>			<b>\$ 28,455,000</b>	<b>\$ 8,600,884</b>	<b>\$ 34,925,538</b>

## Durbin Crossing Community Development District

### AMORTIZATION SCHEDULE Debt Service Series 2017-2 Special Assessment Refunding Bonds (combined)

Period	Coupons	Principal	Interest	Annual Debt Service
05/01/24	\$ 3,190,000	\$ 155,000	\$ 88,850	-
11/01/24	3,035,000	-	84,788	84,788
05/01/25	3,035,000	165,000	84,788	-
11/01/25	2,870,000	-	80,444	330,231
05/01/26	2,870,000	175,000	80,444	-
11/01/26	2,695,000	-	75,850	331,294
05/01/27	2,695,000	180,000	75,850	-
11/01/27	2,515,000	-	71,131	326,981
05/01/28	2,515,000	195,000	71,131	-
11/01/28	2,320,000	-	65,619	331,750
05/01/29	2,320,000	205,000	65,619	-
11/01/29	2,115,000	-	59,831	330,450
05/01/30	2,115,000	215,000	59,831	-
11/01/30	1,900,000	-	53,750	328,581
05/01/31	1,900,000	225,000	53,750	-
11/01/31	1,675,000	-	47,394	326,144
05/01/32	1,675,000	240,000	47,394	-
11/01/32	1,435,000	-	40,606	328,000
05/01/33	1,435,000	255,000	40,606	-
11/01/33	1,180,000	-	33,388	328,994
05/01/34	1,180,000	270,000	33,388	-
11/01/34	910,000	-	25,756	329,144
05/01/35	910,000	285,000	25,756	-
11/01/35	625,000	-	17,694	328,450
05/01/36	625,000	305,000	17,694	-
11/01/36	320,000	-	9,063	331,756
05/01/37	320,000	320,000	9,063	329,063
<b>Total</b>		<b>\$ 3,190,000</b>	<b>\$ 1,419,475</b>	<b>\$ 4,365,625</b>

**Durbin Crossing**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Miscellaneous Revenue/Interest Income	\$ 10,000	\$ 13,291	\$ 12,500	\$ 25,791	\$ 24,333
Capital Reserve Funding	100,000	-	100,000	100,000	275,179
Carry Forward Balance	1,258,811	-	1,258,811	1,258,811	665,430
<b>TOTAL REVENUES</b>	<b>\$ 1,368,811</b>	<b>\$ 13,291</b>	<b>\$ 1,371,311</b>	<b>\$ 1,384,601</b>	<b>\$ 964,942</b>
<b>EXPENDITURES:</b>					
Capital Outlay	\$ 300,000	\$ 469,171	\$ 150,000	\$ 619,171	\$ 150,000
Repair and Replacement	100,000	50,309	49,691	100,000	23,881
<b>TOTAL EXPENDITURES</b>	<b>\$ 400,000</b>	<b>\$ 519,480</b>	<b>\$ 199,691</b>	<b>\$ 719,171</b>	<b>\$ 173,881</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 400,000</b>	<b>\$ 519,480</b>	<b>\$ 199,691</b>	<b>\$ 719,171</b>	<b>\$ 173,881</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 968,811</b>	<b>\$ (506,189)</b>	<b>\$ 1,171,619</b>	<b>\$ 665,430</b>	<b>\$ 791,061</b>

**Reserve Study\* Update 2023 through 2051**

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Beginning Balance	\$ 1,531,757	\$ 1,303,810	\$ 1,013,810	\$ 1,139,441	\$ 1,349,315
Contributions	54,638	100,000	275,179	283,434	291,937
Interest Income	29,675	10,000	24,333	32,075	37,356
Impact Fees	8,467	-	-	-	-
Expenditures	(320,726)	(400,000)	(173,881)	(105,635)	(297,799)
Ending Balance	\$ 1,303,810	\$ 1,013,810	\$ 1,139,441	\$ 1,349,315	\$ 1,380,809
Projected Per Budget	\$ 1,258,811	\$ 968,811	\$ 791,061	N/A	N/A
Variance	\$ (45,000)	\$ (45,000)	N/A	N/A	N/A

