

*Durbin Crossing Community  
Development District*

MAY 20, 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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May 13, 2024

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

Dear Board Members:

The Durbin Crossing Community Development District Board of Supervisors Meeting is scheduled for **Monday, May 20, 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 April 24, 2024 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- V. Discussion of Location for Pickleball Courts
- VI. Consideration of Resolution 2024-04, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption
- VII. Staff Reports
  - A. Landscape & Irrigation Maintenance Team - Report
  - B. District Counsel

- C. District Engineer
- D. District Manager
  - 1. Report on the Number of Registered Voters (4,431)
  - 2. Reminder of the Qualifying Period for the Upcoming Election
- E. General Manager - Report
- F. Operations Manager - Report
- G. Amenity Manager - Report
- VIII. Supervisors' Request and Audience Comments
- IX. Next Scheduled Meeting – June 24, 2024 at 6:00 p.m. at the Durbin South Amenity Center
- X. Adjournment

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

Sincerely,

*Daniel Laughlin*

Daniel Laughlin  
District Manager

*FOURTH ORDER OF BUSINESS*

*A.*

Minutes of Meeting  
Durbin Crossing  
Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, April 24, 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 by telephone
William Clarke	Supervisor
Shalene B. Estes	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Sue O'Lear	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 April 24, 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 March 25, 2024 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Request for Easement Release – 1367 Fryston Street**

This item taken later in the meeting.

**SIXTH ORDER OF BUSINESS**

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

This item tabled.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2025 Budget and Capital Expenditures**

Mr. Laughlin stated this is discussion of the proposed fiscal year 2025 budget with the proposed increases of \$62 per year on the largest lots and the balance of the lots is less than that. Most are inflation increase or contractual increases, the biggest one being the contribution to the capital reserve.

Mr. Laughlin listed all the line items with increases and after board discussion staff was directed to come back with more refined numbers, with the goal of having a smaller increase or no increase in assessments.

The next item taken out of order.

**FIFTH ORDER OF BUSINESS**

**Consideration of Request for Easement Release – 1367 Fryston Street**

Mr. Yepez outlined the request to encroach 5-feet into the drainage easement but within the property line.



Mr. Eckert stated historically the board has not approved permanent structures in the easement and the concern I have is I have had communities where we have had to go in and restore most of the lake bank and we needed all of that easement that was on the flat land so we could have equipment on the flat land digging over on the pond and that is why the easement is there. Fences we can have removed but a paver deck and pool, you can't really move that. Also, there is a more complicated county process now. It is not a variance, that is an HOA term, an easement means we have a property right over a portion of your property and the ability to use that for stormwater management and the place where you would need it is when you have to go in with heavy equipment and it would be a battle if you have to tear out a pool at that point in time. You are looking at releasing part of that easement and if you ever have to use it you are going to go back and pay for a pool and the property rights to be able to use that. An encroachment agreement doesn't work in this scenario because it is a permanent improvement that can't be removed like a fence can. The engineer can talk about the process with the county, but I encourage the board to strongly consider before you give up property rights that you may need it at some point in the future. We did have this happen in a community in this county when we had major pond renovations, and we needed that area.

Mr. Yuro stated I agree, the reason the easement is there is to provide us access. I believe there is a minimum requirement for the design standards for St. Johns County and I want to say it is 8-feet as a minimum pond easement width. The process used to be if the board, attorney and engineer were agreeable to eliminate that portion of the easement they just present that to the county as part of their permit package. The county has changed that process and now any of these types of easement revisions need to be a full replat for that portion of the plat and that has to go to the board of county commissioners. The process for the homeowner has become much more intensive.

Ms. Yepez stated we purchased the home with the assumption we could have a pool.

The request for a release of the District's easement was not approved..

**EIGHTH ORDER OF BUSINESS**

**Discussion of Location for Pickleball Courts**

This item tabled.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance Team - Report**

Mr. Sanders gave an overview of the landscape update for April 2024, copy of which was provided in the agenda package.

**B. District Counsel**

There being none, the next item followed.

**C. District Engineer – Discussion of Sidewalk Improvements**

Mr. Yuro stated there are two issues, one is the kids walking from the cul-de-sac across the dirt making their own path and walking around the fence and by the road by the crossing, the volume of kids spilled over what the existing concrete can hold. One thing I didn't like about the previous concept is that they made it a direct shot to the road. My understanding is that the county was specific about wanting that 90° turn. I think the county will balk at anything that makes a more direct shot. I have shown by the cul-de-sac creating a new ramp and curb to get them onto a path, get them to the existing 6-foot sidewalk and along that 8-foot sidewalk installing additional fence that goes into the bushes to discourage them from walking around it and as you get towards the road, basically widening the concrete pads so they have a place to stand. I would like feedback on any adjustments.

Ms. Estes stated the only issue I see is that fence will last about a minute. Maybe have a multi-use path to bring the kids off the cul-de-sac.

Mr. Yuro stated we could.

Mr. Clarke stated go watch it in action to see where the problem is.

Mr. Pollicino asked what is the problem we are trying to solve?

Mr. Clarke stated where the proposed concrete extension is on the drawing, it is dirt and a drop off.

Mr. Pollicino stated forget the fence and just extend the pad.

Mr. Yuro stated I will go out and observe and come back to the next meeting with a recommendation.

**D. District Manager**

There being none, the next item followed.

**E. General Manager - Report**

Mr. Davidson gave an overview of the general manager’s report, copy of which was provided in the agenda package.

Mr. Fagen stated Margaret Alfano has taken an opportunity at Fleming Island Plantation in her neighborhood. Sue O’Lear is stepping in as GM, she has a great deal of experience. We have a great team here and she is a great fit for the team.

**F. Operations Manager - Report**

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

**G. Amenity Manager – Report**

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

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Ms. Estes stated I have been asked to bring up speed bumps from Sanctuary.

Mr. Pollicino stated it has come up before and it is a county road.

Mr. Laughlin stated you would have to get it approved but it is expensive.

Ms. Hall asked are we going to get LEDs for the north tennis courts? Do we have a plan to switch that to LEDs? It takes 20 minutes for the lights to come back on.

Mr. Davidson stated I heard these were LEDs at one point and they got switched back because of shadows.

Mr. Pollicino stated before we do anything, let’s go back in the minutes to see why the residents didn’t like it.

Mr. Clarke stated I would be in favor of extending the timer on the light if that is preferable.

Ms. Hall stated the timer on the right would turn over really fast and the one on the left was turned over in 45 minutes to one hour.

Mr. Davidson stated I will look into that.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 20, 2024 at  
6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for May 20, 2024 at 6:00 p.m. at the same location.

On MOTION by Ms. Estes seconded by Mr. Clarke with all in favor the meeting adjourned at 7:21 p.m.
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Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***April 30, 2024***



**Durbin Crossing**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 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	\$ 233,614	\$ -	\$ 94,802	\$ 328,416
Due from Other	1,116	-	-	1,116
<b>Investments:</b>				
State Board of Administration (SBA)	2,518	-	1,006,403	1,008,921
Custody	1,599,589	-	1,657	1,601,246
<b>Series 2017A1</b>				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	3,266,694	-	3,266,694
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
Prepaid Expenses	5,000	-	-	5,000
Deposits	200	-	-	200
<b>Total Assets</b>	<b>\$ 1,842,036</b>	<b>\$ 4,803,190</b>	<b>\$ 1,102,862</b>	<b>\$ 7,748,088</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 398,797	\$ -	\$ 94,452	\$ 493,249
<b>Total Liabilities</b>	<b>\$ 398,797</b>	<b>\$ -</b>	<b>\$ 94,452</b>	<b>\$ 493,249</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ 5,000
Deposits	200	-	-	200
Restricted for:				
Debt Service - Series	-	4,803,190	-	4,803,190
Assigned for:				
Capital Reserve Fund	-	-	1,008,410	1,008,410
Unassigned	1,438,039	-	-	1,438,039
<b>Total Fund Balances</b>	<b>\$ 1,443,239</b>	<b>\$ 4,803,190</b>	<b>\$ 1,008,410</b>	<b>\$ 7,254,839</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,842,036</b>	<b>\$ 4,803,190</b>	<b>\$ 1,102,862</b>	<b>\$ 7,748,088</b>

**Durbin Crossing**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,588,202	\$ 2,588,202	\$ 2,549,974	\$ (38,227)
Interest Income	5,000	5,000	22,704	17,704
Misc Income	30,000	17,500	12,948	(4,552)
<b>Total Revenues</b>	<b>\$ 2,623,202</b>	<b>\$ 2,610,702</b>	<b>\$ 2,585,626</b>	<b>\$ (25,075)</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 11,000	\$ 6,417	\$ 5,800	\$ 617
FICA Expense	842	491	444	47
Assessment Roll Administration	5,300	5,300	5,300	-
Engineering Fees	13,000	7,583	6,838	745
Dissemination Fees	7,632	4,452	4,452	-
Attorney Fees	50,000	51,016	51,016	-
Annual Audit	4,200	2,450	-	2,450
Trustee Fees	10,800	10,775	10,775	-
Arbitrage	1,200	1,200	1,200	-
Impact Fee Administration	15,900	9,275	9,275	-
Management Fees	54,403	31,735	31,735	0
Information Technology	1,590	928	928	-
Website Maintenance	1,060	618	618	0
Telephone	800	467	230	237
Postage	3,000	1,750	726	1,024
Printing & Binding	2,150	1,254	291	963
Insurance	8,592	8,592	8,083	509
Legal Advertising	2,000	1,167	695	472
Other Current Charges	1,000	583	-	583
Office Supplies	150	88	5	83
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 194,794</b>	<b>\$ 146,315</b>	<b>\$ 138,584</b>	<b>\$ 7,731</b>

**Operations & Maintenance**

**Amenity Center**

Insurance	\$ 41,544	\$ 41,544	\$ 41,828	\$ (284)
Repairs & Replacements	80,000	46,667	43,777	2,890
Recreational Passes	3,000	1,750	-	1,750
Office Supplies	5,000	2,917	3,212	(295)
Permit Fees	4,500	2,625	2,411	214
<b>Utilities</b>				
Water & Sewer	42,000	24,500	16,462	8,038
Electric	40,000	23,333	13,788	9,545
Cable/Phone/Internet	21,000	12,250	12,722	(472)
Security System	1,670	974	280	694