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

**Durbin Crossing**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2024-2025**

Neighborhood	O&M Units	Bonds 2007 Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)	FY 2025	FY2024	Increase/ (decrease)
80'	339	339	<b>\$1,710.50</b>	\$1,648.47	\$62.03	<b>\$2,164.34</b>	\$2,164.34	\$0.00	<b>\$3,874.84</b>	\$3,812.81	\$62.03
70'	319	319	<b>\$1,508.16</b>	\$1,453.47	\$54.69	<b>\$1,908.31</b>	\$1,908.31	\$0.00	<b>\$3,416.47</b>	\$3,361.78	\$54.69
63'	482	482	<b>\$1,326.46</b>	\$1,278.36	\$48.10	<b>\$1,678.40</b>	\$1,678.40	\$0.00	<b>\$3,004.86</b>	\$2,956.76	\$48.10
53'	468	468	<b>\$1,115.91</b>	\$1,075.44	\$40.47	<b>\$1,411.99</b>	\$1,411.99	\$0.00	<b>\$2,527.90</b>	\$2,487.43	\$40.47
43'	206	206	<b>\$948.52</b>	\$914.13	\$34.40	<b>\$1,200.19</b>	\$1,200.19	\$0.00	<b>\$2,148.71</b>	\$2,114.32	\$34.40
Town Homes	510	235	<b>\$703.02</b>	\$677.53	\$25.49	<b>\$889.55</b>	\$889.55	\$0.00	<b>\$1,592.58</b>	\$1,567.08	\$25.49
Town Homes DR	0	275	<b>\$0.00</b>	\$0.00	\$0.00	<b>\$564.27</b>	\$564.27	\$0.00	<b>\$564.27</b>	\$564.27	\$0.00
Commercial/Retail/Office	144,153	99,491	<b>\$0.56</b>	\$0.54	\$0.02	<b>\$0.71</b>	\$0.71	\$0.00	<b>\$1.26</b>	\$1.24	\$0.02
<b>Total</b>	<b>146,477</b>	<b>101,815</b>									

*EIGHTH ORDER OF BUSINESS*





**NOTE:**  
1. R/W LINE IS APPROXIMATE

NO.	DATE	REVISIONS

PROJECT NO.	Y23 - 1310
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	4/16/24



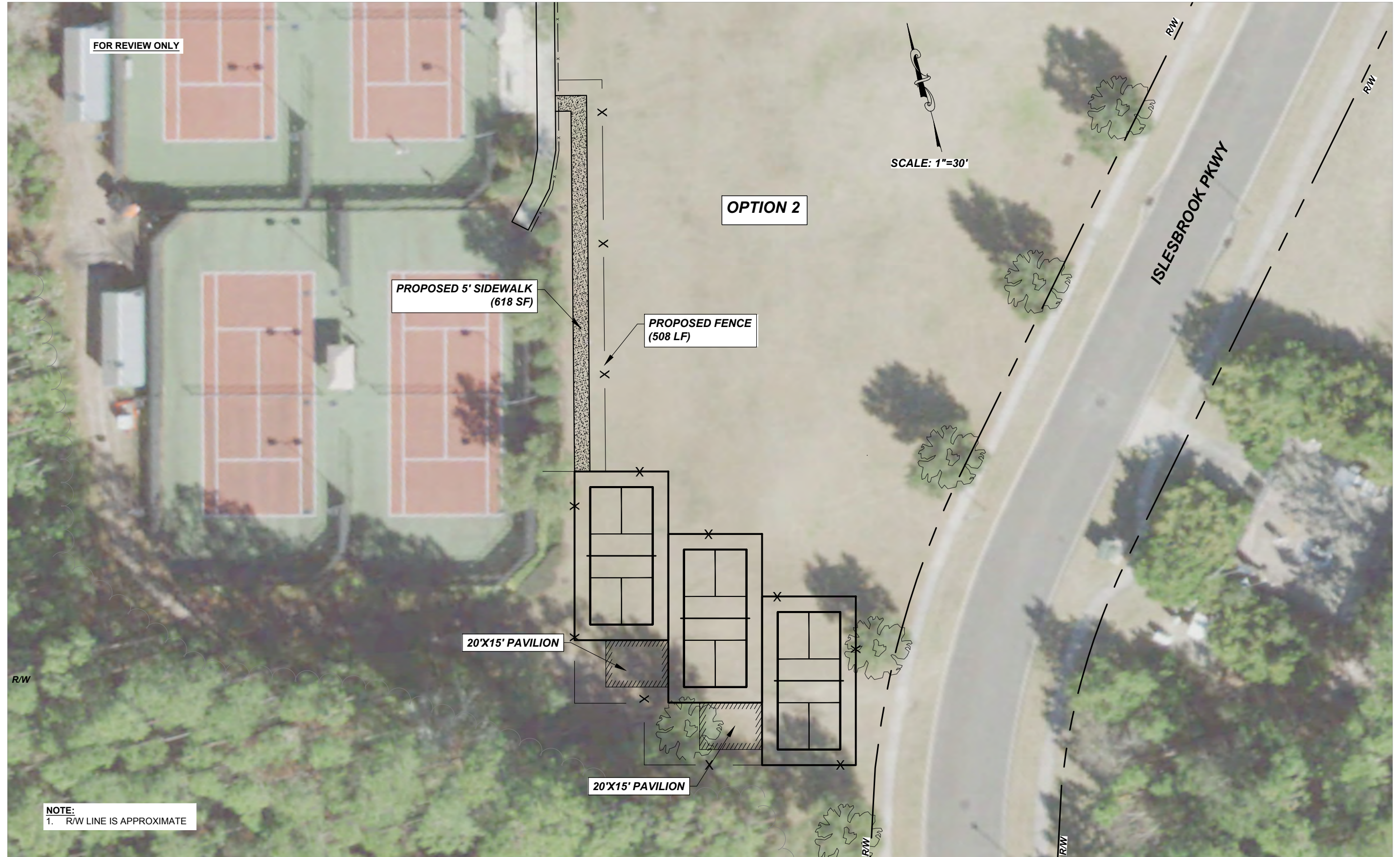
145 Hilden Road, Unit 108  
Ponte Vedra, FL 32081  
(904) 342-5199  
CERTIFICATE OF AUTHORIZATION NO. 28658

**MICHAEL J. YURO, P.E.**  
FLORIDA P.E. LICENSE NO. 65247  
REGISTERED PROFESSIONAL


DURBIN CROSSING - EXHIBIT  
PREPARED FOR:  
**DURBIN CROSSING**  
SITE PLAN

SHEET NO.	1
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

NO.	DATE	REVISIONS	PROJECT NO. Y23 - 1310	 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 CERTIFICATE OF AUTHORIZATION NO. 28658	<b>MICHAEL J. YURO, P.E.</b> FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	DURBIN CROSSING - EXHIBIT PREPARED FOR: <b>DURBIN CROSSING</b> SITE PLAN	SHEET NO.
			DRAWN BY: EID				2
			CHECKED BY: MJY				
			DATE: 4/16/24				



FOR REVIEW ONLY

SCALE: 1"=100'



R/W

NO.	DATE	REVISIONS

PROJECT NO.	Y23 - 1310
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	4/16/24