# Durbin Crossing

## Community Development District

### General Fund

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

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b><u>Amenity Center Management Contracts</u></b>				
Managerial	253,658	147,967	147,967	0
Staffing	253,382	147,806	146,834	973
Lifeguards	89,442	11,533	11,533	-
Mobile App	3,500	2,042	2,042	(0)
Refuse Service	7,400	4,317	5,535	(1,218)
Pool Chemicals	34,000	19,833	19,040	793
Special Events	30,000	17,500	29,117	(11,617)
Holiday Décor	16,540	16,540	17,047	(507)
Pest Control	8,000	4,667	3,878	788
Pressure Washing	8,500	4,958	1,525	3,433
Fitness Equipment Maintenance	8,500	4,958	5,364	(406)
<b>Subtotal Amenity Center</b>	<b>\$ 951,636</b>	<b>\$ 538,681</b>	<b>\$ 524,362</b>	<b>\$ 14,319</b>
<b><u>Grounds Maintenance</u></b>				
Electric	\$ 5,708	\$ 3,330	\$ 4,529	\$ (1,199)
Water / Reuse	355,000	207,083	144,556	62,528
Streetlighting	80,572	47,000	42,061	4,939
Lake Maintenance	54,000	31,500	31,003	497
Landscape Maintenance	545,891	318,436	318,437	(0)
Landscape Contingency	72,500	72,500	74,481	(1,981)
Mulch	65,000	59,400	59,400	-
Sod Replacement	180,000	180,000	178,577	1,423
Fuel	1,100	642	501	141
Irrigation Repairs	15,000	8,750	7,970	780
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>\$ 930,641</b>	<b>\$ 863,815</b>	<b>\$ 66,826</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,428,407</b>	<b>\$ 1,469,322</b>	<b>\$ 1,388,177</b>	<b>\$ 81,145</b>
<b>Total Expenditures</b>	<b>\$ 2,623,202</b>	<b>\$ 1,615,638</b>	<b>\$ 1,526,762</b>	<b>\$ 88,876</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 995,064</b>	<b>\$ 1,058,865</b>	<b>\$ 63,801</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 995,064</b>	<b>\$ 1,058,865</b>	<b>\$ 63,801</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 384,375</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,443,239</b>	

**Durbin Crossing**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 175,373	\$ 440,562	\$ 1,670,182	\$ 215,900	\$ 44,322	\$ 3,634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,549,974
Interest Income	996	508	400	433	6,614	6,796	6,957	-	-	-	-	-	22,704
Misc Income	2,821	1,045	781	-	5,375	470	2,456	-	-	-	-	-	12,948
<b>Total Revenues</b>	<b>\$ 3,818</b>	<b>\$ 176,927</b>	<b>\$ 441,743</b>	<b>\$ 1,670,616</b>	<b>\$ 227,889</b>	<b>\$ 51,588</b>	<b>\$ 13,046</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,585,626</b>
<b>Expenditures:</b>													
<b><i>General &amp; Administrative:</i></b>													
Supervisor Fees	\$ 800	\$ 600	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,800
FICA Expense	61	46	77	77	61	61	61	-	-	-	-	-	444
Assessment Roll Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Engineering Fees	1,324	-	1,075	653	653	669	870	1,595	-	-	-	-	6,838
Dissemination Fees	636	636	636	636	636	636	636	-	-	-	-	-	4,452
Attorney Fees	5,844	17,547	8,236	3,981	6,937	4,000	4,471	-	-	-	-	-	51,016
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	5,000	-	-	-	-	-	5,775	-	-	-	-	-	10,775
Arbitrage	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Impact Fee Administration	1,325	1,325	1,325	1,325	1,325	1,325	1,325	-	-	-	-	-	9,275
Management Fees	4,534	4,534	4,534	4,534	4,534	4,534	4,534	-	-	-	-	-	31,735
Information Technology	133	133	133	133	133	133	133	-	-	-	-	-	928
Website Maintenance	88	88	88	88	88	88	88	-	-	-	-	-	618
Telephone	27	44	27	18	55	40	18	-	-	-	-	-	230
Postage	22	533	8	17	32	103	12	-	-	-	-	-	726
Printing & Binding	53	23	39	30	63	47	34	-	-	-	-	-	291
Insurance	8,083	-	-	-	-	-	-	-	-	-	-	-	8,083
Legal Advertising	276	84	83	83	84	-	84	-	-	-	-	-	695
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	0	1	1	1	1	-	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 33,681</b>	<b>\$ 25,594</b>	<b>\$ 17,261</b>	<b>\$ 12,575</b>	<b>\$ 15,400</b>	<b>\$ 12,437</b>	<b>\$ 20,042</b>	<b>\$ 1,595</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 138,584</b>
<b><i>Operations &amp; Maintenance</i></b>													
<b>Amenity Center</b>													
Insurance	\$ 41,828	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,828
Repairs & Replacements	5,915	7,396	1,494	5,732	7,365	5,730	10,146	-	-	-	-	-	43,777
Recreational Passes	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1,460	315	282	251	157	535	212	-	-	-	-	-	3,212
Permit Fees	445	-	-	1,966	-	-	-	-	-	-	-	-	2,411
<b>Utilities</b>													
Water & Sewer	2,867	2,752	2,406	2,064	1,638	2,456	2,279	-	-	-	-	-	16,462
Electric	2,918	2,181	2,451	1,465	1,620	1,379	1,775	-	-	-	-	-	13,788
Cable/Phone/Internet	1,775	1,775	1,775	1,810	1,835	1,851	1,901	-	-	-	-	-	12,722
Security System	-	-	-	-	-	-	280	-	-	-	-	-	280

**Durbin Crossing**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Center Management Contracts</b>													
Managerial	21,138	21,138	21,138	21,138	21,138	21,138	21,138	-	-	-	-	-	147,967
Staffing	20,976	20,976	20,976	20,976	20,976	20,976	20,976	-	-	-	-	-	146,834
Lifeguards	-	-	-	-	-	-	11,533	-	-	-	-	-	11,533
Mobile App	292	292	292	292	292	292	292	-	-	-	-	-	2,042
Refuse Service	732	742	743	843	834	822	819	-	-	-	-	-	5,535
Pool Chemicals	2,770	2,770	2,770	2,936	2,936	1,924	2,936	-	-	-	-	-	19,040
Special Events	4,641	3,372	4,705	8,070	351	4,268	3,710	-	-	-	-	-	29,117
Holiday Décor	-	12,542	1,849	2,283	147	227	-	-	-	-	-	-	17,047
Pest Control	408	524	443	337	119	637	1,411	-	-	-	-	-	3,878
Pressure Washing	1,525	-	-	-	-	-	-	-	-	-	-	-	1,525
Fitness Equipment Maintenance	-	300	-	-	-	515	4,550	-	-	-	-	-	5,364
<b>Subtotal Amenity Center</b>	<b>\$ 109,690</b>	<b>\$ 77,073</b>	<b>\$ 61,324</b>	<b>\$ 70,163</b>	<b>\$ 59,408</b>	<b>\$ 62,749</b>	<b>\$ 83,956</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 524,362</b>
<b>Grounds Maintenance</b>													
Electric	\$ 632	\$ 615	\$ 640	\$ 678	\$ 721	\$ 628	\$ 614	\$ -	\$ -	\$ -	\$ -	\$ -	4,529
Water / Reuse	22,787	21,069	18,288	19,748	23,742	19,731	19,191	-	-	-	-	-	144,556
Streetlighting	6,178	5,933	6,017	5,915	6,239	5,971	5,809	-	-	-	-	-	42,061
Lake Maintenance	4,429	4,429	4,429	4,429	4,429	4,429	4,429	-	-	-	-	-	31,003
Landscape Maintenance	45,491	45,491	45,491	45,491	45,491	45,491	45,491	-	-	-	-	-	318,437
Landscape Contingency	11,815	13,172	-	2,400	7,286	25,307	14,501	-	-	-	-	-	74,481
Mulch	-	59,400	-	-	-	-	-	-	-	-	-	-	59,400
Sod Replacement	1,689	-	-	-	-	-	176,889	-	-	-	-	-	178,577
Fuel	75	75	93	76	29	75	78	-	-	-	-	-	501
Irrigation Repairs	-	3,380	-	1,817	-	-	2,773	-	-	-	-	-	7,970
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Quality Monitoring	2,300	-	-	-	-	-	-	-	-	-	-	-	2,300
<b>Subtotal Ground Maintenance</b>	<b>\$ 95,395</b>	<b>\$ 153,565</b>	<b>\$ 74,958</b>	<b>\$ 80,553</b>	<b>\$ 87,936</b>	<b>\$ 101,632</b>	<b>\$ 269,775</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 863,815</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 205,085</b>	<b>\$ 230,639</b>	<b>\$ 136,282</b>	<b>\$ 150,716</b>	<b>\$ 147,344</b>	<b>\$ 164,381</b>	<b>\$ 353,731</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,388,177</b>
<b>Total Expenditures</b>	<b>\$ 238,766</b>	<b>\$ 256,233</b>	<b>\$ 153,542</b>	<b>\$ 163,291</b>	<b>\$ 162,744</b>	<b>\$ 176,818</b>	<b>\$ 373,773</b>	<b>\$ 1,595</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,526,762</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (234,949)</b>	<b>\$ (79,306)</b>	<b>\$ 288,201</b>	<b>\$ 1,507,325</b>	<b>\$ 65,145</b>	<b>\$ (125,230)</b>	<b>\$ (360,727)</b>	<b>\$ (1,595)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,058,865</b>
<b>Net Change in Fund Balance</b>	<b>\$ (234,949)</b>	<b>\$ (79,306)</b>	<b>\$ 288,201</b>	<b>\$ 1,507,325</b>	<b>\$ 65,145</b>	<b>\$ (125,230)</b>	<b>\$ (360,727)</b>	<b>\$ (1,595)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,058,865</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 April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,054,876	\$ 3,009,840	\$ (45,036)
Interest Income	5,000	5,000	95,534	90,534
<b>Total Revenues</b>	<b>\$ 3,059,876</b>	<b>\$ 3,059,876</b>	<b>\$ 3,105,374</b>	<b>\$ 45,498</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>\$ 2,435,679</b>	<b>\$ 2,481,177</b>	<b>\$ 45,498</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>\$ 2,435,679</b>	<b>\$ 2,481,177</b>	<b>\$ 45,498</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>\$ 4,803,190</b>	

**Durbin Crossing**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2024**

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 100,000	\$ -	\$ -	\$ -
Miscellaneous Revenue/Interest Income	10,000	10,000	18,008	8,008
Impact Fees	-	-	304,655	304,655
<b>Total Revenues</b>	<b>\$ 110,000</b>	<b>\$ 10,000</b>	<b>\$ 322,663</b>	<b>\$ 312,663</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 300,000	\$ 300,000	\$ 534,103	\$ (234,103)
Repair and Replacement	100,000	58,333	61,235	(2,901)
Other Current Charges	-	-	9,794	(9,794)
<b>Total Expenditures</b>	<b>\$ 400,000</b>	<b>\$ 358,333</b>	<b>\$ 605,132</b>	<b>\$ (246,798)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (290,000)</b>		<b>\$ (282,469)</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>\$ (282,469)</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>\$ 1,008,410</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.*

# DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

## Fiscal Year 2024 Assessment Receipts

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

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

ST JOHNS COUNTY DISTRIBUTION	RECEIVED			
	DATE	DEBT	O&M	TOTAL AMOUNT RECEIVED
1	11/3/2023	9,213.90	7,806.13	17,020.03
2	11/17/2023	91,046.12	77,135.42	168,181.54
3	11/22/2023	106,740.55	90,431.93	197,172.48
4	12/14/2023	348,657.43	295,386.93	644,044.36
5	12/21/2023	171,356.67	145,175.52	316,532.19
6	1/9/2024	1,963,559.11	1,663,551.85	3,627,110.96
INTEREST	1/11/2024	7,826.38	6,630.61	14,456.99
7	2/12/2024	254,835.65	215,899.95	470,735.60
8	3/19/2024	52,315.65	44,322.47	96,638.12
INTEREST	4/9/2024	4,288.94	3,633.64	7,922.58
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>3,009,840.40</b>	<b>2,549,974.45</b>	<b>5,559,814.85</b>
<b>TAX ROLL % COLLECTED</b>		<b>98.5%</b>	<b>98.5%</b>	<b>98.5%</b>



*D.*

**Durbin Crossing**  
Community Development District

**Check Run Summary**  
**4/1/2024 thru 4/30/2024**

Fund	Date	Check No.	Amount
<b>General Fund</b>			
Payroll	4/25/24	50837-50840	\$ 738.80
			<b>Sub-Total</b> \$      738.80
Accounts Payable			
	4/5/24	6798-6805	\$ 58,377.36
	4/12/24	6806-6810	12,889.90
	4/19/24	6811-6816	7,792.26
	4/26/24	6817-6818	364.28
			<b>Sub-Total</b> \$    79,423.80
<b>Capital Reserve Fund</b>			\$            -
			-
			<b>Sub-Total</b> \$            -
<b>Vesta Wells Fargo Credit Card*</b>			
	4/29/24	March Purchases	\$ 7,197.98
			<b>Sub-Total</b> \$    7,197.98
<b>Total</b>			<b>\$ 87,360.58</b>

\*Wells Fargo Credit Card Invoices available upon request

PR300R

PAYROLL CHECK REGISTER

RUN 4/25/24 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50837	11	SARAH G HALL	184.70	4/25/2024
50838	8	PETER E POLLICINO	184.70	4/25/2024
50839	18	SHALENE B ESTES	184.70	4/25/2024
50840	17	WILLIAM H CLARKE	184.70	4/25/2024
TOTAL FOR REGISTER			738.80	

DURE DURBIN CROSS DLAUGHLIN


# ATTENDANCE SHEET

District: Durbin Crossing CDD

Meeting Date: April 24, 2024

	Supervisor	In Attendance	Fees
1.	<b>William Clarke</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$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"/> phone	\$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 type="checkbox"/> NO	\$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 #
4/05/24	00409	3/02/24	4007	202403	320	53800	45511		PETER MARIN DBA AIRBRUSH EVENTS	*	1,645.00	1,645.00	006798
4/05/24	00021	4/01/24	520	202404	310	51300	34000		APR MANAGEMENT FEES	*	4,533.58		
		4/01/24	520	202404	310	51300	55000		APR WEBSITE ADMIN	*	88.33		
		4/01/24	520	202404	310	51300	35100		APR INFO TECH	*	132.50		
		4/01/24	520	202404	310	51300	32500		APR IMPACT FEE COL ADMIN	*	1,325.00		
		4/01/24	520	202404	310	51300	31300		APR DISSEM AGENT SRVCS	*	636.00		
		4/01/24	520	202404	310	51300	51000		OFFICE SUPPLIES	*	.57		
		4/01/24	520	202404	310	51300	42000		POSTAGE	*	12.16		
		4/01/24	520	202404	310	51300	42500		COPIES	*	34.05		
		4/01/24	520	202404	310	51300	41000		TELEPHONE	*	18.21		
									GOVERNMENTAL MANAGEMENT SERVICES			6,780.40	006799
4/05/24	00109	4/01/24	13129562	202404	320	53800	45510		APR POOL CHEMICALS NORTH	*	1,011.51		
									POOLSURE			1,011.51	006800
4/05/24	00109	4/01/24	13129562	202404	320	53800	45510		APR POOL CHEMICALS SOUTH	*	1,924.24		
									POOLSURE			1,924.24	006801
4/05/24	00283	4/01/24	PSI06091	202404	320	53800	46800		APR LAKE MAINTENANCE	*	4,429.00		
									SOLITUDE LAKE MANAGEMENT LLC			4,429.00	006802
4/05/24	00066	3/28/24	61883117	202403	320	53800	45513		MAR PEST CONTROL NORTH	*	81.19		
									TURNER PEST CONTROL			81.19	006803
4/05/24	00066	3/28/24	61883117	202403	320	53800	45513		MAR PEST CONTROL SOUTH	*	99.93		
									TURNER PEST CONTROL			99.93	006804
4/05/24	00252	4/01/24	418270	202404	320	53800	45502		GENERAL MANAGER	*	9,261.58		

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/24		418270	202404	320-53800-45517					FACILITY MANAGER	*	5,556.95		
4/01/24		418270	202404	320-53800-46000					FIELD OPS MANAGER	*	6,319.67		
4/01/24		418270	202404	320-53800-45507					JANITORIAL SERVICES	*	2,035.86		
4/01/24		418270	202404	320-53800-45505					COMMERCIAL POOL MAINT	*	2,783.14		
4/01/24		418270	202404	320-53800-45515					FACILITY MONITOR	*	5,488.52		
4/01/24		418270	202404	320-53800-45503					FACILITY ATTENDANT	*	6,708.19		
4/01/24		418270	202404	320-53800-45210					MOBILE APP	*	291.67		
4/01/24		418270	202404	320-53800-45518					MAINTENANCE TECHS	*	3,960.51		
VESTA PROPERTY SERVICES, INC.											42,406.09	006805	
4/12/24	00386	4/08/24	84696	202404	310-51300-31500				POOL RESURF ATTORNEY FEE	*	2,016.00		
PASKERT DIVERS THOMPSON											2,016.00	006806	
4/12/24	00252	3/31/24	418610R	202403	320-53800-45501				LIFEGUARD HOURS	*	7,682.28		
VESTA PROPERTY SERVICES, INC.											7,682.28	006807	
4/12/24	00252	3/31/24	418639	202403	320-53800-45511				JELLYBEAN JAMBOREE/EASTER	*	1,239.15		
VESTA PROPERTY SERVICES, INC.											1,239.15	006808	
4/12/24	00252	3/31/24	418654	202403	320-53800-44200				AMZN-POOL DECK STORAGE	*	1,082.47		
VESTA PROPERTY SERVICES, INC.											1,082.47	006809	
4/12/24	00402	4/05/24	3507	202403	310-51300-31100				MAR ENGINEERING SRVCS	*	870.00		
YURO & ASSOCIATES LLC											870.00	006810	
4/19/24	00051	4/16/24	25605	202404	310-51300-32400				ARBITR SE2017A1&2 FYE2/28	*	1,200.00		
GRAU AND ASSOCIATES											1,200.00	006811	
4/19/24	00370	4/10/24	3379574	202403	310-51300-31500				MAR GENERAL SERVICES	*	2,455.00		
KUTAK ROCK LLP											2,455.00	006812	
DURB DURBIN CROSS OKUZMUK													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/19/24	00410	3/11/24	220	202403	320	53800	45516		JAMES M TETES DBA MY CLEAN	*	3,800.00	3,800.00	006813
3 SOFT WASHED TILE ROOFS													
-----													
4/19/24	00066	4/17/24	61894481	202404	320	53800	45513		TURNER PEST CONTROL	*	81.19	81.19	006814
APR PEST CONTROL NORTH													
-----													
4/19/24	00066	4/17/24	61894481	202404	320	53800	45513		TURNER PEST CONTROL	*	99.93	99.93	006815
APR PEST CONTROL SOUTH													
-----													
4/19/24	00066	4/17/24	61894558	202404	320	53800	45513		TURNER PEST CONTROL	*	156.14	156.14	006816
APR MOSQUITO SRVC NORTH													
-----													
4/26/24	00056	4/15/24	337208	202404	320	53800	45509		ATLANTIC SECURITY	*	279.96	279.96	006817
SECURITY MONITORING NORTH													
-----													
4/26/24	00378	3/14/24	6333234	202403	310	51300	48000		GANNETT MEDIA CORP DBA GANNETT FL	*	84.32	84.32	006818
3/14 SAG REC MTG #9943430													
-----													
											TOTAL FOR BANK A	79,423.80	
											TOTAL FOR REGISTER	79,423.80	



**Airbrush Events**

33 11th St NE Apt 917  
Atlanta, GA 30309  
+1 7278083359  
hello@airbrushevents.com  
www.airbrushevents.com

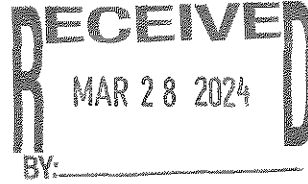
INVOICE

**BILL TO**  
Margaret Alfano  
Durbin Crossing Community Development District  
475 W Town Pl #114, FL 32092  
St. Augustine, FL 32092  
United States