145 Hilden Road, Unit 108  
 Ponte Vedra, FL 32081  
 (904) 342-5199  
 CERTIFICATE OF AUTHORIZATION NO. 28658

**MICHAEL J. YURO, P.E.**  
 FLORIDA P.E. LICENSE NO. 65247  
 REGISTERED PROFESSIONAL

DURBIN CROSSING - EXHIBIT  
 PREPARED FOR:  
 DURBIN CROSSING  
 SITE PLAN

SHEET NO.  
 3

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



*NINTH ORDER OF BUSINESS*

*A.*



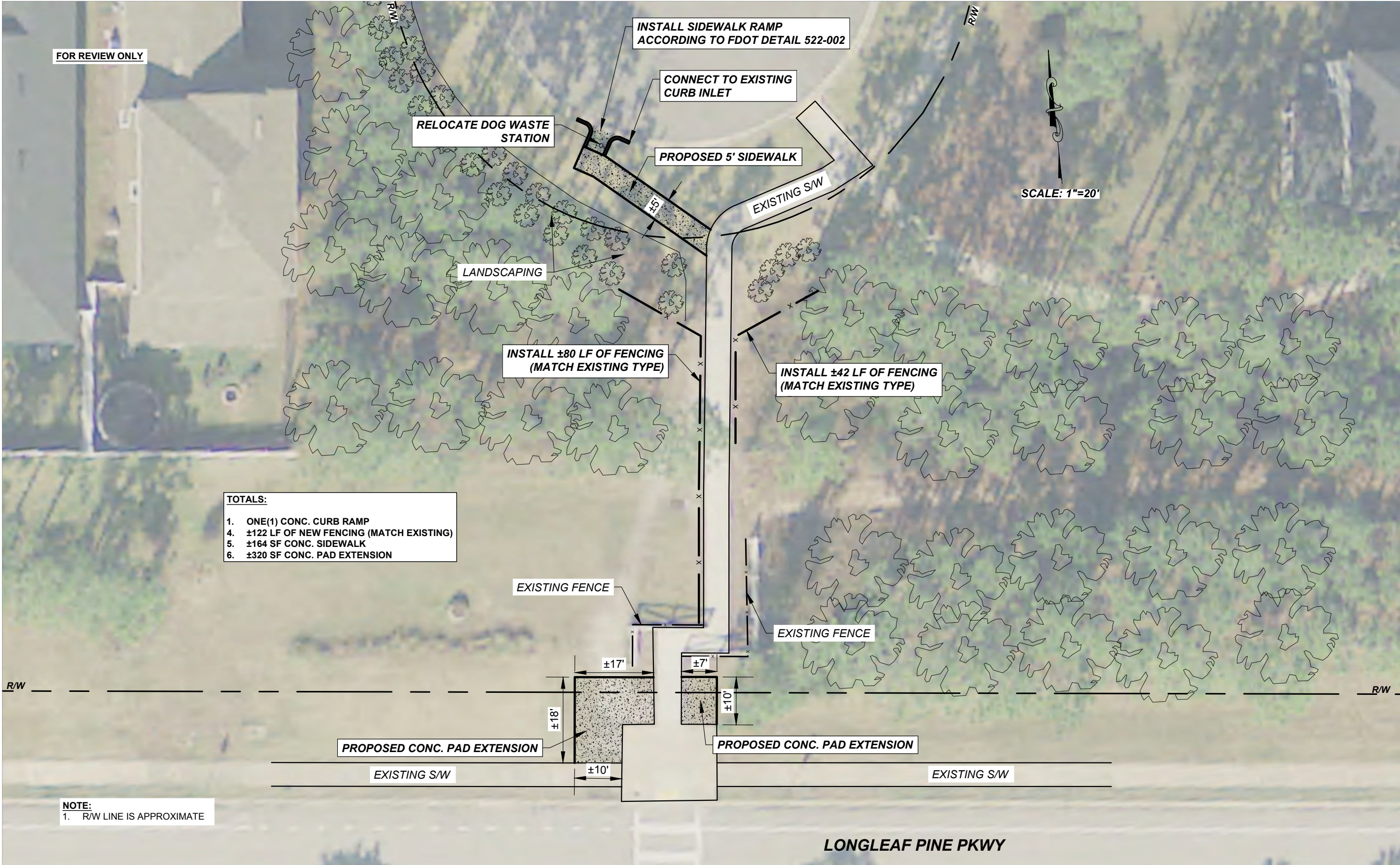
## Durbin Crossing CDD / Landscape Update for April 2024:

- **General Maintenance**
  - The team is continuing with our spring/summer maintenance schedule per contractual scope. Spring Rose bone meal amendments have been applied throughout the property.
  - Shrubs throughout the community have been pruned to provide a neat and formed appearance.
- **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**
    - Installation of new irrigation in center island and tie back into the main lines – to be completed by the end of the month.
  - We have completed the map and email description of work to be done and are submitting for the MOT plan for the lane closure.
  - We are working with our vendor to make sure the sod is set up and ready to go once we have the MOT plan and have received the permit for lane closure as well.
- **Chemical & Fertilizer Application**
  - We have applied a blanket granular turf application consisting of insecticides, pre & post emergent, and fertilizer. All areas of the property have been treated.
  - 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 – We have completed the map and email description of work to be done and are submitting for the MOT plan for the lane closure.
  - We are working with our vendor to make sure the sod is set up and ready to go once we have the MOT plan and have received the permit for lane closure as well.
  - The South Durbin Amenity Center Oak Tree Arbor Jet injection for the oaks around the pool area is completed.
  - The Durbin North Amenity Center Pool Revamp, Zach will be receiving the proposal items for the North Amenity Center by the end of the week (April 19<sup>th</sup>).
  - We will also have a discussion regarding Phas 3 of the sod conversion.

*C.*



FOR REVIEW ONLY



- TOTALS:**
- 1. ONE(1) CONC. CURB RAMP
  - 4. ±122 LF OF NEW FENCING (MATCH EXISTING)
  - 5. ±164 SF CONC. SIDEWALK
  - 6. ±320 SF CONC. PAD EXTENSION

**NOTE:**  
1. R/W LINE IS APPROXIMATE

NO.	DATE	REVISIONS

PROJECT NO.	Y23 - 1310
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	4/11/24



145 Hilden Road, Unit 108  
 Ponte Vedra, FL 32081  
 (904) 342-5199  
 CERTIFICATE OF AUTHORIZATION NO. 28658

**MICHAEL J. YURO, P.E.**  
 FLORIDA P.E. LICENSE NO. 65247  
 REGISTERED PROFESSIONAL

DURBIN CROSSING - EXHIBIT  
 PREPARED FOR:  
**DURBIN CROSSING**  
 SITE PLAN

SHEET NO.  
**1**

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

*E.*





## General Manager's Report

*Date of report: 4-24-2024*

*Submitted by: Margaret Alfano*

### **SOUTH POOL UPDATE / No Board action required:**

The tables, umbrellas, and a few lounge chair pillows will be the icing on the cake. We are on schedule for those items to arrive by the end of the month. We look forward to typing the words; "project complete".

### **NORTH POOL AND WADING POOL RENOVATIONS / No Board action required:**

North pool plastering was completed on 4-12, once filled, and chemistry balanced we will be contracting the Health Department for final inspection before reopening. Along with painting, pressure washing the pool deck, and all deck furniture the landscaping will be addressed with new plant material and top-dressing application of mulch. If all the planets align, we hope to open on April 24<sup>th</sup>. Stay tuned.

### **KIDS WADING POOL / No Board action required:**

The South Wading Pool is also in the final stages. We will be following the same steps as listed above for the North pool. We also hope to open this pool on April 24<sup>th</sup>. By that time all bodies of water will have been completed and ready for a summer full of fun!

### **CREEKSIDE SWIM TEAM / No Board action required:**

We are still awaiting the full details from the Creekside Swim Team regarding their request for the use of the South pool for their Swim Season. Stay tuned.