**SHIP TO**  
Margaret Alfano  
Durbin Crossing Community Development District  
United States

**INVOICE** 4007  
**DATE** 03/02/2024  
**TERMS** Due on receipt  
**DUE DATE** 04/15/2024

DATE	ACTIVITY	AMOUNT
03/15/2024	Contract Events:Contract Events Durbin Crossing - 2 artists - 2 hours - White T-Shirts	1,380.00
03/15/2024	Contract Events:Travel Fee Travel zone - St. John's, FL - 2 artists	300.00



Page 1 of 1

SUBTOTAL	1,680.00
DISCOUNT	-35.00
TOTAL	1,645.00
BALANCE DUE	<b>\$1,645.00</b>

*Special Events*

1-320-53800-45511



**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

**Invoice #:** 520  
**Invoice Date:** 4/1/24  
**Due Date:** 4/1/24  
**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 -April 2024		4,533.58	4,533.58
Website Administration - April 2024		88.33	88.33
Information Technology - April 2024		132.50	132.50
Impact Fee Collection Administration -April 2024		1,325.00	1,325.00
Dissemination Agent Services - April 2024		636.00	636.00
Office Supplies		0.57	0.57
Postage		12.16	12.16
Copies		34.05	34.05
Telephone		18.21	18.21

**RECEIVED**  
APR 02 2024  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$6,780.40</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,780.40</b>



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

# Invoice

Date 4/1/2024

Invoice # 131295620593

Terms	Net 20
Due Date	4/21/2024
PO #	

<b>Bill To</b> Attn: Office Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092	<b>Ship To</b> Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259
---	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,011.51

**RECEIVED**  
MAR 19 2024  
BY: \_\_\_\_\_

Subtotal 1,011.51  
Shipping Cost (FEDEX GROUND) 0.00  
Total 1,011.51  
Amount Due \$1,011.51

**Remittance Slip**

Customer  
13DUR100  
Invoice #  
131295620593

Amount Due \$1,011.51  
Amount Paid \_\_\_\_\_  
Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295620593



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

# Invoice

Date 4/1/2024

Invoice # 131295620594

Terms	Net 20
Due Date	4/21/2024
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

MAR 19 2024

BY: \_\_\_\_\_

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

**Remittance Slip**

**Customer**  
13DUR200  
**Invoice #**  
131295620594

**Amount Due** \$1,924.24  
**Amount Paid** \_\_\_\_\_

**Make Checks Payable To**  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295620594



**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: PSI060910  
 Invoice Date: 4/1/2024

**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 4/1/2024  
 Due Date 5/1/2024  
 Terms Net 30

Customer ID 5459  
 P.O. Number  
 P.O. Date 4/1/2024  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	4,429.00	4,429.00
April Billing					
4/1/2024 - 4/30/2024					
Durbin Crossing Cdd-Lake-ALL					



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



**Turner Pest Control**  
 PAYMENT ADDRESS:  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-6300 • Fax: 904-353-4489 • Toll Free: 800-225-6395 • turnerpest.com

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

**Service Slip/Invoice**

**INVOICE:** 618831178  
**DATE:** 3/28/2024  
**ORDER:** 618831178

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
3/28/2024	11:49 AM			11:49 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/28/2024		12:27 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$81.19

**SUBTOTAL** \$81.19  
**TAX** \$0.00  
**AMT. PAID** \$0.00  
**TOTAL** \$81.19

**AMOUNT DUE** \$81.19

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

*(Signature)*

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.

**PLEASE PAY FROM THIS INVOICE**

2024/03/28 11:49 AM 3/28/2024 12:27 PM 618831178



**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**

<b>INVOICE:</b>	618831179
<b>DATE:</b>	3/28/2024
<b>ORDER:</b>	618831179

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

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

Work Date	Time	Target Pest	Technician	Time In
3/28/2024	10:35 AM			10:35 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	3/28/2024		11:23 AM

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

**AMOUNT DUE \$99.93**

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

*(Signature)*

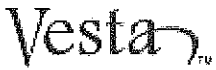
\_\_\_\_\_  
 TECHNICIAN SIGNATURE

\_\_\_\_\_  
 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.

**PLEASE PAY FROM THIS INVOICE**



# Invoice

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

**Invoice #** 418270  
**Date** 04/01/2024  
**Terms** Net 30  
**Due Date** 05/01/2024  
**Memo** Monthly Fees

**Bill To**

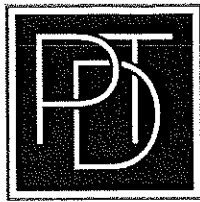
Durbin Crossing C.D.D.  
 c/o GMS LLC  
 475 West Town Place  
 Suite 114  
 St. Augustine FL 32092

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

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



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

April 8, 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 March 31, 2024

Dear Margaret,

Attached is an invoice for services rendered and costs incurred through March 31, 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> )	84696
<b>This Month's Charges</b>	<b>\$2,016.00</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**

April 08, 2024  
Client: 002389  
Matter: 122411  
Invoice #: 84696  
Resp. Atty: MGD

RE: Durbin Crossing CDD – Pool Resurfacing

**COVER SHEET**

For Professional Services Rendered Through March 31, 2024

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

Total Services	\$2,016.00
<b>TOTAL THIS INVOICE</b>	<b>\$2,016.00</b>
Previous Balance	\$2,121.00
<i>Less Payments</i>	( <i>\$2,121.00</i> )
Total Due To Date	<b>\$2,016.00</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**

April 08, 2024  
Client: 002389  
Matter: 122411  
Invoice #: 84696  
Resp. Atty: MGD  
Page: 1

RE: Durbin Crossing CDD – Pool Resurfacing

For Professional Services Rendered Through March 31, 2024

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

**SERVICES**

Date	Person	Description of Services	Hours	Amount
03/04/2024	JSM	Correspondence with client regarding inspection by Epic of baby pool and North pool.	0.10	\$28.00
03/04/2024	JSM	Correspondence with opposing counsel regarding inspection and mediation.	0.10	\$28.00
03/05/2024	JSM	Call with client regarding inspection by Epic.	0.20	\$56.00
03/05/2024	JSM	Correspondence with client regarding inspection by Epic.	0.10	\$28.00
03/05/2024	JSM	Call with client regarding inspection by Epic and comments made by Epic.	0.30	\$84.00
03/05/2024	JSM	Call with CDD counsel regarding upcoming mediation.	0.30	\$84.00
03/05/2024	JSM	Correspondence with opposing counsel regarding mediation.	0.20	\$56.00
03/05/2024	JSM	Correspondence with client regarding mediation.	0.30	\$84.00
03/06/2024	JSM	Call with second potential expert.	0.20	\$56.00
03/06/2024	JSM	Correspondence with second potential expert.	0.40	\$112.00
03/06/2024	JSM	Correspondence with opposing counsel regarding holding potential dates for mediation.	0.20	\$56.00
03/06/2024	JSM	Call with CDD counsel regarding retaining second expert.	0.20	\$56.00
03/06/2024	JSM	Call with client D. Laughlin regarding retaining second expert.	0.20	\$56.00
03/06/2024	JSM	Calls with D. Downey (second expert) regarding retention and case.	0.80	\$224.00
03/06/2024	JSM	Correspondence with opposing counsel regarding mediation.	0.20	\$56.00
03/18/2024	JSM	Correspondence with the proposed second expert.	0.10	\$28.00
03/21/2024	JSM	Correspondence with expert regarding inspection and site visit.	0.30	\$84.00
03/22/2024	JSM	Correspondence with client regarding expert inspection and site visit.	0.30	\$84.00
03/22/2024	JSM	Correspondence with D. Downey (expert) regarding site inspection and engagement.	0.30	\$84.00



**SERVICES**

Date	Person	Description of Services	Hours	Amount
03/22/2024	JSM	Correspondence with client regarding baby pool damages and retention of second expert.	0.30	\$84.00
03/27/2024	MGD	Meet with Ms. Mazariego to discuss deposition, Pinnacle and mediation strategy.	0.40	\$140.00
03/27/2024	JSM	Internal meeting with M. Davis regarding case updates and case strategy.	0.30	\$84.00
03/28/2024	JSM	Call with D. Downey regarding expert site inspection.	0.20	\$56.00
03/28/2024	JSM	Correspondence with D. Downey (expert) regarding site inspection and engagement.	0.50	\$140.00
03/28/2024	JSM	Compiled records for D. Downey (expert) to review.	0.40	\$112.00
03/28/2024	JSM	Correspondence with client regarding site inspection of D. Downey.	0.20	\$56.00
Total Professional Services			7.10	\$2,016.00

**PERSON RECAP**

Person	Level	Hours	Rate	Amount
MGD Matthew G. Davis	Partners	0.40	\$350.00	\$140.00
JSM Jessica S Mazariego	Associates	6.70	\$280.00	\$1,876.00
Total Services				\$2,016.00

**RECEIVED**  
APR 08 2024  
BY: \_\_\_\_\_

<b>TOTAL THIS INVOICE</b>	<b>\$2,016.00</b>
<b>Trust Balance</b>	<b>\$4,000.00</b>



**Invoice**

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

**Invoice #** 418610R  
**Date** 03/31/2024  
**Terms** Net 30  
**Due Date** 04/30/2024  
**Memo** Lifeguard Hours

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

RECEIVED  
APR 08 2024  
BY: \_\_\_\_\_

Description	Quantity	Rate	Amount
Lifeguard hours	340.98	22.53	7,682.28
<b>Total</b>			7,682.28



Vested in your community.

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

# Billable Services Invoice

Invoice #: 2024-3-1

Date: 4-1-2024

To:

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

For:

Non-contractual Billable Services  
 Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
March 1 - March 31, 2024	340.98	\$22.53	\$7,682.28
TOTAL			\$7,682.28



Vested in your community.

Thank you for your business!



**Invoice**

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

**Invoice #** 418639  
**Date** 03/31/2024  
**Terms** Net 30  
**Due Date** 04/30/2024  
**Memo**

**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
Jellybean Jamboree / Easter event	55	22.53	1,239.15

Thank you for your business.

**Total** 1,239.15

**RECEIVED**  
APR 04 2024  
BY: \_\_\_\_\_



Vested in your community.

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

# Billable Services Invoice

Invoice #: 202403-SE

Date: 3-27-2024

To:

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

For:

Non-contractual Billable Services  
Special Event Hours

DESCRIPTION	HOURS	RATE	AMOUNT
Jellybean Jamboree / Easter Event	55.00	22.53	\$1,239.15
		TOTAL	\$1,239.15



Thank you for your business!



# Invoice

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

**Invoice #** 418654  
**Date** 03/31/2024  
**Terms**  
**Due Date** 04/30/2024  
**Memo**

**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
Billable Expenses			1,082.47
M.ALFANO - Amazon - Pool deck storage			1,082.47
Total Billable Expenses			1,082.47
<b>Total</b>			1,082.47

**RECEIVED**  
APR 08 2024  
BY: \_\_\_\_\_





Final Details for Order #111-9625138-5807401

Order Placed: March 12, 2024  
Amazon.com order number: 111-9625138-5807401  
Order Total: \$1,082.47

Shipped on March 13, 2024	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Lifetime 7' X 7' Outdoor Storage Shed</i> Sold by: Amazon.com Condition: New	\$1,082.47
<b>Shipping Address:</b> Durbin Crossing CDD 145 S DURBIN PKWY SAINT JOHNS, FL 32259-7224 United States	Item(s) Subtotal: \$1,082.47 Shipping & Handling: \$0.00 ----- Total before tax: \$1,082.47 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Scheduled Delivery	<b>Total for This Shipment: \$1,082.47</b> -----

Payment information	
<b>Payment Method:</b> American Express   Last digits: 1125	Item(s) Subtotal: \$1,082.47 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Vesta 245 RIVERSIDE AVE STE 250 JACKSONVILLE, FL 32202-4944 United States	Total before tax: \$1,082.47 <b>Estimated Tax:</b> \$0.00 ----- <b>Grand Total: \$1,082.47</b>
<b>Credit Card transactions</b>	American Express ending in 1125: March 13, 2024: \$1,082.47

To view the status of your order, return to [Order Summary](#) .



Civil Engineering  
 Land Surveying & Mapping  
 Permitting  
 ADA Consulting

# Invoice

Date	Invoice #
4/5/24	3507

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

<b>P.O. No</b>

<b>Yuro &amp; Assoc. - Job No.</b>
Y23-1310

Item	Date	Description	Hours	Rate	Amount
<b>DURBIN CROSSING CDD - MARCH ENGINEERING</b>					
CDD Engine...	3/13/24	agenda conference call	0.5	145.00	72.50
CDD Engine...	3/18/24	review staff sidewalk plan	0.5	145.00	72.50
CDD Engine...	3/20/24	Sanctuary Drive tree planting easement research	2	145.00	290.00
CDD Engine...	3/25/24	CDD Meeting	2	145.00	290.00
CDD Engine...	3/26/24	release of easement request & staff coordination	1	145.00	145.00

**RECEIVED**  
 APR 05 2024  
 BY: \_\_\_\_\_

<b>Total</b>	<b>\$870.00</b>
--------------	-----------------

# Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

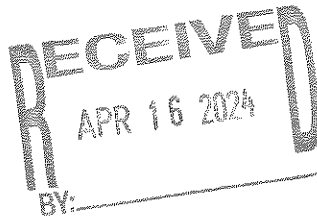
Phone: 561-994-9299

Fax: 561-994-5823

*Durbin Crossing Community Development District*  
475. West Town Place, Ste 114  
St. Augustine, FL 32902

Invoice No. 25605  
Date 04/16/2024

SERVICE	AMOUNT
<b>Project: Arbitrage - Series 2017A-1 FYE 2/28/24</b>	
<b>Arbitrage Services</b>	
Arbitrage	\$ <u>600.00</u>
<b>Subtotal:</b>	<u>600.00</u>
<b>Project: Arbitrage - Series 2017A-2 FYE 2/28/24</b>	
<b>Arbitrage Services</b>	
Arbitrage	\$ <u>600.00</u>
<b>Subtotal:</b>	<u>600.00</u>
<b>Total</b>	1,200.00
<b>Current Amount Due</b>	\$ <u>1,200.00</u>



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

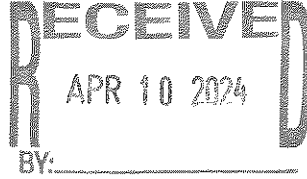
Telephone 404-222-4600  
Facsimile 404-222-4654

Federal ID 47-0597598

**Check Remit To:**

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

April 10, 2024



Reference: Invoice No. 3379574

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. 3379574  
6123-1

Re: General

For Professional Legal Services Rendered

03/02/24	M. Eckert	0.20	73.00	Review Alfano request regarding neighborhood green spaces; research and provide response
03/04/24	K. Haber	0.10	25.50	Correspond with Laughlin regarding mutual aid agreement
03/05/24	M. Eckert	1.40	511.00	Prepare for and attend St. Johns County Board of County Commissioners meeting; confer with litigation counsel regarding mediation
03/06/24	M. Eckert	0.50	182.50	Follow up with Ferguson regarding recording documents for water meter; review draft impact fee agreement and draft comments
03/08/24	M. Eckert	0.50	182.50	Review policy regarding fences; confer with Laughlin; review impact fee agreement and provide comments
03/13/24	M. Eckert	0.20	73.00	Attend agenda call
03/14/24	M. Eckert	0.10	36.50	Respond to auditor request

**KUTAK ROCK LLP**

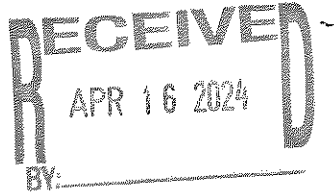
Durbin Crossing CDD  
April 10, 2024  
Client Matter No. 6123-1  
Invoice No. 3379574  
Page 2

03/15/24	M. Eckert	0.20	73.00	Review status of water meter agreements; distribute same; confer with Hogge
03/17/24	G. Lovett	0.30	75.00	Monitor legislative process relating to matters impacting special districts
03/18/24	M. Eckert	0.30	109.50	Review agenda; prepare for board meeting
03/19/24	M. Eckert	0.10	36.50	Respond to auditor request
03/20/24	M. Eckert	0.10	36.50	Review Sanctuary Drive planting issue; confer with Laughlin and Yuro
03/20/24	J. Gillis	0.40	70.00	Coordinate response to auditor letter
03/22/24	K. Haber	0.80	204.00	Correspond with Hogge and Laughlin regarding budget documents; prepare board meeting agenda memorandum; correspond with Alfano regarding water meter ownership status
03/25/24	M. Eckert	1.60	584.00	Prepare for and attend board meeting
03/26/24	M. Eckert	0.30	109.50	Review 1367 Fryston Street easement issue; confer with Laughlin and Yuro
03/27/24	M. Eckert	0.20	73.00	Review draft minutes and provide comments; follow up from board meeting
TOTAL HOURS		7.30		
TOTAL FOR SERVICES RENDERED				\$2,455.00
TOTAL CURRENT AMOUNT DUE				<u>\$2,455.00</u>

My Clean Roof

# INVOICE

Date: 3/11/24  
INVOICE #220



To Durbin Crossing CDD  
475 West Town Place , suite 114  
St Augustine FL , 32092

Date completed	Job	Payment Terms	Due Date
	Roof Cleaning		
	145 South Durbin Parkway		\$1700.00
	1) Soft washed tile roof		
	730rth Durbin		\$1350.00
	2) Soft washed tile roof		
	5 Towers		\$750.00
	3) Soft washed tile roofs		
		Total	\$3800.00

1.320.53800.45516.

Make all checks payable to My Clean Roof  
**Thank you for your business!**

## Service Slip/Invoice



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-6305 • turnerpest.com

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

<b>INVOICE:</b>	618944811
<b>DATE:</b>	4/17/2024
<b>ORDER:</b>	618944811

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
4/17/2024	07:11 AM			07:11 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/17/2024		08:12 AM

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
		<b>AMOUNT DUE</b> \$81.19

**RECEIVED**  
APR 17 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.

**PLEASE PAY FROM THIS INVOICE**

# Service Slip/Invoice



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

INVOICE:	618944812
DATE:	4/17/2024
ORDER:	618944812

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
4/17/2024	08:18 AM			08:18 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/17/2024		09:03 AM

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**  
 APR 17 2024  
 BY: \_\_\_\_\_

*[Signature]*

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.

**PLEASE PAY FROM THIS INVOICE**

1766 - 0439393500 - 04/17/2024 - 09:03 AM - 08:18 AM - 08:18 AM





**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:** 618945580  
**DATE:** 4/17/2024  
**ORDER:** 618945580

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

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

Work Date	Time	Target Pest	Technician	Time In
4/17/2024	07:12 AM	MOSQUITO		07:12 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	4/17/2024		07:53 AM

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

**AMOUNT DUE \$156.14**

**RECEIVED**  
 APR 17 2024  
 BY: \_\_\_\_\_

*[Signature]*

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.

**PLEASE PAY FROM THIS INVOICE**



Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/15/2024	\$279.96	04/15/2024

**INVOICE NO. 337208**

**How To Pay**

**INVOICE NO. 337208**



**Credit Card (MasterCard, Visa, Amex )**

*Please add billing zip if not same as address above.*

Credit Card No.

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_

**NAME:** Durbin Crossing North Cdd

**DUE DATE:** 04/15/2024      **AMOUNT DUE:** \$279.96

**Please Reference: 337208**



**Mail**

*Detach this section and mail check to:*

**Atlantic Security  
1714 Cesery Blvd  
Jacksonville, FL 32211**



**SMARTHOME.BIZ**  
SMART HOME SPECIALISTS

Tel. 904-743-8444  
www.smarthome.biz  
sales@smarthome.biz

Durbin Crossing North Cdd  
475 West Town Place Ste 114  
St Augustine FL 32092

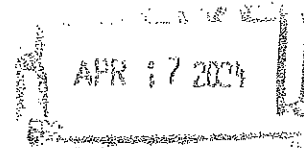
PLEASE PAY BY	AMOUNT	INVOICE DATE
04/15/2024	\$279.96	04/15/2024

**INVOICE NO. 337208**

**Site:** 730 N Durbin Pkwy St Johns  
**Site Address:** 730 N Durbin Pkwy  
St Johns FL 32259  
**Period:** 05/01/2024 to 04/30/2025  
**Recurring No.:** 1341  
**Job Name:**  
**Order No.:**

**Description**

Please find attached invoice for your Annual monitoring services.