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



JBE / NG

*F.*





## Field Operations Report

*Date of report: 4-24-2024*

*Submitted by: Zach Davidson*

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

Good news, the meter has been transferred into the District's name. We have submitted the requested service letter to have the meter reduced to a 2" line. Stay tuned.

### **AMENITY ROOF INSPECTIONS & PRESSURE WASHING / Project Completed:**

#### **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.

#### **STAPLEHURST MONUMENT REPAIR / Project Completed:**

Working with vendor to repair the fallen concrete trim piece on the Staplehurst monument. We will also be addressing three other monuments with the same issue. We are going to have those three repaired prior to them falling off. This work will be completed by our meeting date.

#### **SOUTH SHUTTER REPLACEMENT / No Board action required:**

During our annual termite inspection, it was discovered that one of the decorative/faux window shutters did have some termite activity. We are currently getting bids to replace all the shutters at North and South with a fiberglass product to eliminate this problem in the future. We will match the style and colors as existing.

#### **FIELD OPERATIONS UPDATES / No Board action required:**

- Inspected and replaced water filters in all drinking fountains.
- Performed sump pump check the week of 4-8 and replaced the one faulty pump in the South pool pit.
- Replaced a broken ground light at North/Veterans entrance and two behind the Tollerton entrance, all now in working order.
- All dive blocks have been cleaned and inspected prior to their installation. We will be installing them on 4-22 for the swim team season.
- Replaced the light at North pavilion light is 100% working condition.
- Repainted all bike racks and the North and South Amenity Centers.
- Three of the four tennis courts at South have been pressure washed. The remaining court will be addressed this week.
- Replaced hydraulic hinge on the tennis court, gate now working properly.
- Replaced leaking pressure release valve on wading pool sand filter tank, project completed.
- The stairs and the landing at the North water feature were repainted with slip safe paint.
- Coffin lids in the South pump room have been cleaned and pressure washed.
- Replaced one cracked basketball backboard at South. There are two on order to repair the two at North that are cracked.
- The ripped basketball pad post at South has been ordered and will be replaced upon arrival.

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



*G.*



## Amenity Manager's Report

*Date of report: 4-24-2024*

*Submitted by: Danelle DeMarco*

### **MOVIES IN THE WORKS**

When the warm weather arrives, we can't wait to plan our pool movies and movies in the park! It is a staple of our summers, and we get excited to provide these great family friendly outdoor activities. Our first in 2024 will be on Saturday, May 4<sup>th</sup> on the South field lawn. And if you say it out loud you can guess what the theme is...May The Fourth Be With You! We are long over due to bring back Star Wars to Durbin Crossing. This year, we added a little twist. With there being so many fan bases with so many different movies, we are asking the residents to cast their vote from the top 5 best-selling Star Wars movies. They can simply click on the BOX Office link provided in the Thursday Blast or go directly to the website to cast their vote. The majority wins, but we all win because the residents choose! We will provide freshly popped popcorn, Star Wars themed fun give aways, and maybe even a surprise guest appearance from one of our favorite characters.

All the Barbie girls, living in the Barbie world... we invite you to partake in an evening of pink! We will have music, swimming, and a special showing of the Barbie movie on the South Durbin Pool Deck. But there is some fun instore for everyone, not just the girls. The whole family is invited to join in, as there will be a little bit of something for everyone: snacks, dancing, swimming, photobooth, and more.

Outdoor movies begin at dusk, or until it is dark enough to see the movie screen. The only thing left to do is hope for beautiful weather. We can't wait to share these wonderful evenings with our residents. We will see you at the MOVIES!