**MONITORING - MONTHLY**

Item	Quantity	Unit Price	Total
Security Phone Line Monitoring	12.00	\$23.33	\$279.96
<b>Sub-Total ex Tax</b>			\$279.96
<b>Tax</b>			\$0.00
<b>Total</b>			\$279.96

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

There will be a 1.5% interest charge per month on late invoices.


<b>Sub-Total ex Tax</b>	\$279.96
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$279.96
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$279.96



<b>ACCOUNT NAME</b> Durbin Crossing / Gms		<b>ACCOUNT #</b> 764133	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0006333234	<b>BILLING PERIOD</b> Mar 1- Mar 31, 2024	<b>PAYMENT DUE DATE</b> April 20, 2024	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (Included in amt due)</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$84.32	

**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.

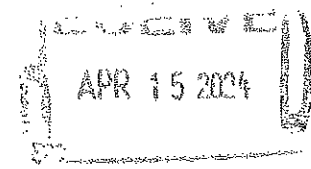
**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or [smb@cco.gannett.com](mailto:smb@cco.gannett.com) **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com).

Date	Description	Amount
3/1/24	Balance Forward	\$167.28
3/27/24	PAYMENT - THANK YOU	-\$84.32
3/27/24	PAYMENT - THANK YOU	-\$82.96

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/14/24	9943430	SAG St Augustine Record	Durbin March Mtg	Durbin March Mtg	\$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	\$84.32
Service Fee 3.99%	\$3.36
*Cash/Check/ACH Discount	-\$3.36
*Payment Amount by Cash/Check/ACH	\$84.32
Payment Amount by Credit Card	\$87.68

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

<b>ACCOUNT NAME</b> Durbin Crossing / Gms		<b>ACCOUNT NUMBER</b> 764133		<b>INVOICE NUMBER</b> 0006333234		<b>AMOUNT PAID</b> \$84.32
<b>CURRENT DUE</b> \$84.32	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$84.32
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>  Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				<b>TO PAY WITH CREDIT CARD PLEASE CALL:</b>  1-877-736-7612		<b>TOTAL CREDIT CARD AMT DUE</b> \$87.68
To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>						

000076413300000000000000063332340000843267170

# 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

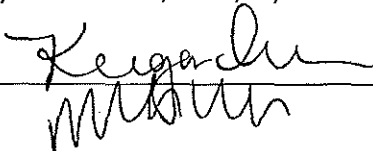
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St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

03/14/2024

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 03/14/2024

Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$84.32

Order No: 9943430

# of Copies:

Customer No: 764133

1

PO #: Durbin March Mtg

**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, March 25, 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).

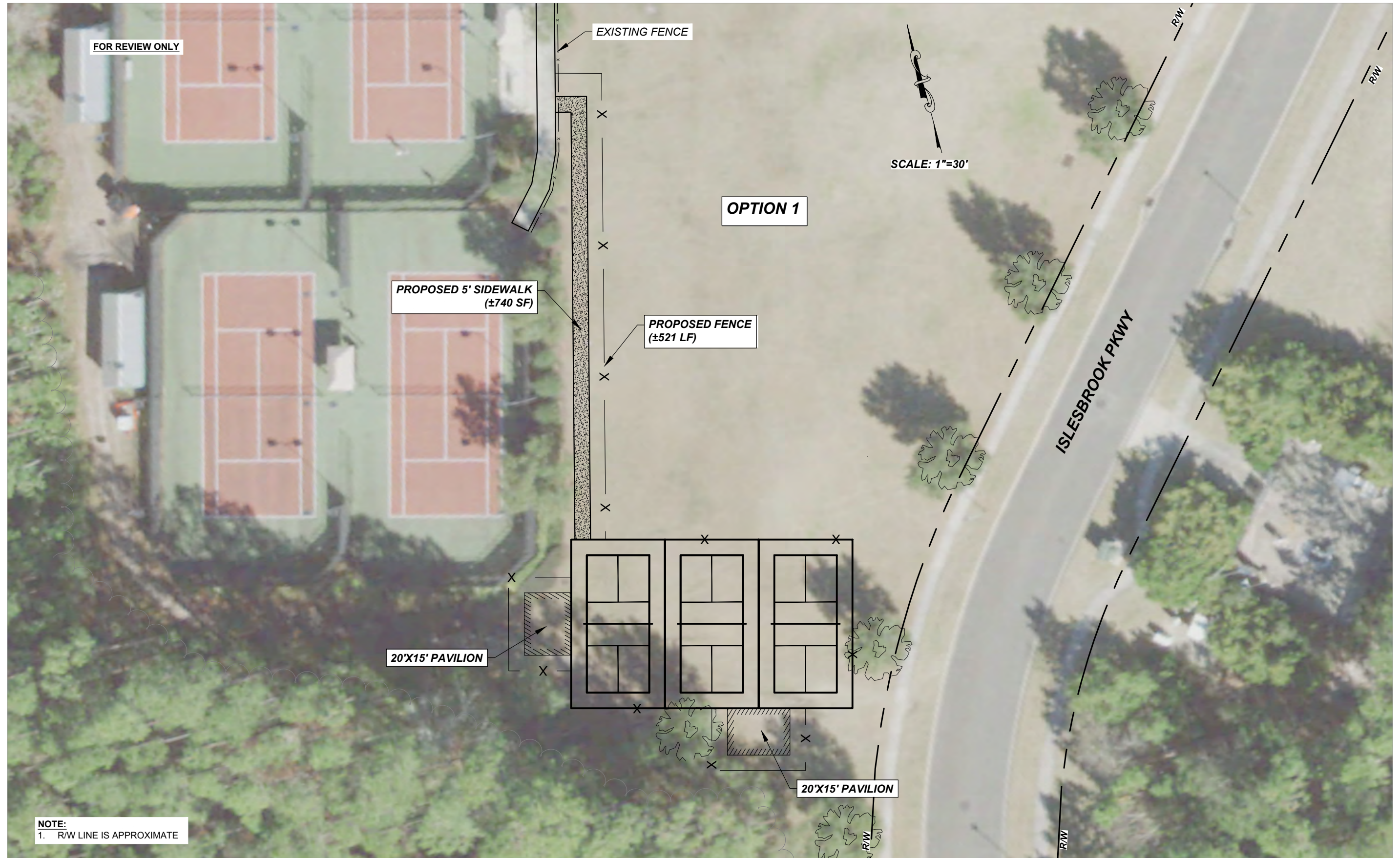
There may be occasions when one or more Supervisors will participate by telephone or video conference.

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  
Pub: 3/14/24; #9943430

*FIFTH ORDER OF BUSINESS*



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				1
			CHECKED BY: MJY				
			DATE: 4/16/24				



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

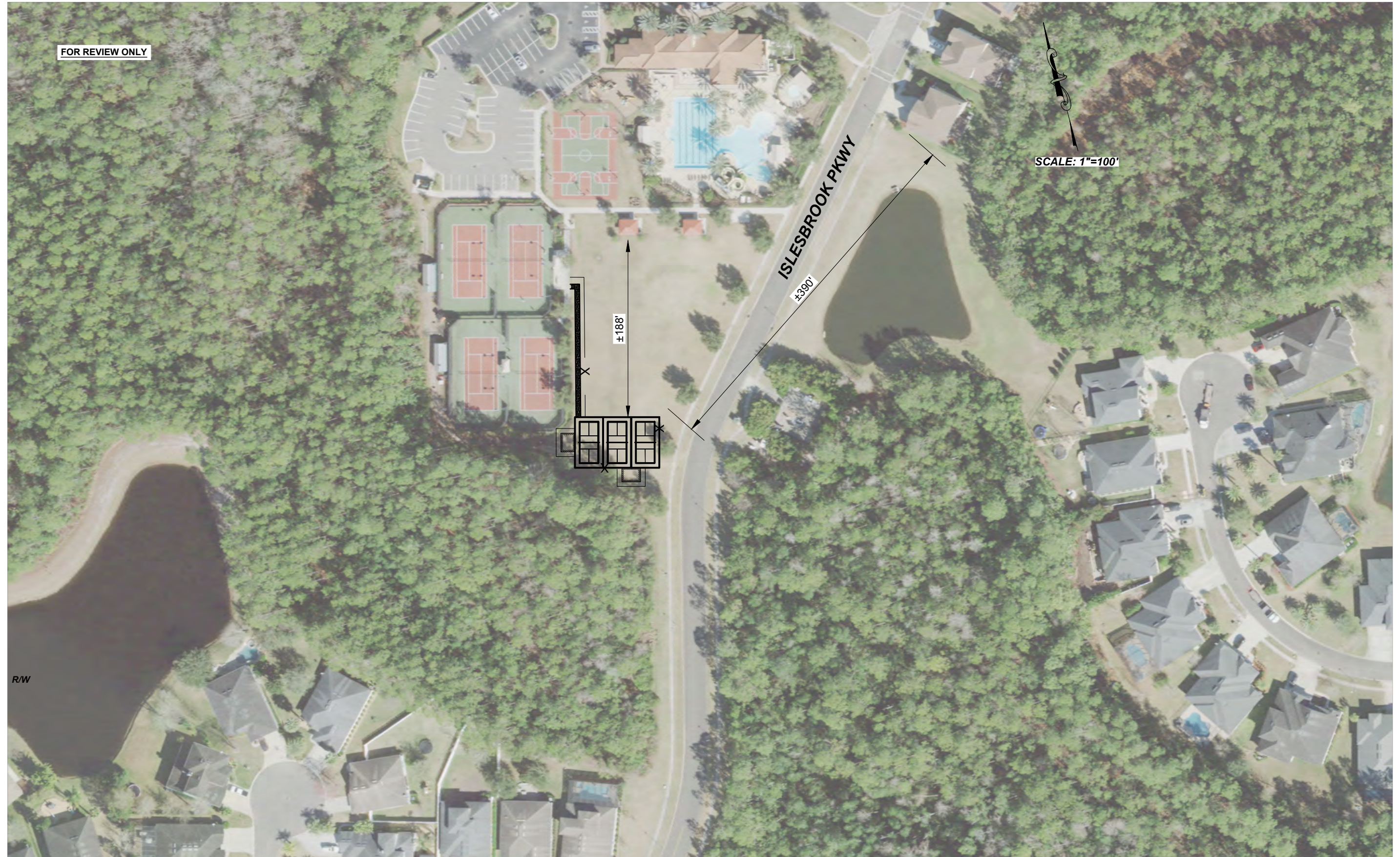
**MICHAEL J. YURO, P.E.**  
 FLORIDA P.E. LICENSE NO. 65247  
 REGISTERED PROFESSIONAL

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

SHEET NO.	2
-----------	---

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





FOR REVIEW ONLY

SCALE: 1"=100'

ISLESBROOK PKWY

±188'

±390'

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.