### **EARTH DAY 2024 GIVEAWAY**

Our second annual Earth Day at Durbin Crossing will be on Monday, April 22<sup>nd</sup>. Let's bloom even bigger! We have invited our residents to stop by the South Amenity Center between Noon and 6pm for a complimentary gift bag containing potting soil, seed packets, and a peat pot...while supplies last. Going by how popular this was with the residents last year, we planned accordingly and hope to have plenty for everyone. Our beautiful community deserves our love and attention, as well as our planet!

### **BABYSITTING COURSE**

We currently have 13 residents enrolled in the class as we prepare our reports. We have had a great partnership with Safety First for many years and this course continues to be a valuable resource to our young people in the community.

In preparation for summer vacation, we are hosting a Babysitting Safety Course in partnership with Safety First CPR and Safety Training with an official certification from the American safety and Health Institute. In consideration of the school closure, the course will be held on Friday, April 19<sup>th</sup> from 12-2pm, in the South Social Hall.

### **MOTHER'S DAY VIP POOL DAY**

What would the world be without the unconditional love of our Moms? They have our backs like no one else, so this year we want to have theirs! We plan to give our Durbin Moms a day of relaxation Saturday May 11<sup>th</sup>, the day before Mother's Day. Dads and kids, you can have them on Mother's Day, but we want them for just a

little bit on Saturday to show our appreciation as well. The freshly landscaped and furnished North Pool will be reserved for moms only between 1pm and 4pm. We will close the North pool temporarily in order to give them the royal treatment. We will have hosts and hostesses escort them to their poolside lounge chairs where they will find a fresh comfy towel, neck pillow, and a basket of mom favorites just for them. While enjoying their quiet surroundings, or uninterrupted conversations with their neighbors, if they choose, we will spoil them with refreshing drinks, a small fruit kabab, and a chocolate surprise. It's a Mother's Day weekend, not just a day. We hope that they will enjoy a little "Me" time on us before the big day on Sunday. There is no charge to the residents, but to provide the best day for our Moms, we will ask that they sign up in advance with our Box office.

### **DOLPHINS SWIM TEAM**

The spring swim practice schedule at the South Pool is about to begin. We have informed the residents in last month's Newsletter and email blasts that practices begin on April 29<sup>th</sup> and will end on May 23<sup>rd</sup>. They will be using the pool from 4:30pm- 8:30pm on Mondays and Thursdays, and on Saturdays from 7am-10:45am. One lap lane will remain open for lap swimming residents. The North pool will be open in plenty of time and allow us to close the South pool, on Mondays, as per the regular schedule. New Swimmer evaluations will be held on Monday April 22<sup>nd</sup> after school. We will begin posting the summer schedule as it nears. We wish all our new swimmers the best of luck and know they will continue the Durbin tradition of excellence. GO DOLPHINS!

### **CHAMPION SWIM**

We are off to a good start for swim lesson registrations. We have added May classes to this year's schedule, and they have been filling up nicely with only a few openings left. Classes are offered in May on Tuesdays and Thursdays, from 3pm to 7pm at the South Pool. Champion Swim will be conducting swim lessons for our residents only from May 1<sup>st</sup> through September 30<sup>th</sup>. We are excited to see our little swimmers back in the water, gaining the confidence they need for many safe and happy summers ahead!

### **BLOOD DRIVE**

The Big Red Bus is back for our quarterly Community Blood Drive on May 9<sup>th</sup>, from 9am to 12pm at the South Amenity Center. Oneblood has been partnering with Durbin Crossing for many years and we are grateful to them and our caring residents that turn out to donate and save lives. We will have a full report and success of the drive in May's CDD Report.

### **EVENTS IN THE MAKING**

We are filling our summer calendar up fast and are looking forward to a great summer and a lot of fun with our residents. We are putting plans into action with Scavenger Hunts, Back to School Bash, Father's Day, Ice Cream Social on the last Day of School, Field Games, small summer STEAM camps, live music, and more. Don't forget us about our latest resident bonding day, *Our residents are all that and a bag of Chips!*

With Both pools complete and the Baby pool too, we have a lot to cheer about this summer.

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