*SIXTH ORDER OF BUSINESS*

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Durbin Crossing Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 26, 2024

HOUR: 6:00 p.m.

LOCATION: Durbin Crossing South Amenity Center  
145 South Durbin Parkway  
St. Johns, Florida 32259

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

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

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

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

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

**PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2024.**

ATTEST:

**DURBIN CROSSING COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson, Board of  
Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Proposed Budget

**Exhibit A**

Fiscal Year 2024/2025 Proposed Budget

# *Durbin Crossing*

*Community Development District*

*Proposed Budget  
FY 2025*

*Presented by:*



# Table of Contents

1-2	<u>General Fund</u>
3-8	<u>Narratives</u>
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 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
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**REVENUES:**

Special Assessments - On Roll	\$ 2,588,202	\$ 2,549,974	\$ 38,155	\$ 2,588,129	\$ 2,681,583
Interest income	5,000	22,704	12,000	34,704	15,000
Other Revenues	30,000	12,948	10,000	22,948	30,000
Carry Forward Surplus	-	-	-	-	59,562

<b>TOTAL REVENUES</b>	<b>\$ 2,623,202</b>	<b>\$ 2,585,626</b>	<b>\$ 60,155</b>	<b>\$ 2,645,781</b>	<b>\$ 2,786,144</b>
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**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 11,000	\$ 5,800	\$ 5,000	\$ 10,800	\$ 12,000
FICA Taxes	842	444	383	826	918
Assessment Roll Administration	5,300	5,300	-	5,300	5,459
Engineering Fees	13,000	6,838	6,162	13,000	13,000
Dissemination Fees	7,632	4,452	3,180	7,632	7,860
Attorney Fees	50,000	51,016	8,984	60,000	50,000
Annual Audit	4,200	-	4,200	4,200	4,500
Trustee Fees	10,800	10,775	-	10,775	10,800
Arbitrage	1,200	1,200	-	1,200	1,200
Impact Fee Administration	15,900	9,275	6,625	15,900	16,377
Management Fees	54,403	31,735	22,668	54,403	56,035
Information Technology	1,590	928	663	1,590	1,638
Website Maintenance	1,060	618	442	1,060	1,092
Telephone	800	230	570	800	800
Postage	3,000	726	2,274	3,000	3,000
Printing & Binding	2,150	291	1,859	2,150	2,150
Insurance General Liability	8,592	8,083	-	8,083	9,461
Legal Advertising	2,000	695	1,305	2,000	2,000
Other Current Charges	1,000	-	500	500	500
Office Supplies	150	5	145	150	150
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 194,794</b>	<b>\$ 138,584</b>	<b>\$ 64,960</b>	<b>\$ 203,545</b>	<b>\$ 199,115</b>
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**Durbin Crossing**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 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	43,777	36,223	80,000	85,000
Recreational Passes	3,000	-	3,000	3,000	3,000
Office Supplies	5,000	3,212	1,788	5,000	5,000
Permit Fees	4,500	2,411	2,089	4,500	4,500
<b>Utilities</b>					
Water & Sewer	42,000	16,462	21,438	37,900	38,900
Electric	40,000	13,788	16,212	30,000	32,000
Cable/Phone/Internet	21,000	12,722	10,000	22,722	21,000
Security System	1,670	280	1,390	1,670	1,670
<b>Amenity Center Management Contract</b>					
Managerial (Vesta)	253,658	147,967	105,691	253,658	255,503
Staffing (Vesta)	253,382	146,834	106,548	253,382	273,601
Lifeguards (Vesta)	89,442	11,533	77,909	89,442	98,189
Mobile App/Website (Vesta)	3,500	2,042	1,458	3,500	3,500
Refuse Service	7,400	5,535	4,200	9,735	9,000
Pool Chemicals	34,000	19,040	14,960	34,000	35,700
Special Events	30,000	29,117	10,883	40,000	30,000
Holiday Décor	16,540	17,047	-	17,047	20,000
Pest Control	8,000	3,878	4,122	8,000	8,000
Pressure Washing	8,500	1,525	6,975	8,500	9,000
Fitness Equip Maintenance	8,500	5,364	3,136	8,500	8,500
<b>TOTAL AMENITY CENTER</b>	<b>\$ 951,636</b>	<b>\$ 524,362</b>	<b>\$ 428,022</b>	<b>\$ 952,384</b>	<b>\$ 988,743</b>
<b>Grounds Maintenance</b>					
Electric	\$ 5,708	\$ 4,529	\$ 5,471	\$ 10,000	\$ 10,000
Water & ReUse	355,000	144,556	155,444	300,000	300,000
Streetlighting	80,572	42,061	32,939	75,000	75,000
Lake Maintenance	54,000	31,003	22,997	54,000	55,620
Landscape Maintenance	545,891	318,437	227,454	545,891	562,267
Landscape Contingency	72,500	74,481	7,519	82,000	82,000
Mulch	65,000	59,400	5,600	65,000	72,500
Sod Replacement	180,000	178,577	1,423	180,000	180,000
Fuel	1,100	501	599	1,100	900
Irrigation Repairs	15,000	7,970	7,030	15,000	15,000
Capital Reserve Funding	100,000	-	100,000	100,000	245,000
Water Quality Monitoring	2,000	2,300	-	2,300	-
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$ 1,476,771</b>	<b>\$ 863,815</b>	<b>\$ 566,476</b>	<b>\$ 1,430,291</b>	<b>\$ 1,598,286</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,623,202</b>	<b>\$ 1,526,762</b>	<b>\$ 1,059,458</b>	<b>\$ 2,586,220</b>	<b>\$ 2,786,144</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 1,058,865</b>	<b>\$ (999,303)</b>	<b>\$ 59,562</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**  
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**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>
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**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	\$ 1,800	\$ 21,600
22357510	730 Durbin PY N	808	9,696
	Contingency	59	704
	<b>Total</b>	<b>\$ 2,667</b>	<b>\$ 32,000</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	\$ 2,890	\$ 34,680
Contingency		1,020
<b>Total</b>	<b>\$ 2,890</b>	<b>\$ 35,700</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>\$ 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	56	670
93385371	1049 Longleaf Pine Parkway	118	1,416
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
	<b>Total</b>	<b>\$ 861</b>	<b>\$ 10,000</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>\$ 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	\$ 4,635	\$ 55,620

**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**

<b>Expenditures – Field (continued)</b>
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**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.

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

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

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 3,054,876	\$ 3,009,840	\$ 45,036	\$ 3,054,876	\$ 3,284,322
Interest Earnings	5,000	95,534	30,000	125,534	5,000
Carry Forward Surplus <sup>(1)</sup>	783,772	-	783,772	783,772	965,788
<b>TOTAL REVENUES</b>	<b>\$ 3,843,648</b>	<b>\$ 3,105,374</b>	<b>\$ 858,808</b>	<b>\$ 3,964,182</b>	<b>\$ 4,255,110</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>\$ 2,481,177</b>	<b>\$(1,515,389)</b>	<b>\$ 965,788</b>	<b>\$ 1,248,704</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
11/01/24	\$ 26,860,000		-	\$ 513,416	\$ 513,416
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>\$ 26,860,000</b>	<b>\$ 8,065,538</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
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>\$ 3,035,000</b>	<b>\$ 1,330,625</b>	<b>\$ 4,365,625</b>

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

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<b>REVENUES:</b>					
Miscellaneous Revenue/Interest Income	\$ 10,000	\$ 18,008	\$ 12,500	\$ 30,508	\$ 24,333
Capital Reserve Funding	100,000	-	100,000	100,000	275,179
Impact Fees	-	304,655	-	304,655	-
Carry Forward Balance	1,258,811	-	1,258,811	1,258,811	965,008
<b>TOTAL REVENUES</b>	<b>\$ 1,368,811</b>	<b>\$ 322,663</b>	<b>\$ 1,371,311</b>	<b>\$ 1,693,973</b>	<b>\$ 1,264,520</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
Other Current Charges	-	9,794	-	9,794	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 400,000</b>	<b>\$ 529,274</b>	<b>\$ 199,691</b>	<b>\$ 728,965</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>\$ 529,274</b>	<b>\$ 199,691</b>	<b>\$ 728,965</b>	<b>\$ 173,881</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 968,811</b>	<b>\$ (206,611)</b>	<b>\$ 1,171,619</b>	<b>\$ 965,008</b>	<b>\$ 1,090,639</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)
<b>Ending Balance</b>	<b>\$ 1,303,810</b>	<b>\$ 1,013,810</b>	<b>\$ 1,139,441</b>	<b>\$ 1,349,315</b>	<b>\$ 1,380,809</b>
Projected Per Budget	\$ 1,258,811	\$ 968,811	\$ 1,090,639	N/A	N/A
<b>Variance</b>	<b>\$ (45,000)</b>	<b>\$ (45,000)</b>	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>\$1,707.95</b>	\$1,648.47	\$59.48	3.61%	<b>\$2,164.34</b>	\$2,164.34	\$0.00	<b>\$3,872.29</b>	\$3,812.81	\$59.48
70'	319	319	<b>\$1,505.91</b>	\$1,453.47	\$52.44	3.61%	<b>\$1,908.31</b>	\$1,908.31	\$0.00	<b>\$3,414.22</b>	\$3,361.78	\$52.44
63'	482	482	<b>\$1,324.48</b>	\$1,278.36	\$46.12	3.61%	<b>\$1,678.40</b>	\$1,678.40	\$0.00	<b>\$3,002.88</b>	\$2,956.76	\$46.12
53'	468	468	<b>\$1,114.24</b>	\$1,075.44	\$38.80	3.61%	<b>\$1,411.99</b>	\$1,411.99	\$0.00	<b>\$2,526.23</b>	\$2,487.43	\$38.80
43'	206	206	<b>\$947.11</b>	\$914.13	\$32.98	3.61%	<b>\$1,200.19</b>	\$1,200.19	\$0.00	<b>\$2,147.30</b>	\$2,114.32	\$32.98
Town Homes	510	235	<b>\$701.97</b>	\$677.53	\$24.45	3.61%	<b>\$889.55</b>	\$889.55	\$0.00	<b>\$1,591.53</b>	\$1,567.08	\$24.45
Town Homes DR	0	275	<b>\$0.00</b>	\$0.00	\$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	3.61%	<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>										

*SEVENTH ORDER OF BUSINESS*

*A.*



## Durbin Crossing CDD

### Landscape Update for May 2024:

- **General Maintenance**
  - The team is continuing with our spring/summer maintenance schedule per contractual scope.
  - 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 Groover 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. – **complete**
    - Only a few small tie in items left on side of Longleaf Pkwy. - **uncomplete**
  
- **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 and will be 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 as the temperatures rise and the irrigation is running at maximum volume due to the heat and lack of rain.
  
- **Projects**
  - Longleaf Pine Pkwy Sod Replacement Project – We have completed the map and email description of work to be done and received the approved permit from St. John's Co.
  - The above Longleaf sod project is slated to be done the week of the 20<sup>th</sup> through the 24<sup>th</sup>.
  - 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 will be completed by the 10<sup>th</sup> of May.
  - The Cloisterbane Entrance planting is completed.
  - The North Durbin Median planting will be completed by the 10<sup>th</sup> of May.
  
- **Discussion / Mainline Irrigation in Contract**
  - Would like to discuss decreasing the size for mainline irrigation from 4" pipe to 3" pipe.

*D.*



*1.*

April 26, 2024

Durbin Crossing Community Development District  
Attn: Courtney Hogge, Recording Secretary  
475 West Town Place, Ste. 114  
St. Augustine, FL 32092

Dear Ms. Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

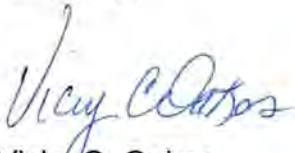
Durbin Crossing CDD

4431 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2024.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes  
Supervisor of Elections

VO/db

*E.*



## General Manager's Report

Date of report: **5-20-2024**

Submitted by: **Margaret Alfano**

### **PICKLEBALL COURT UPDATES / No Board action required:**

We have received one full and detailed proposal for the court resurfacing, with the existing court designs. We have also received one full quote for the addition of three new pickleball courts at the South Amenity Center. However, currently we do not have three quotes in hand. We are working with four other vendors to obtain bids. We do have a couple of interesting options that we are also looking into. Zach will be taking the lead on this moving forward.

### **GYM EQUIPMENT UPDATE / No Board discussion required:**

The two new recumbent bikes for the South Gym are on order and we are awaiting delivery information. Once they arrive, we will take the remaining functioning bike to the North Gym, giving us two bikes there. For our next meeting, we will bring back information to review on replacing the cable crossover machine. We have started to see an increase in repairs on this unit. The repairs have not been for repetitive issues either, it seems that the cable, pulleys, and brackets have needed a bit of attention. At this time, the costs do not warrant a replacement but there are options we would like to present to the Board in case things take a turn. Please note that the machine is currently 100% operational.

### **CREEKSIDE SWIM TEAM / Board discussion and motion requested on the following:**

We have received the following information/request from the Creekside High School Swim Team for the use of the Durbin South Pool for their upcoming season. Their season runs from August 12<sup>th</sup> through approximately November 10<sup>th</sup>. Historically they have used the Julington Creek Plantation facilities which will be closed for renovations.

<b>Practice Schedules</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
Monday - Friday	5:30am-7:30am	5:30am-7:00am	6:00am-7:30am
<b>Home Swim Meets</b>			
September 4th	4:15pm-7:30pm	N/A	N/A
TBA Senior Swim Meet	TBA	N/A	N/A

Creekside has also provided the information below:

- Creekside High School has offered the District \$500.00 for the use of the facilities for this season. Payment shall be made in full prior to the commencement of pool usage.
- Creekside High School agrees to provide proof of liability insurance covering any damages or injuries that may occur during the use of the pool facilities. Durbin Crossing reserves the right to request a certificate of insurance from Creekside High School.
- Creekside High School agrees to adhere to all rules and regulations set forth by Durbin Crossing regarding the use of the pool facilities.
- Creekside High School shall be responsible for the conduct and supervision of all individuals utilizing the pool facilities during the agreed-upon dates and times.
- Creekside High School shall ensure that all participants will adhere to all safety protocols.

- Creekside High School agrees to indemnify and hold harmless Durbin Crossing, its officers, directors, employees, and agents from and against any and all claims, damages, liabilities, costs, and expenses arising out of or resulting from the use of the pool facilities by Creekside High School or its participants.

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



JBE / NG

*F.*



## Field Operations Report

*Date of report: 5-20-2024*

*Submitted by: Zach Davidson*

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

The meter has been switched to the CDD's JEA account. We have submitted the service request letter to have the 4" meter reduced to a 2" meter. With the heat and no rain, we are working with Yellowstone to come up with a plan to run a temporary mainline to tie in on Longleaf to get water to these dry areas. We will continue to keep the Board posted on our progress.

### **POOL RENOVATIONS UPDATE / Project completed:**

The North Pool and South Wading Pool passed all inspections on May 3<sup>rd</sup>. All pools are now open. All pool renovation projects have been completed.

### **BORLAND GROOVER / No Board action required:**

All construction in our area has been completed. Our irrigation is back up and running. There is still the issue of sod replacement in the areas they disturbed. Yellowstone will work with Borland Groover directly to make sure these repairs, in that area, are performed at their cost.

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

As a result of the presence of termites in a set of shutters on the South Amenity Center, we have ordered new fiberglass shutters for both Amenity Centers. Please note that the termite damage was contained to the shutters only. We will install the new shutters once they arrive, saving the District the installation fees.

### **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.

### **COMMUNITY PALM TREE PRUNING / No Board action required:**

Tree Tech will have completed all palm tree trimming and tree concerns by the week of May 13<sup>th</sup>.

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

- Brown posts on all signs have been painted and all signs were deep cleaned.
- Playground inspections were completed May 6<sup>th</sup>.
- Pressure washing of the North Pool deck was completed May 1<sup>st</sup>.
- All exterior doors at the North Amenity Center were painted and completed on May 1<sup>st</sup>.
- The non-functioning GFI on South Pool deck was replaced and now in 100% working condition.
- The broken bathroom door handle and lock at the South family restroom were replaced.
- Two new tennis timers were installed at the North courts.
- Reattached lose / falling Durbin Crossing letters on the Heron Landing entrance monument.

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



*G.*





## Amenity Manager's Report

*Date of report: 5-20-2024*

*Submitted by: Danelle DeMarco*

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

We are excited to report that 76 Moms signed up for our first Mother's Day at the North Pool. Given the extremely positive feedback, we are hoping to make it an annual event. There was even discussion amongst the attendees of making every third Saturday of the month a Mom's only event. We even received a request from one Mom to write a note to her husband stating that this is a mandatory community wide event. Not only did they have from 1pm-4pm to bask in the quiet atmosphere and talk with friends with no distractions, but they also got the royal treatment from our staff. We had two amazing lifeguards, aka cabana attendants, serve refreshing drinks, a plate of fresh fruit, croissants, and chocolate to them at their poolside chair. Whether they were chatting with friends, sitting quietly reading a book, or wading in the pool, they appreciated the few hours with no interruptions before they went home to do what they love best...being a Mom.

### **BLOOD DRIVE**

The Big Red Bus was back for our quarterly Community Blood Drive on May 9<sup>th</sup>, from 9am to 12pm at the South Amenity Center. We have not received official numbers to report, but we were told at the completion of the drive that they had met their goal of 9 donations and were appreciative of our community's support as always.

### **END OF SCHOOL ICE-CREAM SOCIAL**

Goodbye school, hello pool! Another successful school year behind us. To carry on our tradition, we are serving up some delicious ice-cream sandwich sundaes on May 24<sup>th</sup>, from 2pm-3:30pm, at the South Pool. We always kick off summer with the basics: sun, swimming, ice-cream, and FRIENDS! We will also have the water slide on and ready for our residents to enjoy at 2pm. We are looking forward to an amazing summer in our newly renovated pools and getting to know many new families that have moved into our amazing community.

### **DOLPHINS SWIM TEAM**

The spring swim practice schedule at the South Pool is half completed with ease. They have been using the pool from 4:30pm-8:30pm on Mondays and Thursdays, and on Saturdays from 7am-10:45am. One lap lane remains open for lap swimming residents. Recreational swimmers and the swim team were very considerate of one another. They have been supportive and recognize the goals of our active community. The North Pool, as you know, is open, and we are again closing the South Pool on Mondays, as per the regular schedule. We wish all our new swimmers the best of luck this season!

### **CHAMPION SWIM**

In May, you will also see our tiny swimmers, not yet ready for the swim team, in the water as well. Champion Swim will be conducting swim lessons for our residents only from May 1<sup>st</sup> through September 30<sup>th</sup>, Tuesday through Friday, 3-7pm. There will be morning classes as well once school is out. We are excited to see our little swimmers back in the water, gaining the confidence they need for many safe and happy summers ahead!

## **AQUA FITNESS**

Aqua Fitness is back for another year! The first day is Tuesday, May 21<sup>st</sup>. The water temperature is just right for our water aerobics enthusiasts, 76 degrees and above is optimal. Tracie Fero is returning by popular demand. She will be instructing at the South Pool on Tuesday and Friday mornings at 10:30am and 10:45am, immediately after the swim team. Classes are \$8.00 per class. We look forward to seeing all our regulars back in the water and hoping to see many new faces as well.

## **POOL MOVIE**

We are looking forward to our first pool movie of the summer on June 8th. Here is a hint on the movie we will be showing... It's a Barbie World. Our outdoor movies begin at dusk, or until it is dark enough to see the movie screen. But waiting is part of the fun because we will have a little bit of something for everyone: music, snacks, dancing, swimming, photobooth, and more.

Florida Welcome Home Realty, just one of Durbin's premiere sponsors, is donating a basket full of fun, including a Barbie doll, and a ton of barbie accessories. We will be calling one lucky raffle winner just before the movie starts.

The South Amenity Center will be pink for the evening, but we are hoping to see a lot of Ken fans as well. Either way it will be an evening the whole family can enjoy.

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

